



Norton Road, Letchworth Garden City SG6 1AL

| Satchells



## 2 Bedroom Retirement Property £150,000 Leasehold

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 50'S. 'The Mews' originally formed part of an 18th century barn within the Norton Hall Farm retirement complex and overlooks attractive communal gardens. A short walk away is the Three Horseshoes, an eighteenth-century coaching inn with open fires and a country garden, serving a global menu.

- Retirement apartment
- Chain free
- Two bedrooms
- Allocated parking
- Landscaped communal gardens
- Ground floor
- Over 50's development
- Lease renewed to 90 years when purchased
- EPC rating C. Council tax band B



## **Ground Floor:**

### **Entrance and Hallway:**

Door to porch and further door leading to hallway giving access to all rooms.

### **Open Plan Lounge/Diner:**

Abt. 17' 2" x 12' 0" (5.23m x 3.66m) Double glazed window and a double glazed door leading to the communal gardens. Featured fireplace. Coving to ceiling. One double radiator. Carpet. Opening to:

### **Kitchen:**

Abt. 10' 1" x 6' 2" (3.07m x 1.88m) Fully fitted kitchen with a range of white wall and base units with worktop over and complimentary white tiles. Integrated eye level oven and ceramic hob with extractor over. Space for fridge/freezer, washing machine and dishwasher. Open plan to lounge/diner.

### **Bedroom One:**

Abt. 12' 9" x 12' 0" (3.89m x 3.66m) Two double glazed windows to front. Fitted wardrobes with sliding doors. Radiator. Carpet. Coving to ceiling.

### **En-Suite Toilet:**

Comprising of a low level WC and wash hand basin. Radiator. Bathroom cabinet.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

### **Bedroom Two:**

Abt. 11' 0" x 8' 4" (3.35m x 2.54m) Double glazed window to front. Radiator. Carpet.

### **Bathroom:**

Corner shower with sliding doors, pedestal wash hand basin and low level WC. Part tiled to walls. Extractor fan. Radiator. Heated towel rail radiator. Wall mirror. Two bathroom cabinets.

### **Additional Information:**

#### **Agents Note:**

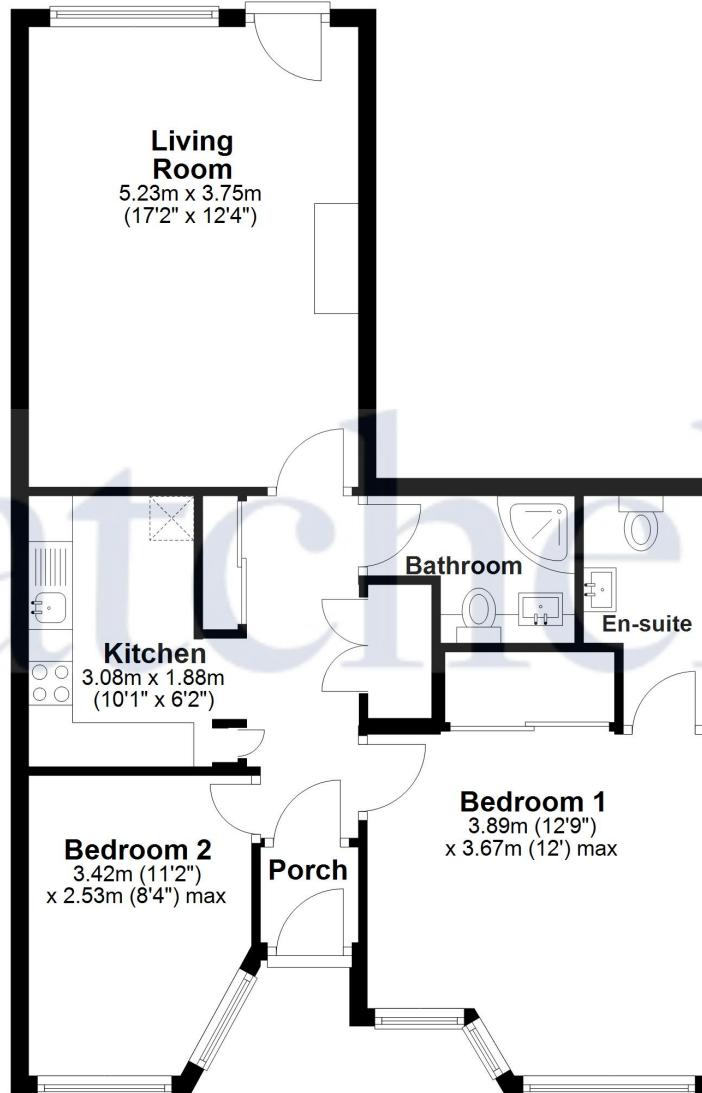
Draft details yet to be approved by the vendor and may be subject to change.

### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

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## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.

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