

5 Orchard Lea
High Wych Road
Sawbridgeworth
Hertfordshire CM21 0AB



- Ideal for the Over 55's
- One Bedroom Bungalow
- Scenic Surroundings
- 24 hr Call Facility
- Adjacent to Rivers Hospital
- Large Communal Area

Price Guide £255,000

5 Orchard Lea

Sawbridgeworth

Folio: 14394 A one-bedroom detached bungalow within the Orchard Lea Retirement Village for the over 55's, which enjoys 20 scenic acres, including The Rivers private hospital with specialist nursing centre, and communal area. The property has been completely redecorated and has newly fitted carpets. 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 property at Orchard Lea is built to a high specification and is secured by design guarantees. There is a service charge for single occupancy which takes away all the worry of heating and lighting costs in your home as well as external maintenance, window cleaning, gardening, building insurance, water rates, telephone rental and one three-course meal per day is provided for each resident in the restaurant if required. Emergency call facility operates 24 hours a day and there is a neighbourhood check (further assistance can be arranged if needs be). In brief the accommodation comprises

Solid wooden panelled door to:

Hallway

With fitted carpet, thermostat control to wall, access to loft space, coving to ceiling, large airing cupboard with lagged cylinder and shelving.

Sitting Room

15'4 x 11'4 with TV aerial point, sliding double glazed patio doors opening to communal paved patio area, thermostat control, telephone point, coving to ceiling, leading to:

Storage Area

Recessed storage area which is shelved.

Kitchen

10'2 x 8' with stainless steel single bowl single drainer sink unit with hot and cold taps and cupboards under, further range of matching base and eye level units, complementary tiled surrounds, incorporating 4-ring electric hob with Whirlpool extractor hood above and Whirlpool oven and grill, double glazed bay window to front, wood-effect vinyl flooring, recess and plumbing for washer/dryer, space for fridge.

Bedroom

11'6 x 10' with double glazed bay window to side, built-in wardrobe with rail and shelving, TV aerial point, fitted carpet.

Luxury Fitted Wet Room

Fully tiled walls and thermostatic control shower to wall, pedestal wash hand basin, flush w.c., opaque double glazed window to side, extractor fan.

Outside

From the Orchard Lea centre there is a covered paved pathway leading to the front door.

The Rear

To the rear of the property there is a small patio area which is ideal for a small table and chairs.

Lease Details

The Lease is 125 years from 1992.

Service Charge

For a one bedroom unit, single occupancy is £232.33 per week, double occupancy is £290.78. 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:

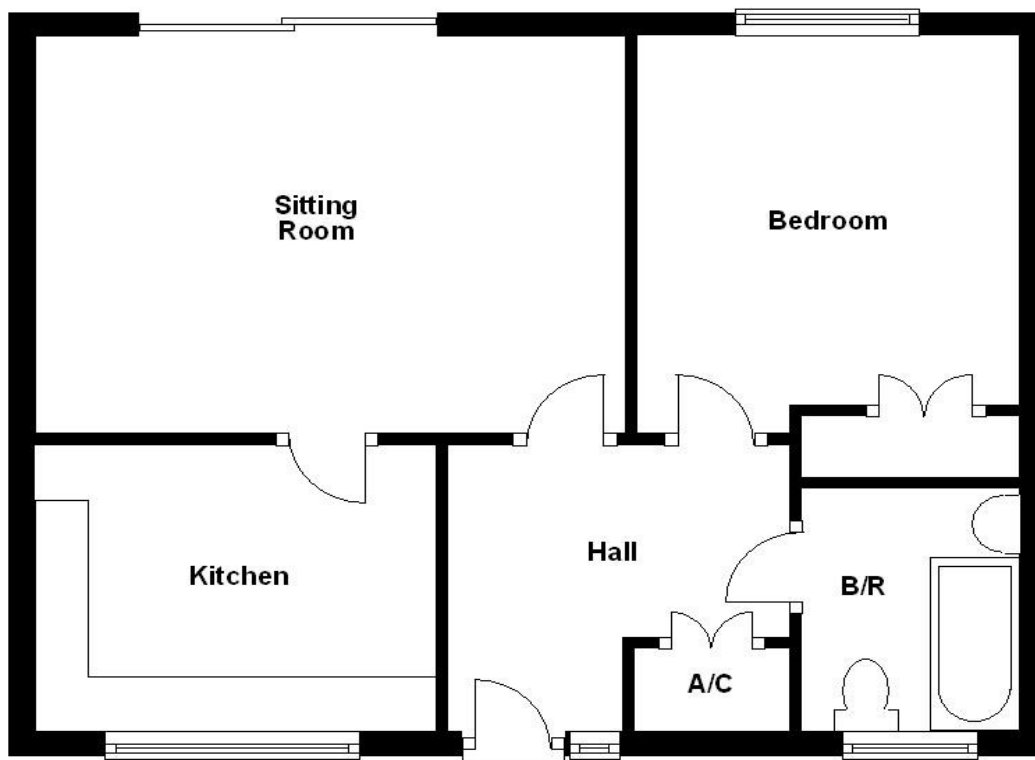
East Herts District Council
Band 'D'

Viewing:

Strictly by appointment with WRIGHT & CO

Agent:

Open 7 days



Estate Agents • Valuers • Land Advisors



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

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