



3, The Mews

Norton Hall Fam, Letchworth Garden City,
Hertfordshire, SG6 1AL
£185,000

country
properties

Lovely two bedroom mid-terrace house situated at Norton Hall Farm. 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 through to the entrance porch.

Cloakroom

Modern suite with a low level wc and and a wash basin. Double glazed window to the front aspect.

Lounge/Diner

20' 9" x 14' 9" (6.32m x 4.50m)

Dual aspect with double glazed windows to the front and rear aspects. Stairs to the first floor with a cupboard under. Tv point. Feature fireplace. Exposed beams. Radiators.

Kitchen

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

Fitted in a range of matching base and eye level units providing ample storage space. Integrated oven and hob with extractor over. Single drainer sink unit. Concealed gas central heating boiler. SPace for a fridge/freezer and plumbing for a washing machine. Exposed beams. Double glazed window to the rear aspect.

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 front aspect. Radiator. Large store cupboard.



Bedroom Two

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

Double glazed window to rear aspect. Radiator.

Shower Room

Modern suite comprising a low level wc, wash basin and walk in shower with glass screen.

Exposed beams. Double glazed window to the rear aspect.

Outside

Communal Garden

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

Agents notes

The owners have informed us of the following information:

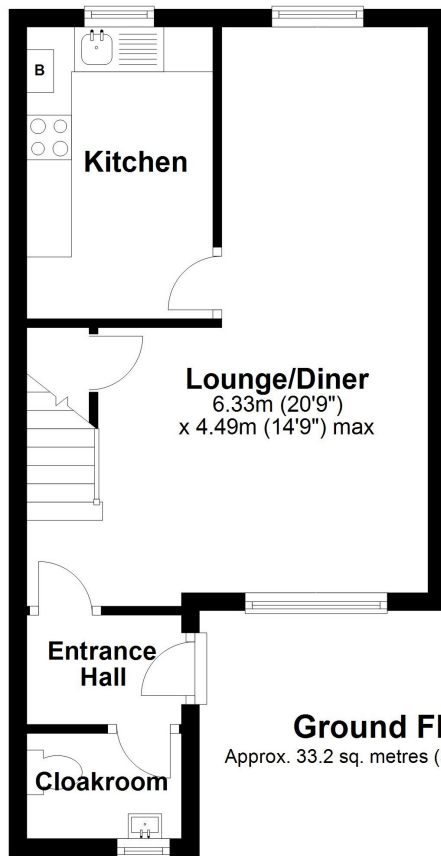
Lease: A new 90 year lease will be provided

Service charge: £288.44 pcm

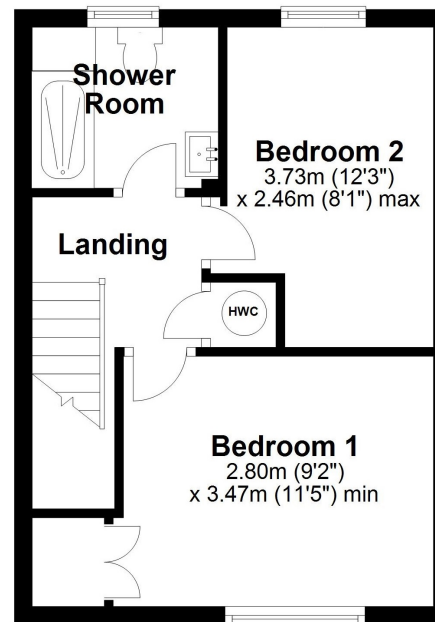
Council tax band: B



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



Ground Floor
Approx. 33.2 sq. metres (357.1 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	73	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	73	90
(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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

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