



42, Principal Court

Letchworth Garden City,
Hertfordshire, SG6 1FL
£350,000

country
properties

An immaculate two bedroom mews style terraced home forming part of what was Norton School. The property is set in a cloister style setting in a very sought after location

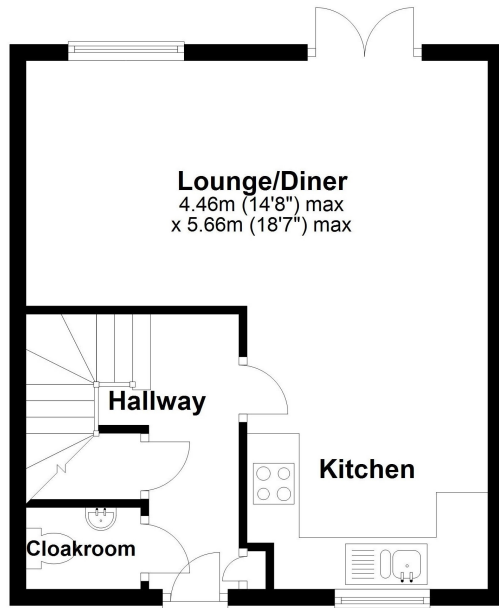
The property comprises of a ground floor wc and a large L shaped open plan kitchen/dining room overlooking the decked rear garden. The main bedroom upstairs has an en-suite shower room. There is a second bedroom and a main bathroom. At the front of the property is a secure well maintained communal garden in a cloister setting. The property also has an allocated parking space.

Letchworth Garden City as a whole is known for its green spaces, parks, and tree-lined streets, which contribute to its pleasant and picturesque environment. The town offers various amenities such as schools, shops, restaurants, leisure facilities, and community centres, making it a self-contained and desirable place to live.

- Impressive two bedroom mews style house.
- Spacious open living on the ground floor.
- Ground floor cloakroom.
- Main bedroom with an en-suite shower room.
- Gas central heating and double glazed windows.
- Private decked rear garden.
- Secure communal front garden.
- Allocated parking space and plenty of visitor spaces.
- Service Charge £1,234.93

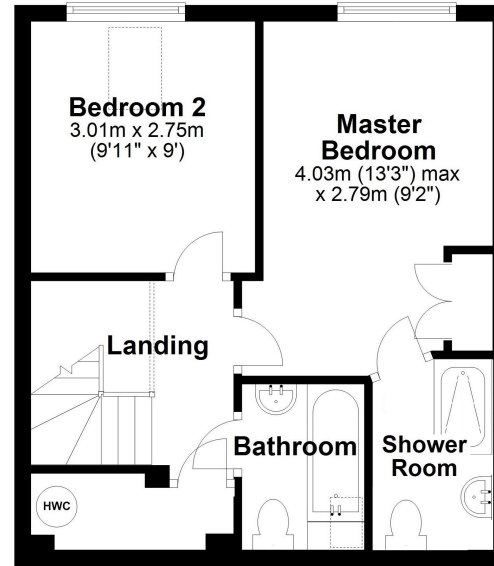






Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)

Total area: approx. 73.0 sq. metres (785.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	80	
(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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