



10, The Mews

Norton Road, Letchworth Garden City,
Hertfordshire, SG6 1AL
£170,000

country
properties

Spacious two bedroom ground floor retirement apartment located on the ever popular Norton Hall Farm Development. Norton Hall Farm is a mixture of properties for people of 50 years of age and over. Weekday on site house manager and 24 hour careline system. Offered with vacant possession and no upper chain. Gas central heating to radiators. Double glazed windows. Communal gardens, residents lounge, kitchen and laundry room. NO PETS ALLOWED.

Ground Floor

Entrance Hall

Range of fitted cupboards. Radiator.

Lounge/Dining Room

19' 6" x 10' 5" (5.94m x 3.17m)

A spacious lounge/dining room with a large double glazed picture window to the rear. Radiator. Tv point.

Kitchen

11' 10" x 6' 2" (3.61m x 1.88m)

Refitted in a range of matching units providing ample storage space. Single drainer sink unit. Integrated oven and hob with extractor over. Plumbing for washing machine or dishwasher. Space for fridge/freezer. Wall mounted gas central heating boiler. Tiled floor. Double glazed window to the front aspect.

Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

Double glazed window to the rear aspect. Built in wardrobe. Airing cupboard. Radiator.

Bedroom Two

8' 9" x 8' 6" (2.67m x 2.59m)

Double glazed window overlooking the communal gardens to the front. Radiator.

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)

Three piece suite comprising a low level wc, was basin with cupboard under and a panelled bath. Tiled walls. Extractor fan. Radiator.

Outside

Communal Gardens

Communal gardens with ornamental fish pond and shrub and rose beds and borders.

Communal Areas

Norton Hall Farm has communal residents areas including a residents lounge, kitchen and laundry room.



Agents Note

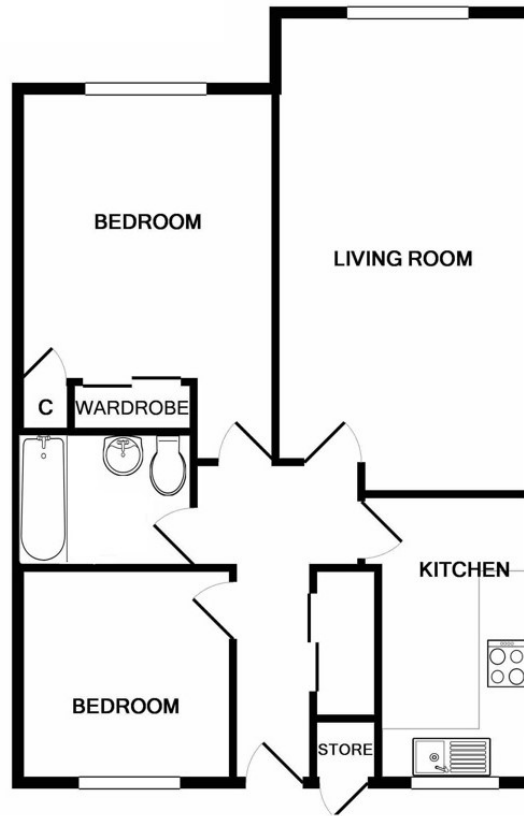
The owners have informed us of the following information:

Lease: A new 90 year lease will be provided.

Service charge: £761.31 per quarter.

Council Tax Band B





TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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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