



## Norton Road, Letchworth Garden City, Hertfordshire, SG6 1AL

£180,000

This spacious two bedroom Mews style cottage is located on the sought after Norton Hall development offers a vast range of facilities. It boasts a residents lounge with kitchen, laundry facilities, ample unallocated parking and a visitors suite. Offered to the market chain free. The cottage itself offers views over the landscaped gardens and fountain. It offers a large lounge/diner area. The kitchen has space for both a fridge freezer and washing machine/dryer. The main bedroom offers storage space which can be used as a built-in wardrobe. There are garages available to rent (subject to availability).

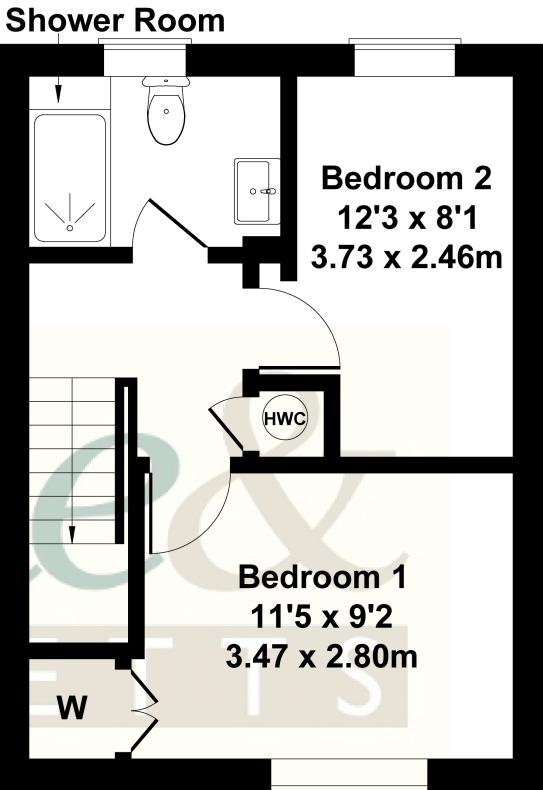
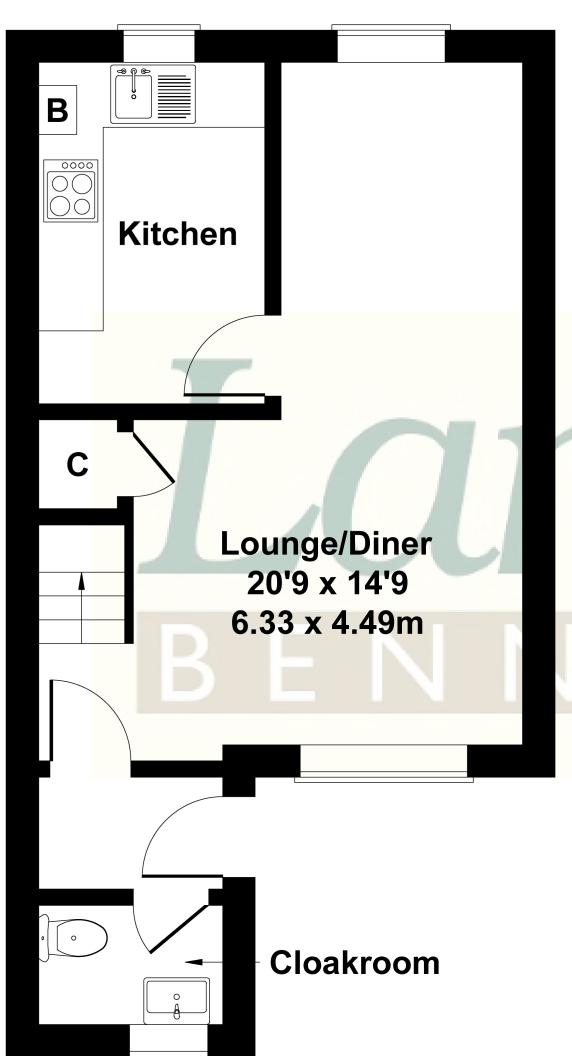
The Norton Hall Farm development is strictly for people of 50 years and over providing independent living with the benefit of an on site duty manager (Monday to Friday) set in beautiful landscaped gardens. Each new owner is offered a 90 year lease, and the combined service charge and ground rent is £865.25 per quarter, (£3,461 per annum). Locally there is a bus stop with services into town, a brilliant garden centre with cafe, and the Three Horseshoes Restaurant & Pub.

The town centre boasts a four screen cinema and theatre as well as an excellent range of eateries and drinking establishments, together with a wide range of attractions including museums, art galleries, a four screen cinema, swimming pool, open green spaces, parks and gardens, yet only 29 minutes from Kings Cross & St. Pancras, 28 minutes to Cambridge, whilst the A1(M) is a few minutes' drive, and London Luton Airport 25 minutes away.

**Lane &  
BENNETTS**

# 3 The Mews, Norton Hall

Approximate Gross Internal Area  
657 sq ft - 61 sq m



## GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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## FIRST FLOOR

- TWO BEDROOM COTTAGE
- SOUGHT AFTER RETIREMENT DEVELOPMENT
- CHAIN FREE
- EXCLUSIVE DEVELOPMENT FOR OVER 50'S
- LARGE LOUNGE/DINER SPACE
- BEAUTIFUL LANDSCAPED GARDENS WITH FOUNTAIN
- NEW 90 YEAR LEASES
- AMPLE UNALLOCATED PARKING
- GUEST SUITE FACILITIES
- COUNCIL TAX BAND B | EPC BAND C

