

# Book your viewing

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# Wharf Lane Bourne End

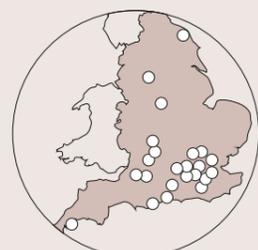
APARTMENT 11



Reservation fee	£1,000
Lease term	Leasehold 994 years remaining 999 years from the 1st Jan 2020
Service charge	£8,015 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	B 

Wharf Lane  
Bourne End  
SL8 5RU

Purchase price  
£700,000



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# Wharf Lane Bourne End

APARTMENT 11

EXCLUSIVELY FOR THOSE OVER 60

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## Details

**Purchase price**  
£700,000

Located on the second floor, Apartment 11 Wharf Lane is a wonderful, two bedroom home within this delightful age exclusive community created exclusively for those over 60 situated in a prime location just off the bustling high street of Bourne End.

Meal prep becomes a pleasure in the fully integrated, modern kitchen, designed for effortless entertaining. Gather friends and family in the spacious kitchen/diner, the heart of your home. Throughout the property, elegance prevails, culminating in the serene main bedroom. Here, bespoke fitted wardrobes offer generous storage, while the well-appointed ensuite provides a private sanctuary.

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. When friends or family visit, take advantage of the guest suite and give them their own space to enjoy their visit to the fullest.

## Highlights

- Second floor
- Communal lounge
- Landscaped gardens
- Guest suite
- Friendly on-site team
- Lift access to all floors
- Parking (£250 per annum) subject to availability
- 24-hour emergency call system

## Floorplan

Second Floor



Lounge/Diner	20'9" x 13'5"
Kitchen	7'10" x 7'5"
Bedroom 1	12'10" x 12'5"
Ensuite	7'2" x 5'3"
Bedroom 2	12'4" x 12'1"
Shower Room	7'6" x 6'6"
Total Area	999 sq ft



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



Clockwise | Landscaped gardens | Communal lounge | Guest suite



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