



22, The Mews,

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

£165,000

country
properties

Spacious 2 bedroom first floor retirement apartment located on the popular Norton Farm Development. Internal viewing comes highly recommended. The property benefits from a modern fitted kitchen with integrated oven, hob and fridge/freezer, a spacious lounge/diner with views to the rear, two good size bedrooms and a shower room. Norton Hall Farm has the added advantage of a communal residents lounge, kitchen and laundry room. Outside the development has well maintained landscaped communal gardens

Ground Floor

Communal Entrance

There are two communal entrances, one with a lift and stairs to the first floor and the second has a chair lifts and stairs to the first floor.

First Floor

Entrance Hall

Range of fitted cupboards with sliding doors. Radiator.

Lounge/Dining Room

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

A spacious living space with a large picture window to the rear with views towards Norton. Radiator. Tv point.

Kitchen

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

Modern fitted kitchen with a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Integrated oven and hob with extractor over and an integrated fridge/freezer. Plumbing for a washing machine. Wall mounted gas central heating boiler. Radiator. Window to the front aspect.

Bedroom One

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

Large window to the rear aspect. Built in double wardrobe. Airing cupboard. Radiator.



Bedroom Two

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

Currently being used as a second sitting room.
Window overlooking the communal gardens to the front. Radiator.

Shower Room

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

Three piece suite comprising a low level wc, wash basin and large shower cubicle with glass screen. Ceramic tiling. Chrome towel rail. Extractor fan.

Outside

To the front of the property are communal landscaped gardens with mature shrub and rose beds. Large circular ornamental fish pond with fountain.

Communal Areas

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

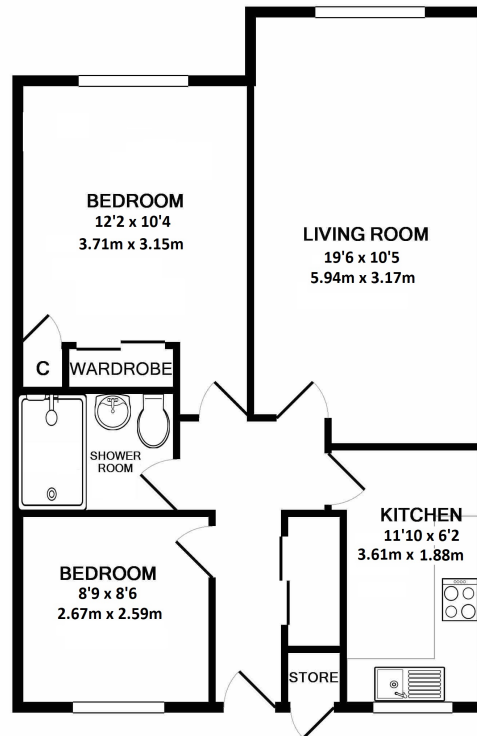
Agents Note

The property will be sold with a brand new 90 year lease.

Service Charge £288.44 pcm

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+) A		
(81-91) B		
(69-80) C	75	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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