



11, The Maltings

Norton Road, Letchworth Garden City,
Hertfordshire, SG6 1AR

£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

Impressive 2 Bedroom Retirement Bungalow Located At The Ever Popular Norton Hall Farm Development. The Site Is For People Of 50 Years Of Age And Over & Is Situated On The Norton Side Of Letchworth Close To Open Countryside

- Internal viewing comes highly recommended to appreciate fully this spacious retirement home.
- The property is set back from the main development and enjoys views of the communal gardens.
- Spacious dual aspect lounge leading to a patio area.
- Fitted kitchen with integrated oven and hob.
- Main bedroom with an en-suite Wc.
- Refitted wet room style bathroom with digital shower and glass screen.
- Gas central heating and double glazed windows.
- Communal residents kitchen, lounge and a laundry room.

Ground Floor

Entrance Hall

Large store cupboard with sliding doors. Airing cupboard housing water tank. Access to the loft space.

Living Room

15' 6" x 12' 4" (4.72m x 3.76m)
Dual aspect with a double glazed window to the front and double glazed sliding patio doors overlooking the communal gardens to the rear. Tv point. Radiator.

Kitchen

11' 1" x 5' 10" (3.38m x 1.78m) plus recess.
Fitted in a range of matching base and eye level units. Single drainer stainless steel sink unit. Integrated oven and hob with extractor over. Plumbing for a washing machine and slimline dishwasher. Space for fridge/freezer. Wall mounted gas boiler. Radiator. Double glazed window to the rear aspect.

Bedroom One

15' 6" x 9' 6" (4.72m x 2.90m)
Dual aspect with double glazed windows to the front and rear. Bespoke fitted wardrobes with matching overhead cupboards and chest of draws. Separate fitted wardrobe with sliding doors. Radiator.

En-Suite

Comprising a low level wc and a wash hand basin. Double glazed window to the rear aspect.

Bedroom Two/Dining Room

10' 6" x 9' 1" (3.20m x 2.77m)
This room is currently being used as a dining room but is officially the second bedroom. Fitted double wardrobe. Radiator. Double glazed window to the rear aspect.



Shower Room

6' 3" x 6' 3" (1.91m x 1.91m)

Recently refitted to a very high standard with a low level wc, wash hand basin with a cupboard under and a large walk in wet room style digital shower with glass screen. Ceramic tiling. Heated towel rail. Double glazed window to the rear aspect.

Outside

Communal Areas and Gardens

Immediately adjacent to the property is a patio area with a well stocked shrub bed. The remainder of the gardens are laid to lawn with various trees and shrubs.

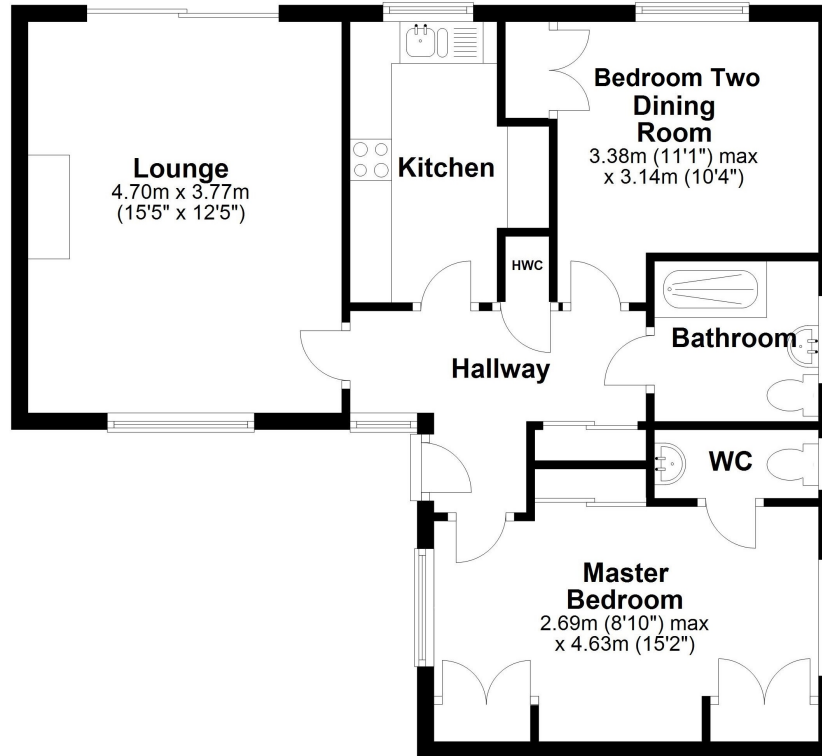
Agents Note

The current service charge to be approximately £543 per quarter and a new lease of 90 years is offered to each new owner. The NHDC tax band is in band C.

Norton Hall Farm

Norton Hall Farm has the benefit of a full time site manager who is on sight Monday to Friday to help with any needs. All properties at the development have the benefit of a 24 hour careline which operates throughout the year. On site there is also a Residents Lounge, Residents Kitchen and a Residents Laundry Room. There is also a Guest Flat that relatives can book if visiting.





Ground Floor
Approx. 63.0 sq. metres (678.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		82
(69 to 80)	C		
(55 to 68)	D	62	
(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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