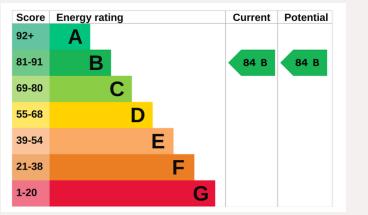
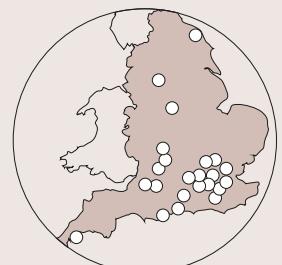


# Book your viewing

01628 918 194  
wharflane@pegashomes.co.uk



Reservation fee	£1,000
Lease term	Leasehold
	994 years remaining 999 years from the 1st Jan 2020
Service charge	£5,050 per annum Reviewed annually
Ground Rent	£425 per annum
Ground rent review date	January 2035 Ground rent reviewed 15th anniversary from the lease commence date then the 10th anniversary thereafter
Council tax banding	D
EPC	B
	 A chart showing the current energy rating (84, B) and potential improvement (84, B) for the property. The y-axis represents the score from 1-20 to 92+, and the x-axis represents the energy rating from G to A.



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The floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, openings and orientation are approximate. No details are guaranteed, they can't be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon their own inspection. These details are produced for guidance purposes only and complete accuracy can't be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. No apparatus, equipment, fixture or fittings have been tested. Items shown in photographs are not necessarily included in the sale. Please check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs. Imagery shown is photography of Wharf Lane and indicative only. Purchase prices shown are correct at time of publication and may be subject to change. Purchase prices shown are exclusive of service charge, which is payable monthly and is reviewed annually. For full terms visit [pegashomes.co.uk/company/legal/terms-and-conditions/](http://pegashomes.co.uk/company/legal/terms-and-conditions/) 52PD\_Apt18\_003\_112025

# Wharf Lane Bourne End

APARTMENT 18



Wharf Lane  
Bourne End  
SL8 5RU

Purchase price  
£425,000





## Wharf Lane Bourne End

APARTMENT 18

EXCLUSIVELY FOR THOSE OVER 60

### Details

**Purchase price**  
£425,000

Apartment 18 Wharf Lane is a stunning second floor, one bedroom home within this delightful community created exclusively for those over 60 situated in a prime location just off the bustling high street of Bourne End. Close to shops, restaurants and with the marina just moments away, Wharf Lane offers a relaxed sociable lifestyle helping you to enjoy all that village life offers.

Accessed via lift or stairs, Apartment 18 offers spacious, light and bright accommodation throughout. The lounge / dining room leads through to a kitchen fitted with integrated appliances. The bedroom is a generous size whilst the shower room has a large walk-in shower for easy access. There is also plenty of available storage accessed from the hallway.

At the heart of the community, a communal lounge complete with kitchenette, landscaped gardens and terrace are perfect spots to relax in and enjoy with friends, family and neighbours.

### Highlights

- Second floor
- Landscaped gardens
- Friendly on-site team
- Parking (£250 per annum)  
subject to availability

- Communal lounge
- Guest suite
- Lift access to all floors
- 24-hour emergency call system

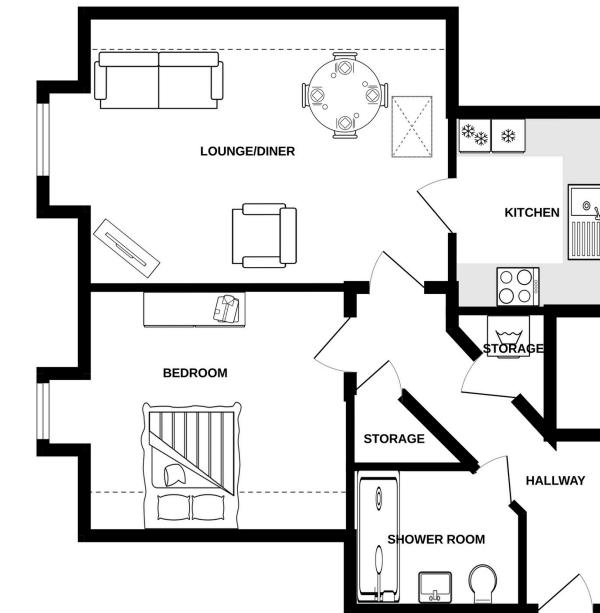


Clockwise | Kitchen | Lounge / Diner | Bedroom | Shower room

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### Floorplan

Second Floor



Lounge/Diner	21'0" x 12'6"
Kitchen	7'10" x 7'3"
Bedroom	12'2 x 11'4"
Shower Room	8'2" x 4'11"
Total Area	630 sq ft



Clockwise | Landscaped gardens | Communal lounge | Guest suite

