

# Book your viewing

01628 918 194  
wharflane@pegasushomes.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	<div><div>B</div><div><div><div>Score</div><div>Energy rating</div></div><table><tr><td>92+</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></table></div><div><table><tr><th>Current</th><th>Potential</th></tr><tr><td>83 B</td><td>83 B</td></tr></table></div></div>	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	Current	Potential	83 B	83 B
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Current	Potential																		
83 B	83 B																		

# Wharf Lane

## Bourne End

APARTMENT 4

The logo for Pegasus Homes, featuring a stylized bird icon above the company name.



Wharf Lane  
Bourne End  
SL8 5RU

Purchase price  
£675,000



Discover a new lease of life in a beautiful city,  
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# Wharf Lane Bourne End

APARTMENT 4

EXCLUSIVELY FOR THOSE OVER 60

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## 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.

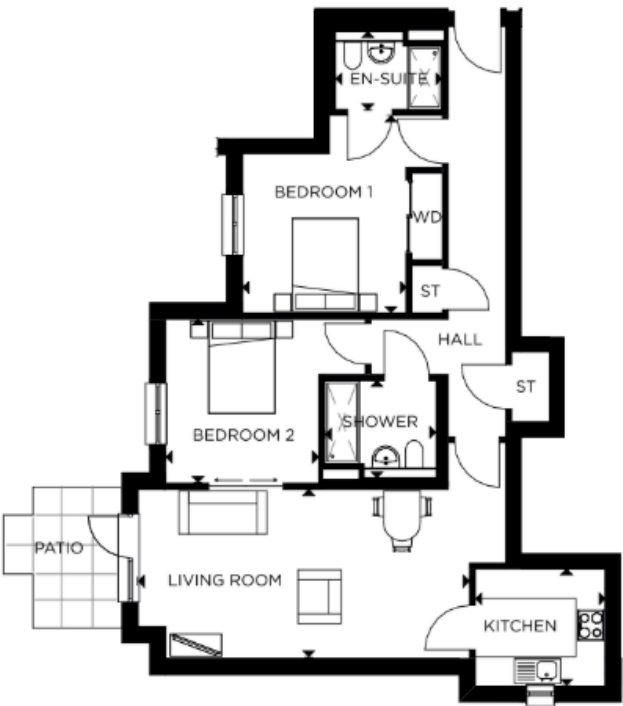
Designed with community at its heart, Wharf Lane also features a social lounge and kitchen as well as landscaped gardens with seating areas, perfect spots to relax in and enjoy with friends, family and neighbours. A guest suite can also be booked overnight stays.

## Highlights

- Ground floor
- 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

## 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 | Lounge / Diner | Kitchen | Bedroom 1 | Shower Room



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



Apartment images are taken from a previous dressed apartment of a similar style and are indicative only.