

4 Orchard Lea
High Wych
Sawbridgeworth
Herts CM21 0AB



- Ideal for the Over 55's
- Two Bedroom Bungalow
- Scenic Surroundings

- 24 hr Call Facility
- Adjacent to Rivers Hospital
- Large Communal Area

Guide Price £220,000

4 Orchard Lea

High Wych, Sawbridgeworth

Folio: 15551 A rare opportunity to acquire this two bedroom bungalow for the over 55's with its own patio doors giving access to a private patio area, leading through to communal garden. The property is positioned in the wonderful setting of Orchard Lea Retirement Village which is located just one mile from the picturesque village of Sawbridgeworth with a range of shops. Orchard Lea is in a scenic area of over 20 acres which also includes "The Rivers" private hospital, specialist nursing centre and The Lodge communal centre where residents can meet and take part in all kinds of activities if desired.

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:

Gate to the side of the property leading to a covered pathway. Solid wooden front door with a part glazed window to front, leading through into:

Carpeted 'L' Shaped Entrance Hall

With an electric heater, access to loft, large airing cupboard housing an immersion cylinder, meter boxes and shelving, additional storage cupboard with hanging rail and shelving, thermostat control to wall.

Sitting Room

15'0 x 11'8 with a double glazed window to rear, sliding double glazed patio doors to side leading to a private paved terrace, electric heater, fitted carpet, concertina folding doors leading through into bedroom 2/dining room.

Kitchen

10'2 x 7'10 with matching base and eye level units with a rolled edge worktop over and complementary tiled surrounds, single bowl, single drainer sink with hot and cold taps, integrated four ring electric hob with an oven and grill beneath, extractor and light above, position for washer/dryer, position for fridge/freezer, double glazed windows to rear and side, extractor fan.

Bedroom 1

10'6 x 9'10 with built-in wardrobes, double glazed window to side, fitted carpet.

Bedroom 2/Dining Room

10'4 x 9'10 with a double glazed bay window to front, built-in wardrobes, fitted carpet.

Wet Room

A fully tiled wet room with a thermostatically controlled shower with a seat and hand rail, flush WC to side, pedestal wash hand basin, opaque double glazed window to front, heated towel rail, electric shaver socket to wall, mirrored cabinet.

Outside

The Rear

From the sitting room there is access to a private paved terrace, ideal for a table and chairs and enclosed by fencing.

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'

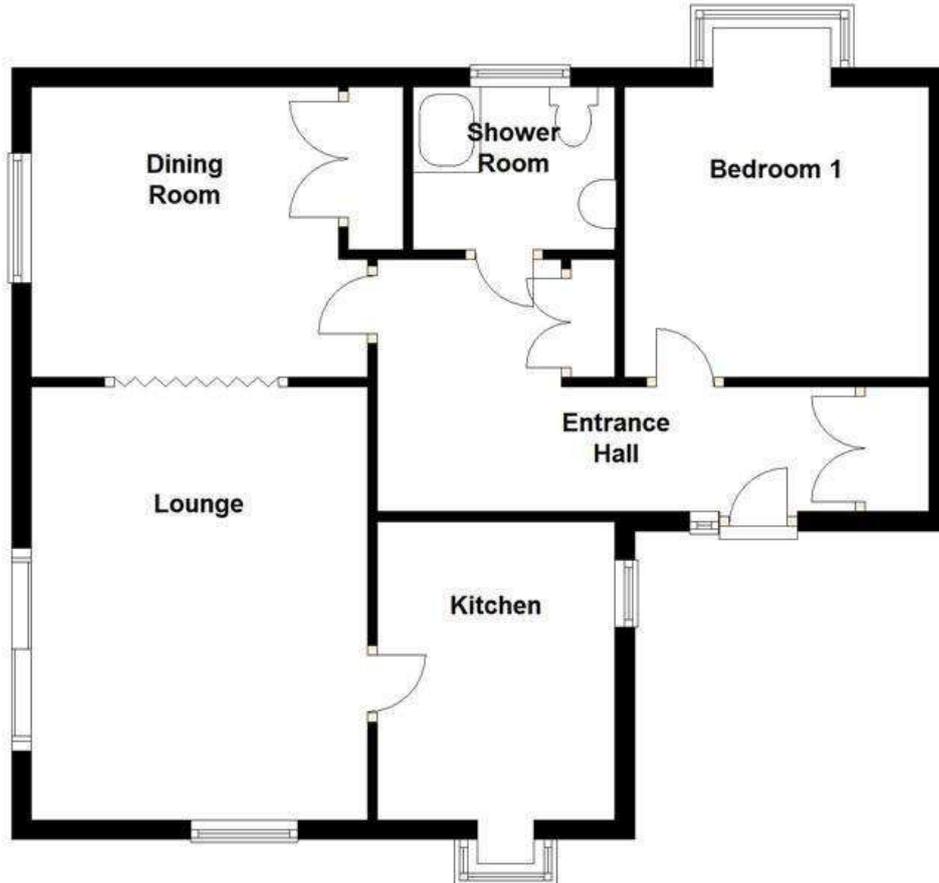
Viewing:

Strictly by appointment with WRIGHT & CO



Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 58.0 sq. metres (624.6 sq. feet)



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

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