



42, Principal Court

Letchworth Garden City,
Hertfordshire, SG6 1FL
£330,000

country
properties

Immaculate 2 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 accommodation 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. To the front is a secure well maintained communal garden and there is allocated parking and visitors spaces to the rear.

Ground Floor

Entrance Hall

Stairs to the first floor with cupboard under. Radiator.

Cloakroom

Modern suite comprising a low level wc and wash basin. Radiator.

Lounge/Kitchen

21' 0" x 19' 5" (6.40m x 5.92m)

Open plan accommodation with a double glazed window to the front aspect and patio doors leading to the rear garden. The kitchen is fitted in a range of matching base and eye level units. Integrated oven and hob with extractor over. Single drainer sink unit. Plumbing for a washing machine and dishwasher. The lounge area overlooks the rear garden. Radiator. TV point.

First Floor

Landing

Access to the loft space. Radiator. Store cupboard.

Bedroom One

13' 4" x 10' 1" (4.06m x 3.07m)

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

En-Suite

Comprising a low level wc, wash basin and shower cubicle. Radiator. Shaver point.

Bedroom Two

9' 9" x 9' 0" (2.97m x 2.74m)

Double glazed window to the rear aspect. Skylight. Radiator.

Bathroom

White suite comprising a low level wc, wash basin and panelled bath. Ceramic tiling. Skylight. Radiator.



Outside

Front Garden

Secure communal front garden in a cloister style setting. Landscaped with well stocked flower beds, water feature and seating area.

Rear Garden

Large decked area with retaining fence and gated rear access.

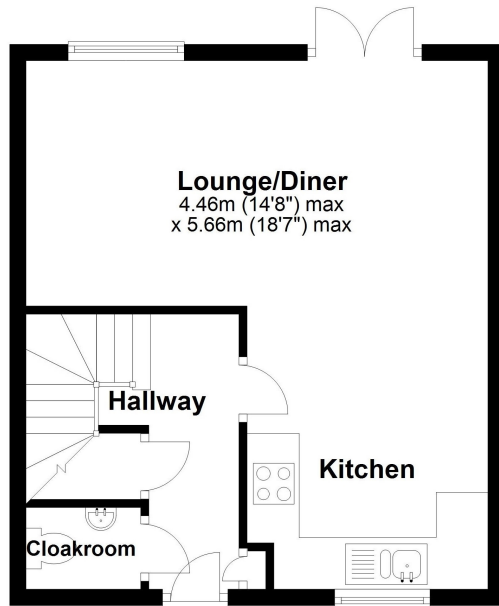
Parking

Allocated parking space and numerous visitor spaces.

Agents Note

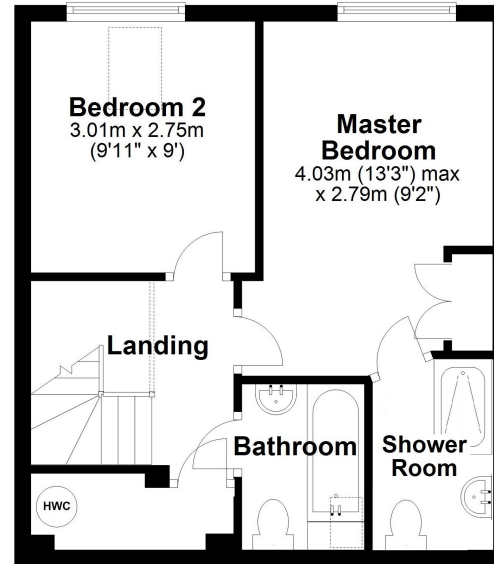
There is a Service Charge of £1,234.93 which covers the maintenance and upkeep of all the communal areas.





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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