



The Mews, Norton Hall Farm, Letchworth Garden City,, Herts, SG6 1AL

£165,000

This welcoming first floor Mews style apartment is well-positioned within this sought after development. Close to many facilities, this popular development boasts a residents lounge with kitchen, laundry facilities, ample parking and a visitors suite. Available chain free. The stairs have a half turn, and there is a stair lift if required. The Norton Hall Farm development is strictly for people of 55 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 £761 per quarter, (£3,040 per annum). We are informed that pets are not allowed at this development.

There is ample parking at the development, which also has many amenities such as launderette facilities, large meeting rooms and kitchen facilities for special occasions, as well as a guest suite available for out of town visitors! Locally there is a convenience store, a brilliant garden centre with coffee shop, and the Three Horseshoes Restaurant & Pub.

- CHAIN FREE
- FIRST FLOOR APARTMENT
- SOUGHT AFTER DEVELOPMENT FOR THE OVER 55'S
- SPACIOUS LOUNGE & DINING ROOM
- FITTED KITCHEN & APPLIANCES
- HALLWAY WITH FITTED CUPBOARDS
- UPDATED BATHROOM WITH BATH & SHOWER
- AMPLE UNALLOCATED PARKING
- MAIN BEDROOM WITH BUILT IN WARDROBES
- BEAUTIFUL LANDSCAPED GARDENS WITH FOUNTAIN
- NEW 90 YEAR LEASES
- GUEST SUITE FACILITIES
- COUNCIL TAX BAND B | EPC TBC