4 , The Mews

Norton Road, Letchworth Garden City,
Hertfordshire, SG6 1AL
£200,000

COUNTRY PROPERTIES
PART OF HUNTERS

Two Bedroom Barn Conversion Located On The Popular Norton Hall Farm Development. The Development Is Located On The Edge Of Letchworth Garden City And Is For People Of 50 Years And Over

- Spacious 22ft long dual aspect lounge/dining room
- Fitted kitchen with ample storage space
- Handy ground floor toilet
- Two bedrooms on the first floor along with shower room
- Double glazed windows, gas to radiator central heating and offered with no upper chain
- Attractive communal gardens surround the development
- Communal residents lounge with kitchen and laundry room

Ground Floor

Entrance Porch

Door leading to the lounge and another leading to the cloakroom.

Cloakroom

Comprising a low level wc and a wash hand basin. Window to the front aspect.

Lounge/Dining Room

22' 0" x 14' 7" (6.71m x 4.45m)
A spacious open plan lounge/dining room with windows to the front and to the rear. Stairs to the first floor. Radiators. Exposed beams.

Kitchen

10' 5" x 7' 0" (3.17m x 2.13m)
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer sink unit. Plumbing for a washing machine and space for a cooker and fridge/freezer. Window to the rear aspect.

First Floor

Landing

Storage cupboard. Doors to all rooms.

Bedroom One

14' 5" x 10' 0" (4.39m x 3.05m)
Fitted wardrobe and store cupboard. Window to the front aspect. Radiator. Exposed beams.

Bedroom Two

11' 8" x 7' 6" (3.56m x 2.29m)
Window to the rear aspect. Radiator.
Exposed beams.

Shower Room

Comprising a low level wc, wash hand basin and shower with screen. Window to the rear aspect.

Outside

Communal Gardens

Well maintained gardens with flower and shrub borders. Well stocked fish pond. Ample off street parking.

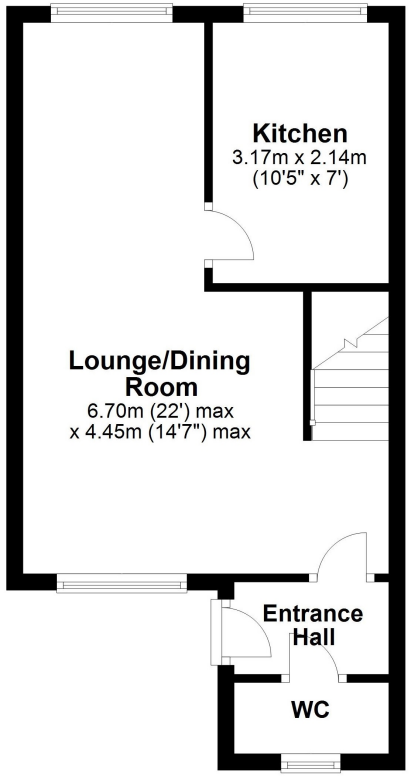
Communal Areas

At the property there is a communal residents lounge and kitchen area. There is also a laundry room with washing machine and large dryers.

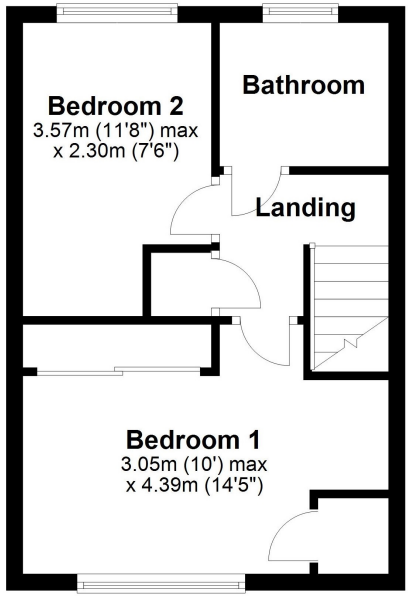
Agents Note

The property is offered with a brand new 90 year lease.

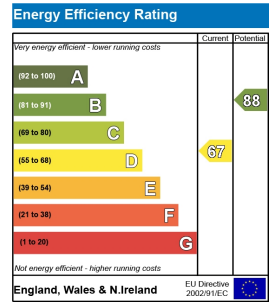
Estimated service charge for the period 1 April 21 to 31 Mar 2022: £2,445.26
NHDC tax band: B



Ground Floor



First Floor



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

www.country-properties.co.uk

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