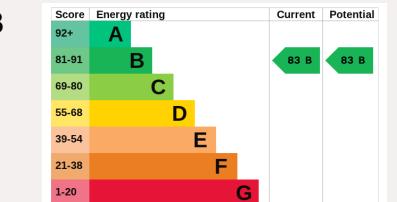
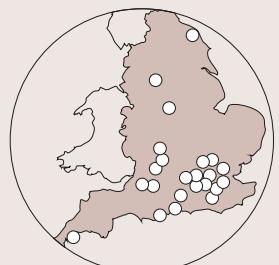


Book your viewing

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	£7,301 per annum Reviewed annually
Ground Rent	£575 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	E
EPC	 An Energy Performance Certificate (EPC) graph. The vertical axis is labeled 'Score' with a scale from 1-20 to 92+. The horizontal axis is labeled 'Energy rating' with categories A through G. A green arrow points from the 'Current' column to a 'B' rating, and another green arrow points from the 'Potential' column to a 'B' rating. The graph shows a current score of 83 and a potential score of 83.



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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/ 52PD_Apt4_001_112025

Wharf Lane Bourne End

APARTMENT 4



Wharf Lane
Bourne End
SL8 5RU

Purchase price
£675,000





Wharf Lane Bourne End

APARTMENT 4

EXCLUSIVELY FOR THOSE OVER 60

Details

Purchase price
£675,000

Apartment 4 is a bright and spacious two bedroom apartment on the ground floor. Located towards the rear of the community, the apartment features a patio space offering views of the communal gardens complete with seated areas to relax in and enjoy. The living area is bright and spacious with a separate fully integrated kitchen. Each of the two bedrooms are of a generous size with the main bedroom also benefiting from an ensuite shower room and built-in wardrobe. The second bedroom features pocket doors leading through to the living area creating a flexible and versatile space. A further shower room, accessible from the hallway, and additional storage cupboards complete this wonderful home.

Designed with community at its heart, Wharf Lane also features a social lounge and kitchen as well as landscaped gardens with seating areas, perfect spots to relax in and enjoy with friends, family and neighbours. A guest suite can also be booked overnight stays.

Highlights

- Ground floor
- Communal lounge
- 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 | Lounge / Diner | Kitchen | Bedroom 1 | Shower Room

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Floorplan

Ground Floor



Lounge/Diner	22'3" x 11'5"
Kitchen	8'9" x 7'10"
Bedroom 1	13'4" x 10'12"
Ensuite	7'2" x 5'3"
Bedroom 2	11'1" x 10'4"
Shower Room	7'2" x 5'3"
Total Area	910 sq ft



Clockwise | Landscaped gardens | Bedroom 2 | Communal Lounge | Private Patio

