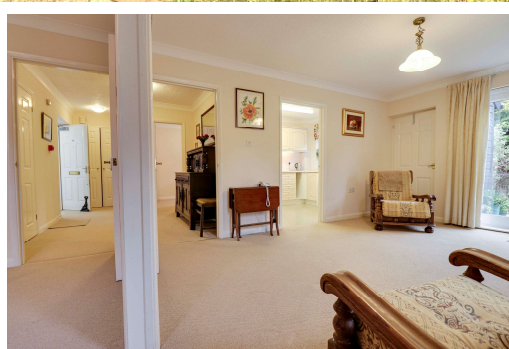


10 Orchard Lea  
High Wych Road  
Sawbridgeworth  
Herts CM21 0AB



- Two Bedrooms
- Ground Floor
- Scenic Surroundings

- Rarely Available
- Adjacent to Rivers Hospital
- 24 Hour Call Facility

**Price Guide £275,000**



# 10 Orchard Lea

High Wych Road, Sawbridgeworth

**Folio: 15242** A rarely available two bedroom spacious ground floor apartment with views over communal grounds. The apartment benefits from having direct access onto extremely well-kept communal grounds via patio doors as well as the benefit of private resident's parking to the front. Orchard Lea Retirement Village is just one mile from the picturesque village of Sawbridgeworth which offers shops, restaurants and leisure facilities. Orchard Lea is a scenic area of over 20 acres which also includes the Rivers hospital, specialist nursing centre and The Lodge community centre where residents can meet and take in all kinds of activities, if desired.

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

## Spacious Entrance Hall

With a large airing cupboard with an immersion heater fitted, thermostat control to wall, leading through into:

## Sitting Room

15'0 x 11'2 a spacious room with a double glazed window to side, sliding double glazed patio doors to rear, t.v. aerial point, thermostat control to wall, telephone point, door leading through into:

## Hallway

With tile effect vinyl flooring, double glazed window to side, door giving access to rear.

## Kitchen

10'8 x 7'10 with a double glazed window to rear, 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, four ring electric hob with an extractor hood and light above, integrated oven/grill, position for washer/dryer, position for tall fridge/freezer, vinyl flooring.

## Bedroom 1

11'2 x 9'10 with a bay window to side, built-in wardrobes with hanging rail and storage, thermostat control, fitted carpet.

## Bedroom 2

11'0 x 7'10 with a double glazed window to rear, thermostat control to wall, built-in wardrobe, fitted carpet.

## Modern Wet Room

Comprising a fully tiled walk-in shower with a wall mounted thermostatically controlled shower, wash hand basin set into vanity unit with a cupboard beneath, flush w.c., opaque double glazed window to front, heated towel rail, wall mounted Dimplex heater, extractor fan.

## Outside

There are large sunny communal gardens with pathways through to seating areas. They are beautifully landscaped, easterly facing and are kept in good condition weekly by a gardener.

## Local Authority:

East Herts District Council  
Band 'D'



**Lease**

125 years from 1992.

**Service Charge**

For a two bedroom unit, single occupancy is £314.02 per week and double occupancy is £430.01 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.

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.

**Viewing:**

Strictly by appointment with WRIGHT & CO

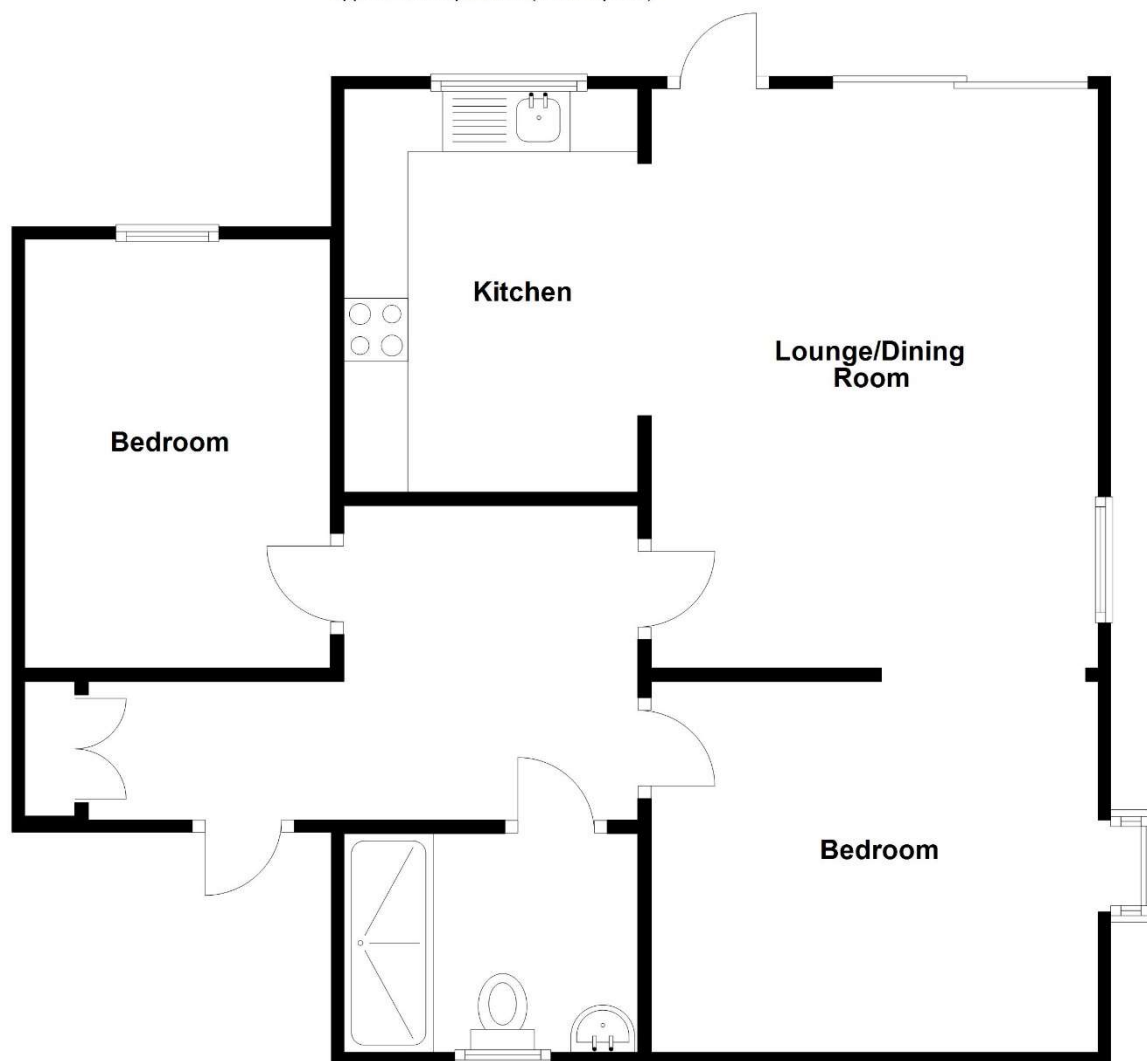
**Agent:**

Open 7 days



## Floor Plan

Approx. 56.9 sq. metres (613.0 sq. feet)



Total area: approx. 56.9 sq. metres (613.0 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.

**10 Orchard Lea FP**



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

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