

9 Orchard Lea
High Wych Road
Sawbridgeworth
Herts CM21 0AB



- Ideal for the Over 55's
- One Bedroom Apartment
- Wet Room

- 24-Hr Call Facility
- Scenic Surroundings
- Adjacent to Rivers Hospital

Price £217,500

9 Orchard Lea

High Wych

Folio: 14879 We are pleased to be able to offer this one bedroom ground floor retirement apartment, situated in the highly regarded development of Orchard Lea. 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:

Main front door leading to:

Communal Lounge Areas

Communal lounge and lobby areas with seating, lighting and fitted carpets, leading to solid wooden entrance door taking you to the front door of the flat with a key safe.

Entrance Hall

With a wall mounted electric heater, double door airing cupboard with immersion, shelving and fuse board, fitted carpet, door to:

Living Room

15' x 11'2 with a leaded window to side, double glazed sliding patio door giving access to extremely well maintained communal gardens, t.v. aerial point, telephone point, large wall mounted electric heater, fitted carpet, door through to:

Kitchen

10'6 x 7'10 with a range of matching base and eye level units with a rolled edge worktop, stainless steel single bowl, single drainer sink unit with mixer tap, leaded window to side giving views over communal grounds, electric integrated four-ring hob with extractor above, recess and plumbing for washer/dryer, recess for low level fridge/freezer, integrated electric oven, strip lighting, extractor, vinyl flooring.

Bedroom

10'2 x 9'2 with a leaded window to rear offering fine communal views, built-in double wardrobe, t.v. aerial point, fitted carpet.

Wet Room

Comprising a walk-in double width shower with grab rails, bi-folding shower doors, low level thermostatically controlled shower, opaque window to side, pedestal wash hand basin with stainless steel taps, low level flush w.c., wall mounted vanity unit, electric towel rail, vinyl flooring.

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.

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.



AGENTS NOTE

There is under floor heating controlled by individual room stats, plus heated ceilings as well.

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'

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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