

Estate Agents • Valuers • Land Advisors

12 Orchard Lea
High Wych
Sawbridgeworth
Herts CM21 0AB



- Ideal for the Over 55's
- One Bedroom Apartment
- Ground Floor
- 24-Hr Call Facility
- Scenic Surroundings
- Adjacent to Rivers Hospital

Price £200,000

"The Old Post Office" • 4-6 Church Street • Sawbridgeworth • Herts • CM21 9AB

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12 Orchard Lea

Sawbridgeworth

Folio: 15807 We are pleased to be able to offer this one bedroom ground floor retirement apartment, situated in the highly regarded development of Orchard Lea. The apartment benefits from having direct access onto extremely well kept communal grounds via patio doors as well as the benefit of private resident's parking to the front. Orchard Lea Retirement Village is just one mile from the picturesque village of Sawbridgeworth which offers shops, restaurants and leisure facilities. Orchard Lea is a scenic area of over 20 acres which also includes the Rivers hospital, specialist nursing centre and The Lodge community centre where residents can meet and take in all kinds of activities, if desired.

Payments of a monthly service charge take away the worries of heating, lighting costs in your home plus external maintenance including window cleaning, gardening, building insurance, water rates, telephone rental and one meal per day is provided for each resident in the restaurant, if required. An emergency call facility operates 24 hours a day and there is a daily good neighbour check made. Further assistance can be arranged, if required. Internal viewing is highly recommended and in brief the accommodation comprises:

Solid door leading through into:

Carpeted Entrance Hall

With an airing cupboard housing a lagged copper cylinder with shelving, meter boxes and consumer unit, door leading through into:

Sitting Room

15'0 x 11'4 a bright and spacious room with sliding patio doors to rear, full height double glazed window to side providing views over the communal grounds, two wall mounted electric heaters, door giving access onto communal grounds, fitted carpet.

Kitchen

10'6 x 8'6 comprising matching base and eye level units with a rolled edge worktop over, single bowl, single drainer sink with hot and cold taps, four ring electric hob with an extractor hood and light above, integrated oven and grill, washing machine, fridge/freezer, fitted carpet, double glazed window to side.

Bedroom

11'2 x 9'8 with a double glazed window to rear, built-in wardrobe, fitted carpet.

Modern Wet Room

Comprising a walk-in shower with tiled surrounds and a glass screen, wall mounted Mira shower, wash hand basin inset to vanity unit, flush w.c., heated towel rail, tiled walls, opaque double glazed window to side, mirrored cabinet, extractor fan.

Outside

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

Local Authority:

East Herts District Council
Band 'D'

Lease

125 years from 1992.

Service Charge

For a one bedroom unit, single occupancy is £250.04 per week and double occupancy is £350.00 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.



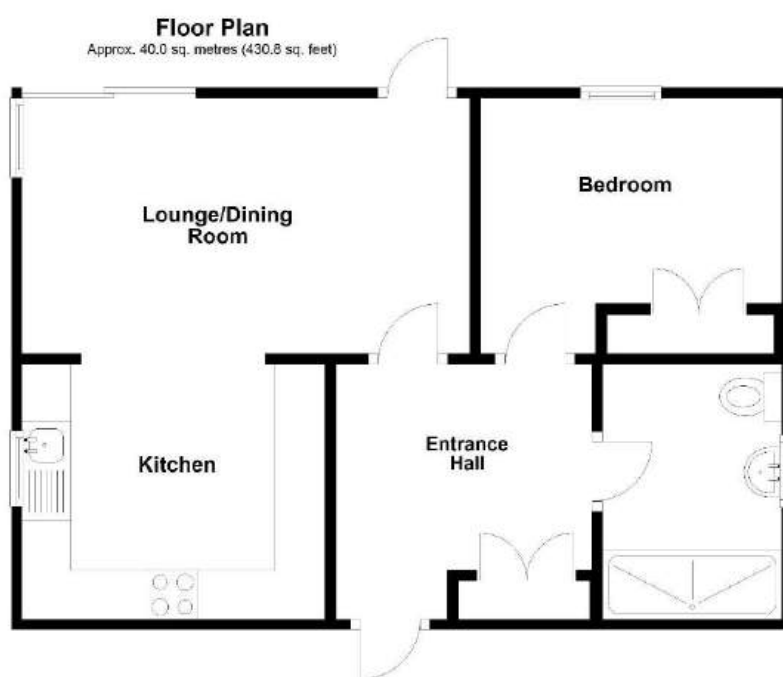
There is also a wide range of additional services available as and when you require including housekeeping, hairdressing and handyman services, prices of which depend on requirements.

Viewing:

Strictly by appointment with WRIGHT & CO

Agent:

Open 7 days



Total area: approx. 40.0 sq. metres (430.8 sq. feet)

"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase"

Plan produced using PlanUp.

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

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