

Estate Agents • Valuers • Land Advisors

17 Orchard Lea
High Wych
Sawbridgeworth
Herts CM21 0AB



- For the Over 55's
- Two Bedrooms
- Scenic Surroundings
- Modern Shower Room
- Adjacent to Rivers Hospital
- 24hr Call Facility

O.I.R.O £250,000

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

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17 Orchard Lea

Sawbridgeworth

Folio: 15135 A rarely available and spacious two bedroom first floor apartment which is beautifully presented and has excellent views over the communal grounds. Orchard Lea is specifically for the over 55's and situated in the wonderful setting of Orchard Lea Retirement Village, which is located 1 mile from the picturesque village of Sawbridgeworth with shopping facilities, public houses and restaurants. Orchard Lea is in a scenic area of approximately 20 acres, which includes The Rivers private hospital and specialist nursing centre with communal centre where residents can meet and take part in all kinds of activities if desired.

The property at Orchard Lea has been built to an extremely high specification and is secured by design guarantees. A monthly service charge payment takes away the worries of heating and lighting costs in your home plus external maintenance, window cleaning, gardening, building insurance, water rates, telephone rental and one three course meal a day is provided for each resident in the restaurant, if required. The emergency call facility operates 24 hours a day and there is a "good neighbour check" made. Further assistance can be arranged.

Carpeted communal corridor with stairs and lift rising to the first floor carpeted landing, leading to:

Solid wooden door leading through into:

Spacious Entrance Hall

With a fitted carpet, thermostat control to wall, access to loft, large airing cupboard housing a lagged copper cylinder, shelving, consumer unit and meter boxes.

Sitting Room

15'0 x 11'4 with double glazed windows on two aspects, fitted carpet, thermostat control to wall, t.v. aerial point, concertina doors into bedroom 2/dining room.

Kitchen

10'10 x 8'0 comprising a stainless steel single bowl, single drainer sink with hot and cold taps above and cupboard under, further range of matching base and eye level units with a complementary tiled surround, four ring electric hob with extractor and light above, oven to side, washing machine, fridge, window to rear, thermostat control to wall, extractor fan.

Bedroom 1/Dining Room

11'2 x 9'8 with a double glazed window to side, built-in wardrobe, fitted carpet, double opening doors into sitting room.

Bedroom 2

11'2 x 7'10 with a window to front, shelved storage cupboard, fitted carpet.

Modern Shower Room

Comprising a double basin shower cubicle with tiled surrounds and wall mounted shower, cistern enclosed flush w.c., wash hand basin set into unit with cupboard beneath, fully tiled walls, opaque double glazed window to rear, heated towel rail.

Outside

Outside the property there are large, sunny communal gardens with pathways through to seating areas. The gardens are beautifully landscaped, easterly facing and are kept in good condition by weekly gardeners.

Lease

125 years from 1992.

Service Charge

Single occupancy is £336.00 per week; this payment includes heating, lighting, external maintenance, window cleaning, gardening, buildings insurance, water rates, and one three course meal a day is provided for each resident in the restaurant. For double occupancy the price is £460.11 per week.



Local Authority:

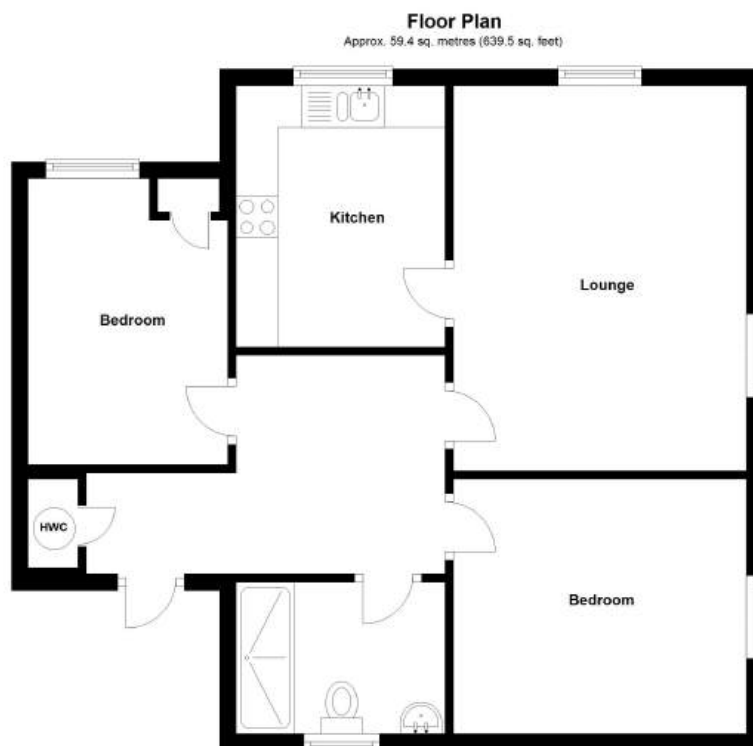
East Herts District Council
Band 'D'

Viewing:

Strictly by appointment with WRIGHT & CO

Agent:

Open 7 days



Total area: approx. 59.4 sq. metres (639.5 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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