

11 Orchard Lea
High Wych
Sawbridgeworth
Herts CM21 0AB



- 1 Bedroom Ground Floor Apartment
- Private Patio Garden
- Ideal for the Over 55's
- Adjacent to Rivers Hospital
- 24 Hr Call Facility
- Large Communal Area

Sale Price £225,000

11 Orchard Lea

High Wych, Sawbridgeworth

Folio: 15833 A one bedroom ground floor apartment with its own small private patio to front. Set in the Orchard Lea retirement village for the over 55's which enjoys 20 scenic acres including the Rivers private hospital and specialist nursing centre and communal area. Orchard Lea is in a semi-rural setting on the outskirts of Sawbridgeworth with shops for your day to day needs, restaurants, public houses, local GP surgery, public library and mainline railway station serving London Liverpool Street and Cambridge.

The properties at Orchard Lea benefit from a monthly service charge which takes away all the worries of heating and lighting costs in your home plus external maintenance including window cleaning, garden, building insurance, water rates and telephone rental. One meal per day is provided for each resident in the restaurant, if required. The emergency call facility operates 24 hours a day and there is a daily good neighbour check made. In brief the accommodation comprises:

Solid wooden panelled door leading to:

Large Carpeted Entrance Hall

With an airing cupboard with a lagged copper cylinder and shelving.

Sitting Room

15' x 11'2 with a double glazed window to front, sliding double glazed patio doors to front, t.v. aerial point, fitted carpet, telephone point, thermostat control to wall.

Kitchen

10'6 8' comprising a stainless steel single bowl, single drainer sink with hot and cold taps and cupboard under, further range of matching base and eye level units, four-ring ceramic electric hob, extractor hood, oven and grill, recess and plumbing for washer/dryer, positioning for fridge, double glazed window to side, coving to ceiling.

Bedroom

11'2 x 9'10 with a double glazed window to side, built-in wardrobe, thermostat control to wall, fitted carpet.

Shower Room

Comprising a tiled shower cubicle, cistern enclosed flush w.c., wash hand basin set into unit with cupboard beneath, opaque double glazed window to side, tiled wall, extractor

fan, fitted carpet, heated towel rail, electric shaver socket to wall.

Outside

There are large sunny communal gardens with pathways through to seating areas. There are beautifully landscaped, easterly facing and kept in good condition weekly by a gardener.

Lease

125 years from 1992

Service Charge

For a one bedroom unit, single occupancy is £250.04 per week and double occupancy is £350.000 per week. This fee covers a daily three course luncheon, all heating and lighting, water rates, telephone rental, 24-hour aid call, buildings insurance, external maintenance, external window cleaning and gardening.

There is also a wide range of additional services available as and when you require including housekeeping, hairdressing and handyman services, prices of which depend on requirements.

Local Authority

East Herts District Council
Band 'D'



Viewing:

Strictly by appointment with WRIGHT & CO



Ground Floor



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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