



# 11, The Maltings

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

£345,000

country  
properties



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 appliances. 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, lounges and a laundry room.

## Ground Floor

### Entrance Hall

Large store cupboard providing plenty of storage. Airing cupboard housing water tank. Access to the loft space. Amtico flooring.

### Living Room

15' 6" x 12' 4" (4.72m x 3.76m)

A dual aspect room with double glazed window to the front and sliding patio doors to the rear overlooking the gardens. Amtico flooring. Tv point. Radiator.

### Kitchen

11' 1" x 5' 10" (3.38m x 1.78m)

Refitted by the present owners to a very high standard providing ample storage space throughout. Integrated appliances include a Hotpoint combination double oven and microwave, gas hob, slimline dishwasher and fridge/freezer. Single sink unit and wine rack. Display lighting. Concealed gas central heating boiler. Amtico flooring. Double glazed window to the rear.

### Bedroom One

15' 6" x 9' 6" (4.72m x 2.90m)

Dual aspect with double glazed windows to the front and rear aspects. Radiator. Door leading to the en-suite.





## En-Suite Wc

Comprising a low level wc and a wash basin with cupboard under and medicine cabinet above. Heated towel rail. Double glazed window to the rear aspect.

## Bedroom Two

10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window to the rear aspect. Radiator. Range of fitted wardrobes.

## Shower Room

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

Modern fitted shower room comprising a low level wc, wash basin with cupboard under and a large walk in wet room style shower with a glass screen. Tiled walls. 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

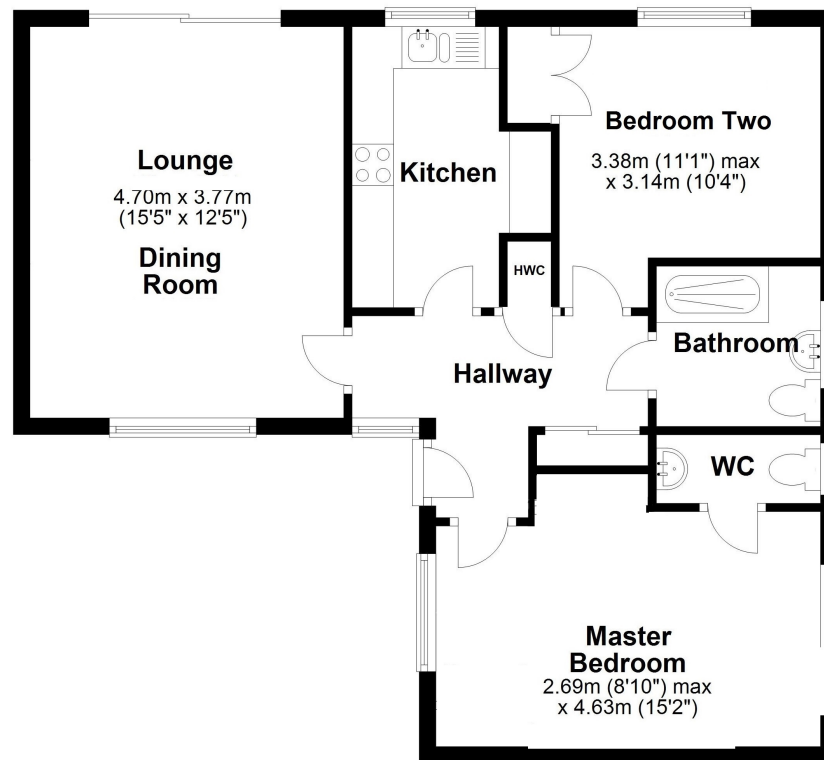
The Norton Hall Service Charge is currently £61.92 per week which includes the site management fee, reserve contributions and the following services. The Service Charge includes the Buildings Insurance, 24 hour Careline, Window Cleaning, Patio Cleaning, Gutter Cleaning, Gardening and the upkeep of the laundry room. Also included in the Service Charge is the cost of the Scheme Manager who assists residents on a daily basis Monday to Friday.

Council Band C. £1,952.68 pa.  
Service Charge Equates to £805 per quarter.

## 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 two Residents Lounges, Residents Kitchen and a Residents Laundry Room. There are also two Guest Flats 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

82

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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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