



3, The Mews

Letchworth Garden City,
Hertfordshire, SG6 1AL

£195,000

country
properties

An impressive two bedroom retirement house located at the popular Norton Hall Farm Development. The property is fully double glazed and benefits from gas to radiator central heating. Modern fitted kitchen with integrated oven and hob, ground floor cloakroom, spacious dual aspect lounge/diner. On the first floor are two bedrooms and a shower room. The property also has exposed beams adding to the character.

Norton Hall Farm is a small development of apartments, houses and bungalows for people of 50 years and over. Located on the edge of the Garden City close to open countryside. The development has an on site House Manager, Monday to Friday and a 24 hour 'pull cord' care line at all other times. Along with the landscaped communal gardens there is a communal residents lounge, kitchen and laundry room.

Within easy walking distance is the Three Horseshoes, Norton and Bickerdykes Garden Centre. The Letchworth Garden City Greenway and open countryside is also close by

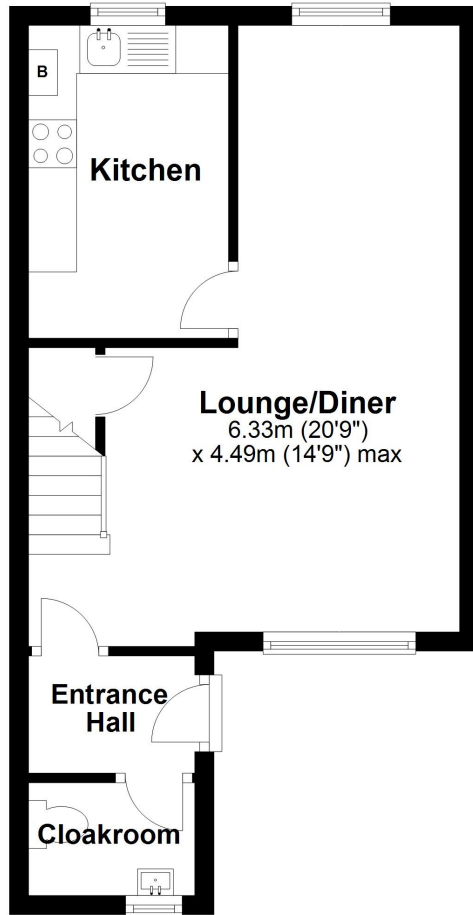
- Offered with vacant possession and no upper chain.
- Set in lovely communal gardens the development also benefits from a Residents Lounge, Kitchen and Laundry Room.
- Modern kitchen with integrated appliances.
- Two bedrooms.
- For people of 50 years and over.
- Double glazed windows and gas central heating.
- Brand New 90 year lease.
- Service Charge £253.77pcm (to be confirmed).





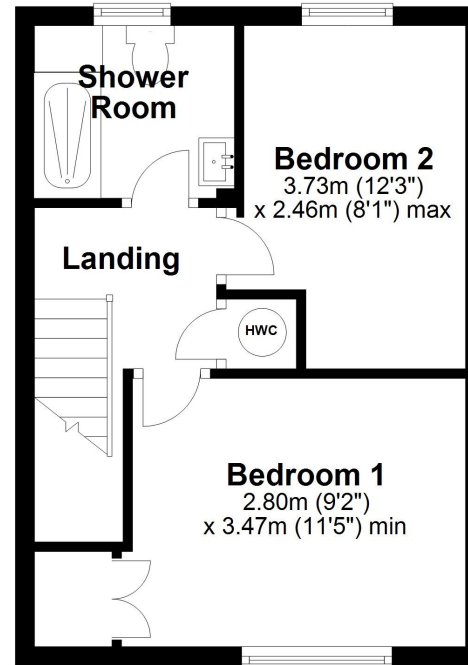
Ground Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Total area: approx. 62.5 sq. metres (672.6 sq. feet)

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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