



19, The Mews

Norton Hall Farm, Letchworth Garden City,
Hertfordshire, SG6 1AL

£197,500

COUNTRY PROPERTIES
PART OF HUNTERS

Spacious Second Floor Apartment Situated At The Popular Norton Hall Farm Retirement Development. These Properties Are For People Aged 50 Years And Over

- 17ft by 12ft lounge/dining room
- Modern fitted kitchen with Velux style windows
- Two double bedrooms with storage and modern bathroom suite
- Set in lovely communal gardens the development also benefits from lifts, a residents lounge, kitchen and laundry room
- Ample off road parking
- Internal viewing comes highly recommended to appreciate this property.

Ground floor

Communal Entrance

Communal entrance with stairs and lift to the all floors.

Second Floor

Entrance Hall

Airing cupboard housing the hot water tank. Radiator.

Lounge/Dining Room

17' 0" x 12' 0" (5.18m x 3.66m)
Double glazed window to the rear aspect. TV point.
Two radiators. Open plan through to the kitchen.

Kitchen

10' 9" x 6' 10" (3.28m x 2.08m)
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Space for a cooker. Plumbing for a washing machine. Tiling to splash areas. Wall mounted gas boiler. Two velux windows to the front aspect.

Bedroom One

13' 8" x 8' 9" (4.17m x 2.67m)
A spacious double room with a double glazed window to the rear aspect. Radiator. Full length mirrored wardrobe.

Bedroom Two

11' 4" x 7' 8" (3.45m x 2.34m)
Two velux windows to the front aspect. Radiator. Built in cupboards.

Bathroom

A modern suite comprising a low level wc, wash hand basin and panelled bath with a shower attachment and mixer taps. Ceramic tiling. Radiator. Double glazed window to the rear aspect.



Outside

Communal Areas

The development benefits from a communal residents lounge, kitchen and laundry room situated in the former farm house.

Gardens

The communal gardens are very well maintained with lawned areas, flower beds and an ornamental fish pond. There is also ample parking throughout the development.

Agents Note

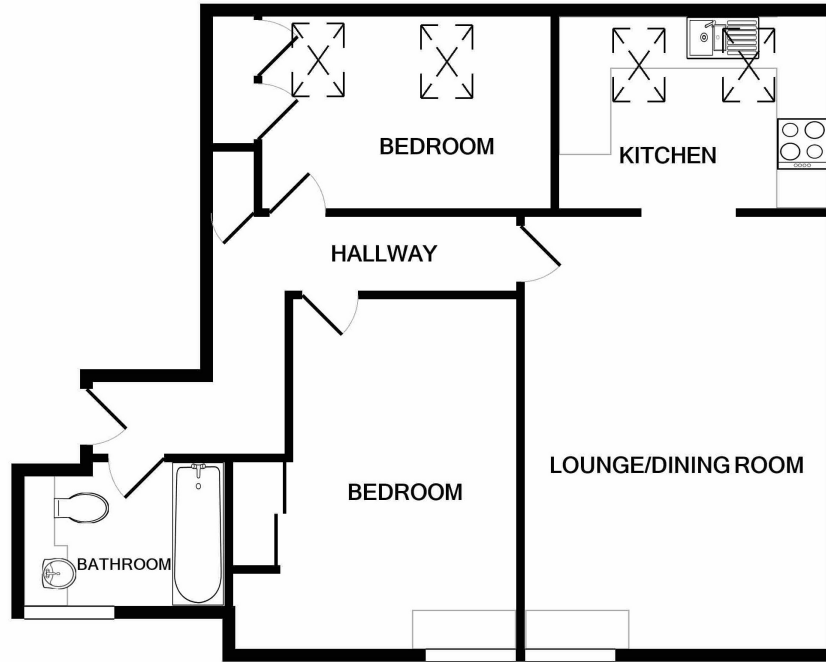
The owner has informed us of the following information:

We understand the property will be sold with a brand new 90 year lease.

Service charge/ground rent: Approx £205 per month

NHDC tax band:B





TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	75	76
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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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