



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



Satchells





## 2 Bedroom Retirement Property

**£185,000 Leasehold**

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT FOR THE OVER 50'S. 'The Mews' originally formed part of an 18th century barn within the Norton Hall Farm retirement complex and overlooks attractive communal gardens. A short walk away is the Three Horseshoes, an eighteenth-century coaching inn with open fires and a country garden, serving a global menu.



- Retirement
- Chain free
- Two bedrooms
- Allocated parking
- Landscaped communal gardens
- Ground floor
- Chain
- 90 year lease from 15th February 2006
- Annual charges £3045
- EPC rating C. Council tax band B

**Ground Floor:****Entrance Hall:**

Doors giving access to all rooms, storage cupboards, carpet as fitted.

**Open Plan Lounge/Diner:**

Double glazed window to rear, carpet as fitted, coving to ceiling, radiator.

**Kitchen:**

A range of wall and base units with worktop over and tiled splash back, plumbed appliances, space for fridge/freezer, washing machine and dishwasher, lino flooring, boiler.

**Bedroom One:**

Two double glazed windows to rear, fitted wardrobes with sliding doors, storage cupboard, radiator, carpet as fitted, coving to ceiling.

**Bedroom Two:**

Double glazed window to front, radiator, carpet as fitted.

**Bathroom:**

Corner shower with sliding doors, wash hand basin with vanity unit and low level WC, partially tiled walls, extractor fan, heated towel radiator, wall mirror, bathroom cabinets, lino flooring.

**Agents Note:**

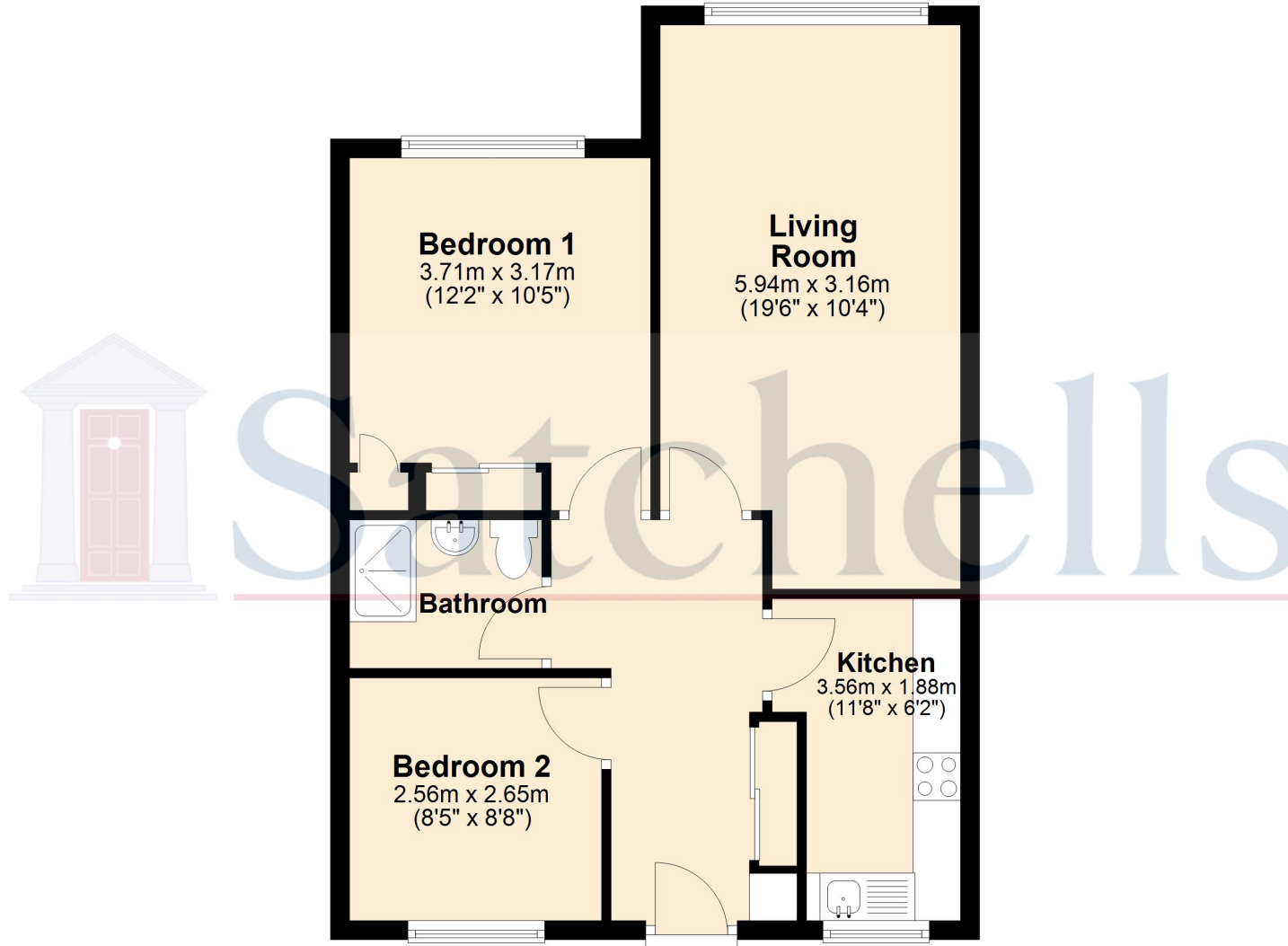
Draft particulars yet to be approved by the vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.