

2, The Mews

Norton Hall Farm, Letchworth Garden City.
Hertfordshire, SG6 1AL
£200,000

THE MEWS
28 - 32 →

country
properties

Norton Hall Farm is a small development of flats, houses and bungalows for people of 50 years and over. Located on the edge of the Garden City and close to open countryside its has an onsite House Manager, a 24 hour care line along with a communal lounge and laundry room. The property itself is fully double glazed and with gas central heating. On the ground floor is a modern fitted kitchen with integrated oven & hob, cloakroom and spacious dual aspect lounge/diner. Two bedrooms and a shower room are on the first floor. The property also has exposed beams adding to the character.

Ground Floor

Entrance Hall

Door leading to the lounge/dining room.

Cloakroom

Modern white suite comprising a low level wc and a wash basin with cupboard under. Radiator. Tiled walls. Double glazed window to the front aspect.

Lounge/Dining Room

20' 9" x 14' 9" (6.32m x 4.50m)
Dual aspect with a double glazed window to the front aspect and triple glazed window to the rear. Two radiators. Tv point. Exposed beams. Stairs to the first floor with a cupboard under.

Kitchen

10' 9" x 7' 2" (3.28m x 2.18m)

Refitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated double oven and hob. Breakfast bar. Plumbing for a washing machine. Wall mounted gas central heating boiler. Triple glazed window to the rear aspect. Exposed beams.

First Floor

Landing

Access to the loft space. Airing cupboard.



Bedroom One

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to the front aspect.

Large over stair cupboard. Radiator.

Exposed beams.

Bedroom Two

12' 3" x 8' 1" (3.73m x 2.46m)

Triple glazed window to the rear aspect.

Radiator. Exposed beams.

Shower Room

A modern white suite comprising a low level wc, wash basin with storage under and a large walk in shower cubicle with glass screen and sliding door. Chrome heated towel rail. Exposed beams. Triple glazed window to the rear.

Outside

Communal Gardens

Communal gardens with water feature and well stocked beds and borders. Ample parking.

Agents Note

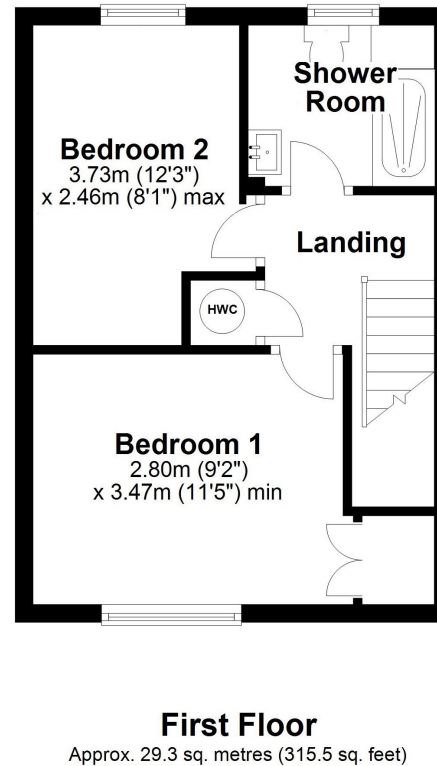
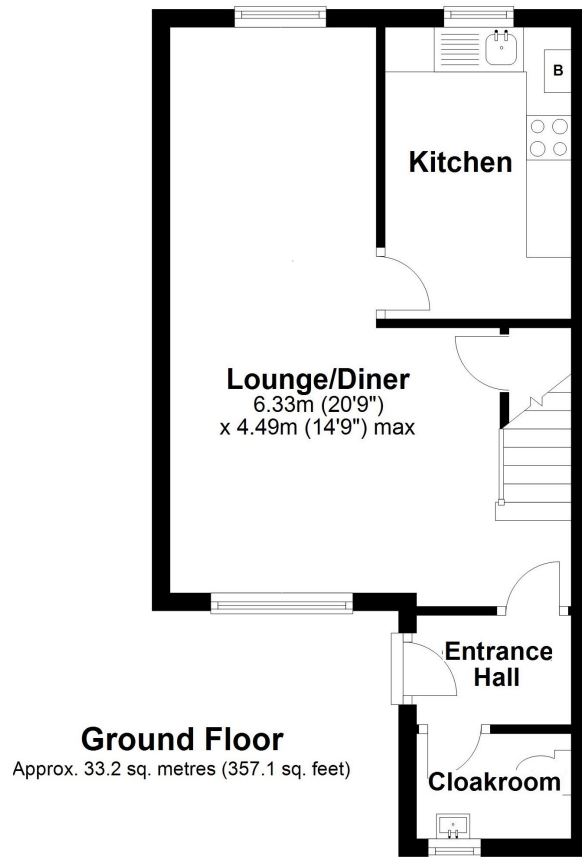
Lease: A new 90 year lease will be provided

Service charge: £288.44 pcm

Council tax band: B



Total area: approx. 62.5 sq. metres (672.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	73
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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