

16 Orchard Lea
High Wych
Sawbridgeworth
Herts CM21 0AB



- Ideal for the Over 55's
- One Bedroom Apartment
- Shower Room
- 24-Hr Call Facility
- Scenic Surroundings
- Adjacent to Rivers Hospital

Price £219,950

16 Orchard Lea

High Wych

Folio: 14191 We are pleased to be able to offer this one bedroom first floor retirement apartment with balcony, situated in the highly regarded development of Orchard Lea. 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:

Main front door leading to:

Communal Lounge Areas

Communal lounge and lobby areas with seating, lighting and fitted carpets, stairs and lift giving access to first floor, solid wooden door leading through into:

Carpeted Entrance Hall

With a large airing cupboard housing a lagged copper cylinder and shelving, access to loft.

Sitting Room

15'2 x 11'8 with a t.v. aerial point, thermostat control, ceiling light and fan, fitted carpet. The main feature of this room is the westerly facing decked balcony ideal for a small table and two access, accessed via sliding doors.

Kitchen

7'10 x 7'6 comprising a stainless steel single bowl, single drainer stainless steel sink with hot and cold taps and cupboard under, further range of matching base and eye level units with a complementary tiled surround, incorporating a four ring Whirlpool electric hob and built-in oven and grill, built-in washer/dryer and fridge/freezer to remain, double glazed window to side, vinyl flooring.

Bedroom

11'2 x 9'10 with a feature double glazed bay window to front providing views onto communal courtyard garden, built-in dressing table and drawers, built-in wardrobe with mirrored doors.

Shower Room

Comprising a double basin shower with sliding doors, fully tiled surrounds, hand rail and fitted seat, wall mounted shower, pedestal wash hand basin, flush w.c., fully tiled walls, wall mounted Dimplex heater, opaque double glazed window to side, towel rail, electric shaver point, mirrored cabinet, fitted carpet.

Lease

125 years from 1992.

Service Charge

For single occupancy approx. £221.27 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 £313.25 per week.



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.

"The Old Post Office" • 4-6 Church Street • Sawbridgeworth • Herts • CM21 9AB

Telephone: 01279 600400

Fax: 01279 600321

Email: info@wright-co.co.uk

Web Site: www.wright-co.co.uk

Partners: P. S. Donovan FNAEA, R. J. Williams MNAEA, S. M. Stark, T. P. Wright, W. F. Saville & J. Hawksbee