

2 Orchard Lea
High Wych Road
Sawbridgeworth
Herts CM21 0AB



- 2 Bedroom Bungalow
- For the Over 55's
- Driveway & Garage

- No Onward Chain
- 24hr Call Facility
- Adjacent to the Rivers Hospital

O.I.E.O. £300,000

2 Orchard Lea Sawbridgeworth

Folio: 15649 A two bedroom bungalow with a single garage and parking to the side. Set in the Orchard Lea retirement village for the over 55's and located approximately 1 mile from the picturesque village of Sawbridgeworth that offers shopping facilities, public houses and restaurants. The property is set within approximately 20 acres of scenic grounds which include the Rivers Hospital, specialist nursing centre and various communal areas where residents can take part in social activities, if desired.

Payments of a monthly service charge take away the worries of heating, electricity, telephone line and water rates, in your home plus external maintenance including window cleaning, gardening, building insurance, 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 wooden front door leading through into:

Spacious Entrance Hall

With engineered wooden flooring, access to loft, large cupboard housing an immersion cylinder and shelving, door giving access into:

Living Room

15'0 x 11'2 with a double glazed sliding door onto front garden, engineered wooden flooring, concertina folding doors leading into dining room/bedroom 2, door leading through into:

Kitchen/Breakfast Room

10'10 x 10'6 comprising matching base and eye level units with a rolled edge worktop over, complementary tiled surrounds, single bowl, single drainer sink with hot and cold taps, four ring electric hob with oven and grill to side and extractor hood over, recess and plumbing for washing machine, position for fridge/freezer, tiled flooring, double glazed window to rear, thermostat control to wall.

Bedroom 1

11'4 x 9'10 with a double glazed window to front, engineered wooden flooring, thermostat control to wall.

Dining Room/Bedroom 2

11'6 x 9'10 with a window to front, engineered wooden flooring, thermostat control to wall,

Shower Room

Comprising a tiled shower cubicle with an Aqualisa thermostatically controlled shower, wash hand basin set into vanity unit, flush WC to side, fully tiled walls and flooring, opaque window to rear, heated towel rail, extractor fan.

Outside

To the front of the property there is a driveway providing parking for 1 car.

Single Garage

With an up and over door, power and light laid on.

Local Authority:

East Herts District Council
Band 'E'

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.

Viewing:

Strictly by appointment with WRIGHT & CO

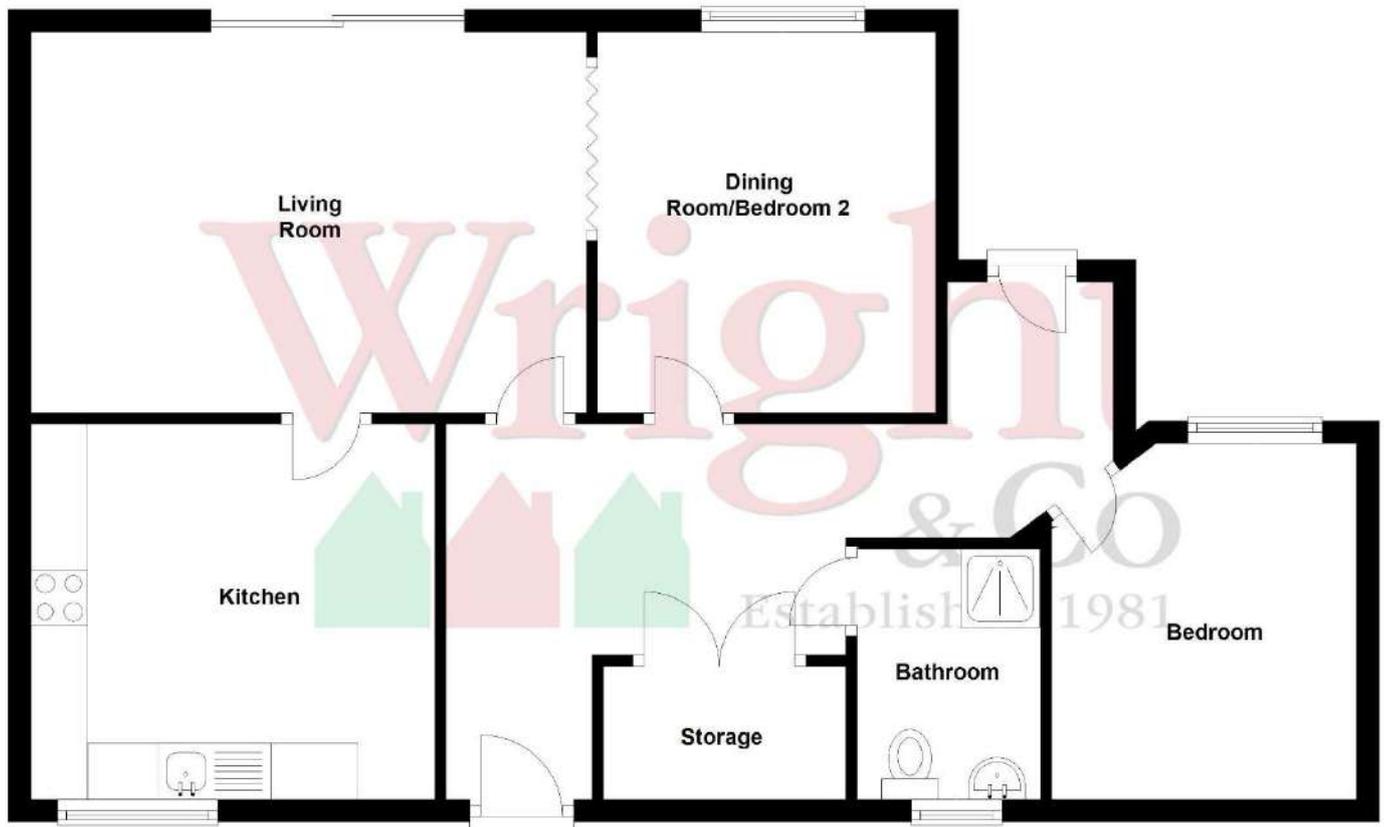
Agent:

Open 7 days



Ground Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



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

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