



# 30, The Mews, Norton Road

Letchworth Garden City,  
Hertfordshire, SG6 1AL  
£175,000

country  
properties



Impressive two bedroom ground floor apartment located at the popular Norton Hall Farm Development. The property is fully double glazed and benefits from gas to radiator central heating. Modern kitchen and a bathroom suite. Norton Hall Farm is a small development of apartments 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 care line system at all other times. Along with the landscaped communal gardens there is a communal residents lounge, kitchen and laundry room.

## Ground Floor

### Entrance Hall

Electric fuse box. Glazed door leading to the lounge.

### Lounge

21' 3" x 12' 1" (6.48m x 3.68m)

Double glazed bay window to front aspect. Radiator. TV point. Wall mounted gas fire.

### Kitchen

10' x 6' 2" (3.05m x 1.88m)

Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Ceramic tiling. Plumbing for washing machine. Extractor fan. Radiator.

### Inner Hallway

Airing cupboard housing water tanks. Store cupboard.

### Bedroom One

12' 0" x 11' 4" (3.66m x 3.45m)

Double glazed window and door to rear leading to the communal gardens. Fitted wardrobe. Radiator.

### En-suite Wc

Modern suite comprising a wash basin and Wc. Extractor fan.

### Bedroom Two

12' 1" x 7' 3" (3.68m x 2.21m)

Double glazed window to rear aspect. Radiator.

### Bathroom

Three peice suite comprising low level wc, wash hand basin and panel bath with shower attachment over. Ceramic tiling. Radiator. Extractor fan.



## Outside

### Communal Areas

The development benefits from a communal residents lounge, kitchen and laundry room situated in the former farm house.

### Communal Gardens

Communal gardens with ornamental pond. Well maintained and stocked beds and borders.

### Agents Note

The owner has informed us of the following information:

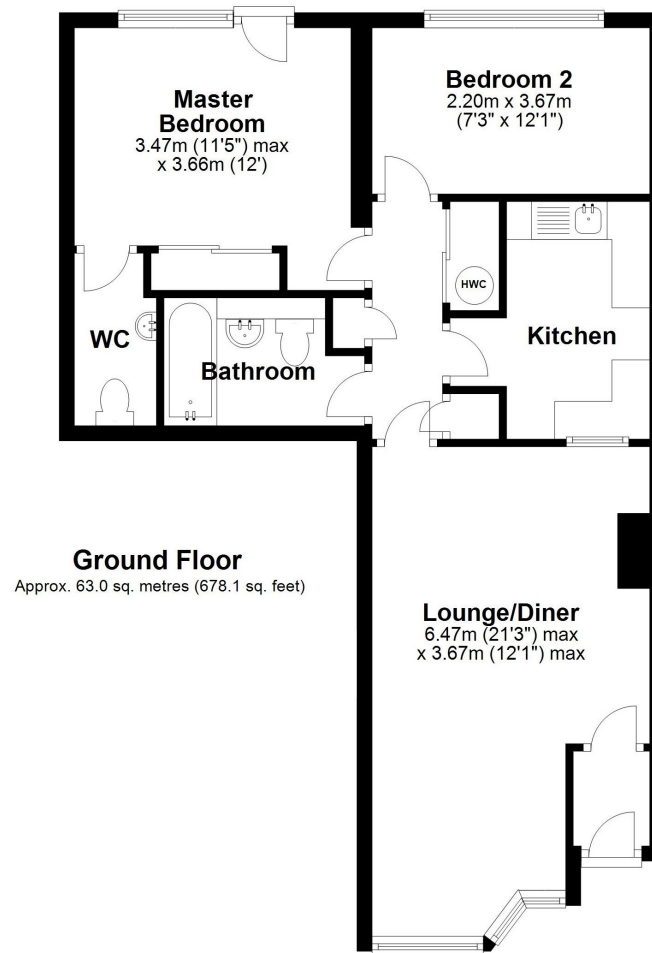
Lease: A new 90 year lease will be provided.

Service charge £253,77pcm (includes Buildings Insurance)

Council tax: Band B







| 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                   |                         |           |
|   | 70                      | 77        |
|   | EU Directive 2002/91/EC |           |

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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: [simon.ellmers@country-properties.co.uk](mailto:simon.ellmers@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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