

27 The Mews

Norton Road, Letchworth Garden City,
Hertfordshire, SG6 1AL

£100,000

country properties

Spacious two bedroom first floor retirement apartment situated on the popular Norton Hall Farm development. Well presented throughout with a spacious lounge with large picture window and fitted kitchen with ample storage space. Newly carpeted and recently decorated throughout. Main bedroom with built-in wardrobe and gas centrally heated and double glazed. Lovely communal residents lounge, conservatory, laundry room, communal gardens and guest suite for visitors. This Development is strictly for people of 50 years and over. Weekday on site Warden and 24hour care line facility. No above chain.

Ground Floor

Communal Entrance

There are two communal entrances to the first floor one has a lift and staircase and the second has a chair lift and staricase.

First Floor

Entrance Hall

Airing cupboard and store cupboard. Doors to all rooms.

Kitchen

9' 5" x 8' 2" (2.87m x 2.49m)
Fitted in a range of matching base and eye level units providing ample storage space. Single drainer stainless steel sink unit. Space for cooker, washing machine and fridge/freezer. Wall mounted gas central heating boiler. Window to the front aspect.

Lounge/Dining Room

17' 2" x 10' 2" (5.23m x 3.10m)
A spacious room with a large window to the front aspect. Radiator. Tv point.







Bedroom One

13' 7" x 9' 8" (4.14m x 2.95m)
Window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Two

10' 11" x 8' 1" (3.33m x 2.46m)
Window to the rear aspect. Radiator.

Bathroom

7' 3" x 5' 6" (2.21m x 1.68m)
Three piece suite comprising a low level wc, vanity wash basin and panelled bath with shower over. Tiled walls. Extractor fan.

Outside

Communal Gardens

At the front of the property are well maintained gardens with seating areas and an ornamental fish pond. Well stocked flower borders.

Communal Areas

The development has the benefit of a communal residents lounge and kitchen. Along with a dedicated laundry room.

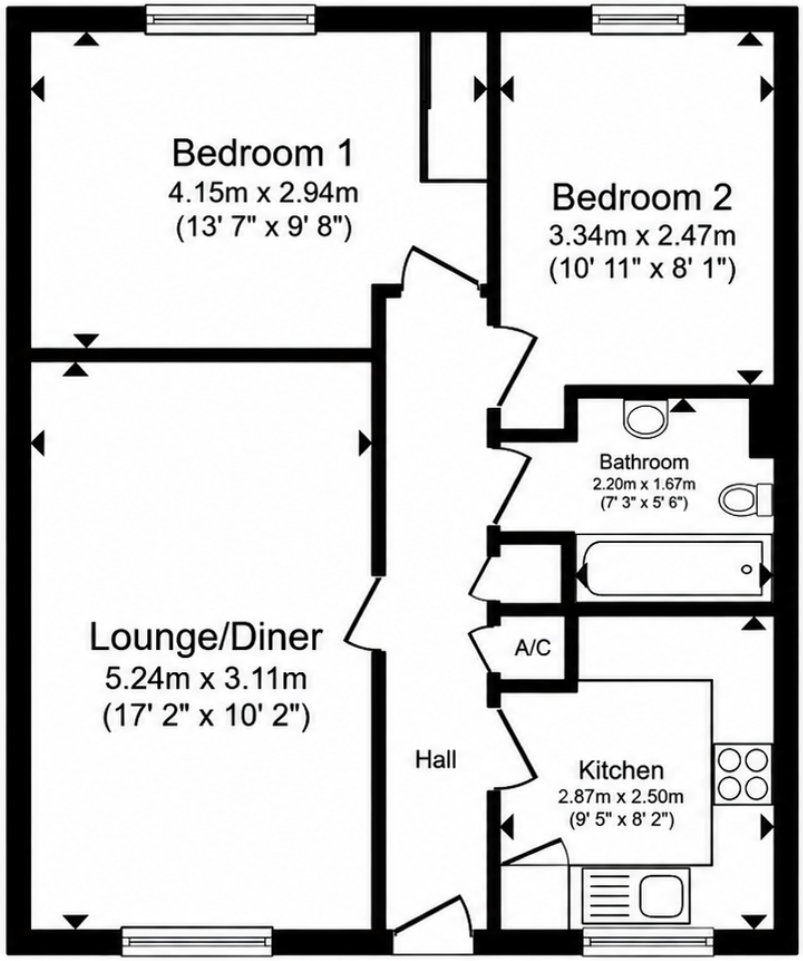
Agents Note

Leasehold - To be sold with a brand new 90 year lease.
Service Charge - £276.03pcm
This is a NO PETS development

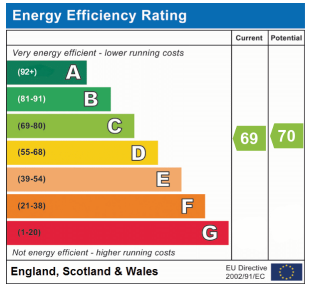








Total floor area 55.6 m² (599 sq.ft.) approx



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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