

## 8 Orchard Lea

High Wych  
Sawbridgeworth  
Herts CM21 0AB



- Ideal for the Over 55's
- Ground Floor Apartment
- One Bedroom

- 24hr Call Facility
- Scenic Surroundings
- Adjacent to the Rivers Hospital

**Price £230,000**

# 8 Orchard Lea

## Sawbridgeworth

**Folio: 15173** A one bedroom ground floor retirement apartment situated in the high regarded development of Orchard Lea. The property benefits from having direct access onto extremely well kept communal gardens via patio doors. Orchard Lea retirement village is just under a mile from the picturesque village centre of Sawbridgeworth which offers shops, restaurants, cafes, leisure facilities, and a mainline train station serving London Liverpool Street and Cambridge. Orchard Lea is a scenic area of over 20 acres which also includes the Rivers hospital specialist nursing centre and the community centre where residents can meet and take part in all kinds of activities, if desired.

Payment of a monthly service charge take away the worries of heating and lighting costs in your home plus external maintenance, including window cleaning, gardening, building insurance, water rates, telephone rental and one meal a day is provided for each resident in the restaurant, if required. The emergency call facility operated 24 hours a day and a good neighbour check is made daily. Further assistance can be arranged, if required. Internal viewing is highly recommended and in brief, the accommodation comprises: 4

Solid wooden panelled door, leading through into:

### Entrance Hall

With a wall mounted electric heater, large shelved airing cupboard housing a lagged copper cylinder, fitted carpet.

### Sitting Room

15'2 x 11'4 with sliding patio doors to communal gardens and views over communal gardens, t.v. aerial point, wall mounted electric heater, fitted carpet.

### Kitchen

10'8 x 8'0 comprising a stainless steel single bowl, single drainer sink, matching base and eye level units, complementary tiled surrounds, four ring hob with oven and grill to side, recess and plumbing for washer/dryer, window to side, tile effect vinyl flooring.

### Bedroom

10'0 x 9'10 with a window to side, built-in wardrobe, fitted carpet.

### Modern Shower Room

Comprising a tiled double shower cubicle with a glass screen and a thermostatically controlled shower, pedestal wash hand basin, flush w.c., fully tiled wall, opaque window, extractor fan, heated towel rail.

### 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.

### Viewing:

Strictly by appointment with WRIGHT & CO

### Agent:

Open 7 days





## Floor Plan

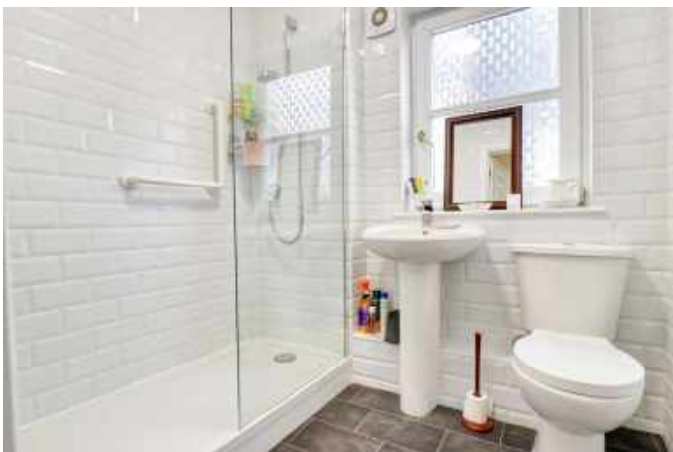
Approx. 39.9 sq. metres (429.9 sq. feet)



Total area: approx. 39.9 sq. metres (429.9 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.

## 8 Orchard Lea FP



# Estate Agents • Valuers • Land Advisors



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

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