



**22, The Mews,**  
Norton Hall Farm, Letchworth Garden City,  
Hertfordshire, SG6 1AL  
**£179,000**

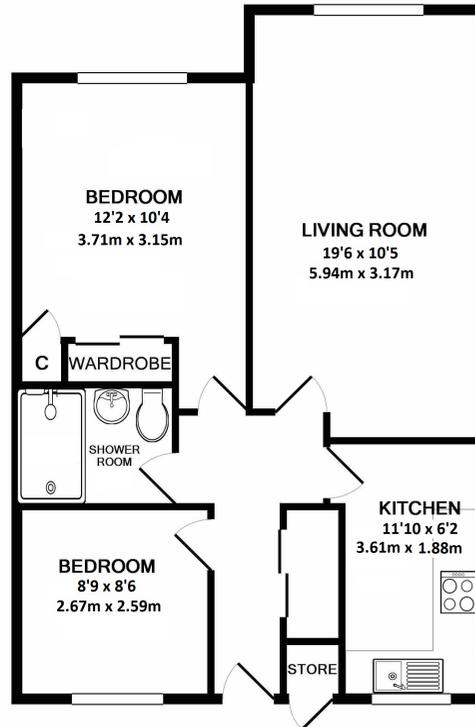
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Spacious 2 bedroom first floor retirement apartment located on the popular Norton Farm Development. Internal viewing comes highly recommended. The property benefits from a modern fitted kitchen with integrated oven, hob and fridge/freezer, a spacious lounge/diner with views to the rear, two good size bedrooms and a shower room. Norton Hall Farm has the added advantage of a communal residents lounge, kitchen and laundry room. Outside the development has well maintained landscaped communal gardens

- Norton Hall Farm has a mixture of properties for people of 50 years of age and over.
- Weekday on site Manager and a 24 hour careline.
- Gas to radiator central heating.
- Offered with vacant possession and no upper chain.
- Lift facility with easy access to the first floor.
- Brand New 90 year lease.
- Service Charge £253.77 pcm. (TBC)







TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		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

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