



Apartment 6 Ridge House, 18 Wherrys Lane, Bourne PE10 9WH

£152,500



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the contract. Made with Metreco 02019



*** SUPERB TWO BEDROOM SECOND FLOOR FLAT LOCATED IN BOURNE TOWN CENTRE*** "Plot 17 offers a stylish open plan kitchen/dining/living space, two double bedrooms with ensuite to the Master, bathroom and ample storage cupboard. Plot 17 is located on the first floor. The communal area features a fully serviced lift and parking space. EPC Rating B"

ENTRANCE HALL

Front door into entrance hall, doors to bedrooms, bathroom and kitchen/living room. Storage cupboard. Kardean 'Columbian' wood effect flooring.

LOUNGE/KITCHEN

23' 9" x 11' 5" (7.24m x 3.48m) (approx.)

Kitchen: Fitted with a range of base, drawer and wall mounted units, built-in Lamona single fan oven, Lamona ceramic hob and extractor fan over, single bowl stainless steel sink with mixer tap over, space for dishwasher, washing machine and fridge/freezer.

Lounge: UPVC double glazed window to front aspect.

Kardean 'Columbian' wood effect flooring.

BEDROOM ONE

10' 3" x 10' 2" (3.12m x 3.10m) (approx.) UPVC window to front aspect, Kardean 'Columbian' wood effect flooring.

ENSUITE

6' x 5' 4" (1.83m x 1.63m) (approx.) Ensuite to master bedroom, fitted with a three piece suite comprising of low level WC, wash hand basin and shower cubicle. Window to side.

BEDROOM TWO

10' 6" x 9' 4" (3.20m x 2.84m) (approx.) UPVC window to rear aspect, Kardean 'Columbian' wood effect flooring.

BATHROOM

9' 4" x 4' 9" (2.84m x 1.45m) (approx.) Fitted with a three piece suite comprising panelled bath with shower over, low level WC, wash hand basin.

WHERRYS COURT

The 25 new homes on Wherrys Court seek to take reference from the existing four storey mill building on the corner of Burghley Street and Wherrys Lane and also wider references from the typically Georgian and Victorian Vernacular present in the Town Centre, reworking these in a contemporary language.

Apartments

The 20 apartments are contemporary designed spaces containing, as a minimum, a double bedroom, second bedroom, bathroom and open plan kitchen / dining / living space.

Parking

20 parking spaces are provided within the courtyard area with a further 5 spaces provided at the adjacent electric substation meaning that there is parking provided for each dwelling. This is a rare advantage for a town centre development of this type.

BOURNE - ABOUT THE AREA

A growing market town with exceptional amenities, including a leisure centre, outdoor swimming pool, restaurants, gyms, public houses and a good range of shops and businesses, Bourne is also renowned for its open spaces and its parks and woodland. The town boasts two outstanding secondary schools and three established primary schools, all of which have been rated as good or outstanding by Ofsted.

Bourne has excellent commuter links to other towns and cities in the area. Just 16 miles from the popular city of Peterborough, and approximately 50 minutes drive from Lincoln. There are excellent train links to London from Peterborough, meaning a journey to London can take just 50 minutes. The vibrant cities of Nottingham and Cambridge are also only around an hours drive from Bourne and the town is around a 20 minute drive from the A1, providing great transport links to London and other parts of the country. The towns of Market Deeping, Spalding, Stamford, Sleaford, and Grantham are also within a 30 minute drive.

The town offers many high street retailers alongside a great range of traditional independent retailers. There are also a number of stylish cafes and eating establishments in the town. For nights out, Bourne benefits from a number of pubs and restaurants, which offer a diverse range of cuisines and ales, making way for a vibrant night-life.

AGENTS NOTE

The floorplan is for illustrative purposes only, fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only. The photos used may not be of the specific plot for sale are only for guidance.

This property is subject to an annual service/maintenance charge. We have been advised by the developer that the charge for 2020 for plot 17 is: £1135.84. Please contact our offices for more details on the service charge schedule.

HELP TO BUY

* Help to Buy: Equity Loan price represents 20% of the full asking price. The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

