

20 Orchard Lea  
High Wych  
Sawbridgeworth  
Herts CM21 0AB



- For the Over 55's
- Spacious 1 Bedroom Apartment
- Scenic Surroundings
- 24 Hour Call Facility
- Adjacent to the Rivers Hospital
- No Onward Chain

**Price £160,000**

# 20 Orchard Lea

## Sawbridgeworth

**Folio: 14938** A one bedroom first floor apartment for the over 55's. Situated in the wonderful setting of Orchard Lea Retirement Village which is located just one mile from the picturesque village of Sawbridgeworth with shopping facilities, public houses and restaurants. Orchard Lea is a scenic area of approximately 20 acres which includes the Rivers private hospital, specialist nursing centre and communal areas where residents can meet and take part in all types of activities, if desired.

.A monthly service charge takes 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 three course meal per day is provided for residents in the restaurant, if required. The emergency call facility operates 24 hours a day and there is a good neighbourhood check made. Further assistance can be arranged, if required.

Wooden panelled door leading through into:

### Entrance Hall

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

### Sitting Room

15'0 x 11'4 a bright an airy room with double glazed windows on two aspects, t.v. aerial point, fitted carpet.

### Kitchen

10'10 x 8'0 comprising a single bowl, single drainer sink with hot and cold taps above and cupboard under, further range of matching base and eye level units with a complementary tiled surround, four ring induction hob with extractor hood above and oven and grill to side, recess and plumbing for washer and dryer, position for fridge/freezer, double glazed window to side, spotlighting, tile effect vinyl flooring.

### Bedroom

10'6 x 9'10 with a built-in wardrobe, double glazed window to side, fitted carpet.

### Shower Room

Comprising a tiled shower cubicle with a wall mounted shower, pedestal wash hand basin, flush w.c., heated

towel rail, tiled walls, fitted cabinet with mirrored doors, extractor fan, spotlighting to ceiling.

### Outside

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

### 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.

### Local Authority:

East Herts District Council



Band 'D'

**Viewing:**

Strictly by appointment with WRIGHT & CO

**Agent:**

Open 7 days



**Floor Plan**

Approx. 46.9 sq. metres (505.0 sq. feet)



Total area: approx. 46.9 sq. metres (505.0 sq. feet)

"Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measures of doors, windows, rooms and any other items are approximate and no responsibility is taken for omissions or mis-statement. This plan is for illustrative purposes only and should be used as an indicative guide only for prospective purchase"  
Plan produced using PlanUp.

**20 Orchard Lea**

# Estate Agents • Valuers • Land Advisors



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

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