

The **Frost** Partnership

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8 Renaissance Retirement, Wharf Lane, Bourne End, Buckinghamshire, SL8 5RU

Asking Price: £700,000 (Leasehold) DRAFT DETAILS



- Superior retirement development
- Independent living for the over 60s
- Residents' lounge and guest suite

- Level walk of village amenities
- 2 bedrooms, 2 bathrooms
- Private balcony and communal gardens

TOTAL FLOOR AREA
92.30 M² 993.5 FT²

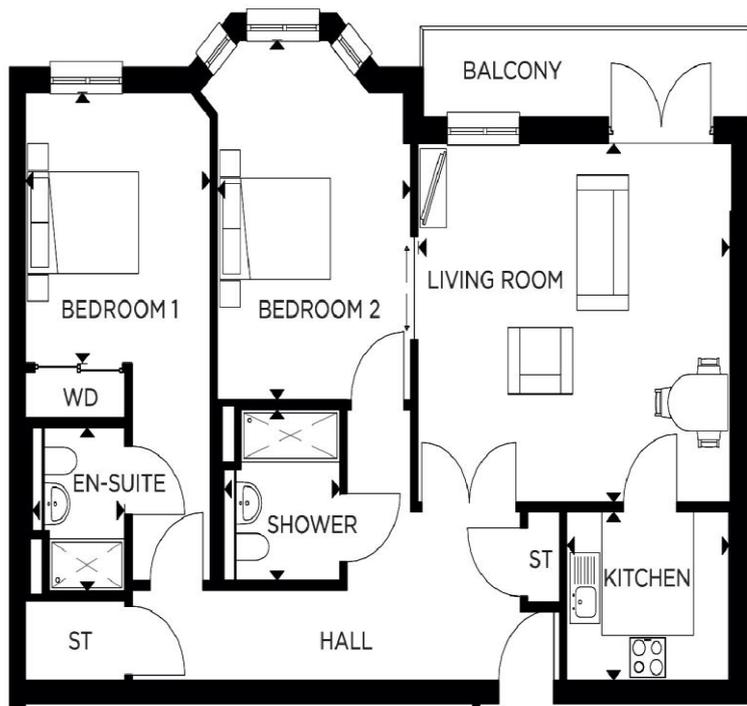


DIMENSIONS

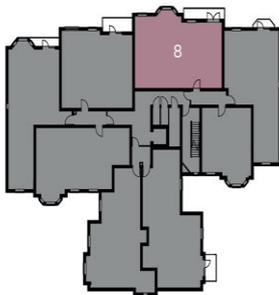
KITCHEN	2.80M X 2.25M	9'2" X 7'5"
LIVING ROOM	5.39M X 4.77M	17'8" X 15'8"
BEDROOM 1	3.59M X 3.17M	11'10" X 10'5"
BEDROOM 2	4.78M X 3.32M	15'8" X 10'11"
EN-SUITE	2.18M X 1.59M	7'2" X 5'3"
SHOWER	2.28M X 1.99M	7'6" X 6'6"

KEY

ST STORE
 WD WARDROBE



FIRST FLOOR



Apartment 8

Renaissance Wharf Lane is a welcoming collection of 21 one and two bedroom apartments created exclusively for those enjoying life over 60 in the riverside village of Bourne End now over 80% reserved.

LOCATION Set in the riverside village of Bourne End, Renaissance Wharf Lane is a welcoming collection of 21 one and two bedroom apartments created exclusively for those enjoying life over 60 now over 80% reserved. Located on a charming residential street close to shops, restaurants and with the marina just moments away, the community offers a relaxed and sociable lifestyle whilst also helping you to enjoy all that village life has to offer.

Bourne End offers a range of local shopping amenities, including M&S Simply Food, Co-op and Tesco, restaurants and pubs. Bourne End train station offers a connection via Maidenhead (Crossrail) to London Paddington in approximately 1 hour. The M4 (J 8/9) can be joined at Maidenhead giving access to London, Heathrow (18 miles) and the M25 network. The M40 (J2) can be reached at Beaconsfield, which also offers an excellent range of shopping and schooling facilities and main line station to London Marylebone, approximately 23 minutes on the fast train.

KEY FEATURES • Well-proportioned two bedroom apartment all offering outside space

- 24 Hour care line for your peace of mind
- Spacious shared facilities include an elegantly furnished owners lounge and landscaped gardens with outdoor furniture
- On-site Lifehost who pours all their energy into the community
- Renaissance home owners enjoy no exit fees
- Pets are welcome
- Fully furnished Guest Suite available for friends and family to stay overnight
- Available to buy, rent or rent to buy. Minimum tenancy 12 months

APARTMENT 8 Located on the first floor of Renaissance Wharf Lane, Apartment 8 is a beautifully appointed two bedroom home. A bright and welcoming living area leads through to a separate kitchen complete with integrated Neff appliances and out onto a private balcony. Both of the bedrooms are of a generous size, with bedroom one also featuring an en suite shower room and fitted wardrobe. The second bedroom also features sliding pocket doors through to the living area creating a flexible and versatile space.

At the heart of the community, wonderful shared spaces including a lounge and landscaped gardens are perfect spots for enjoying with neighbours, friends and family. A guest suite is also available to book for friends and family to enjoy overnight stays.

LEASE AND OUTGOINGS

999 Year Lease

Ground Rent: £575.00 per annum. Reviewed every 5 years in line with RPI, first 5 years from when developer took completion of the site in Dec 2020.

Service Charge: Monthly £382.25 to £422.58 depending on apartment size. Reviewed every year in September/October.

ADDITIONAL INFORMATION

The energy rating is B; a full report is available from our office.

Council Tax: 2022 - 2023. Band E - £2,532.65

£250.00 per annum parking permit cost if they require a space

NB All information provided in this document has been published in good faith. However, whilst we endeavour to make such information accurate and reliable, it is only a general guide to the property and cannot be guaranteed and no responsibility or liability is accepted for any error, omission, misrepresentation or misstatement. In particular, whilst every attempt has been made to ensure the accuracy of the floor plan and apartment specification, measurements of doors, windows, rooms, and any other items are approximate and are intended only as a guide and should be used as such by any prospective purchaser. Any furniture and other fittings illustrated on any plans or images are for scaling purposes only and, unless otherwise specifically provided, are not included in any offer or contract. Designs and images contained within the brochure are indicative and for illustration purposes only. All sales are subject to contract.

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.