

# 65, Norton Way North

Letchworth Garden City,  
Hertfordshire, SG6 1BH  
£168,000



country  
properties

Lovely one bedroom top floor apartment ideally situated for the town centre and mainline railway station. Double glazed and electrically heated with a modern fitted kitchen with oven & hob, washing machine and fridge freezer. Well appointed bathroom with window. Lounge/dining room with two windows to the front aspect. Off road allocated parking space to rear. Internal viewing comes highly recommended. Offered with vacant possession and no upper chain.

## Ground Floor

### Communal Entrance

Via wooden door from Norton Way North with intercom entry panel. Hallway with stairs to all floors with some storage below.

## Second Floor

### Entrance Hall

Wooden entrance door. Window to rear. Entry phone receiver. Fuse board. Dimplex electric radiator. Dado rail. Access to loft space. Storage cupboard housing lagged hot water tank.

### Living/Dining Room

15' 10" x 11' 11" (4.83m x 3.63m)

Two windows to front aspect overlooking Norton Way North. Reduced head height. Dimplex electric radiator. Cable TV and telephone points. Doorway to:

### Kitchen

9' 9" x 6' 11" (2.97m x 2.11m)

White modern fitted base level units providing ample storage space with contrasting roll top work surface over. White ceramic sink with drainer and mixer tap. Large window to rear aspect. Built in ceramic hob with stainless steel splash back and electric oven below. Washing machine and fridge freezer. Attractive brick style ceramic tiling to remainder of splash back areas. Inset spotlights.

### Bedroom

10' 0" x 9' 2" (3.05m x 2.79m)

Window to front aspect overlooking Norton Way North. Reduced head height. Dimplex electric radiator.



## Bathroom

Re-fitted modern white bathroom suite. Comprising of L shaped style bath with mixer tap, separate shower over and enclosed by screen. Wall mounted wash hand basin with storage cupboard under and low level wc with dual flush. Frosted window to rear. Attractive ceramic tiling to splash backs areas. Chrome ladder style towel rail.



## Outside

### Communal Area

Allocated parking to rear of building #65.

### Agents Note.

The owner has informed us of the following information:

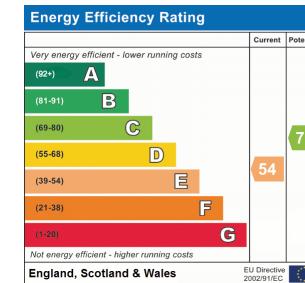
Lease: 125 years from 1986 (85 remaining)

Ground rent: £100 per year

Service charge 2025/26: £2,316.

Council tax band B.





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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