



7 The Mews

Norton Road, Letchworth Garden City, SG6 1AL

£185,000



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Located in Letchworth within the esteemed Norton Hall Farm development, is this two bedroom, ground floor apartment.

The property offers a lounge with space for a dining area and bay window overlooking the landscaped gardens. The kitchen is a modern space with white units, stone worktops and metro tiling.

There are two good sized bedrooms, with bedroom one offering built-in storage. A three-piece wet room, with vanity sink completes the living space.

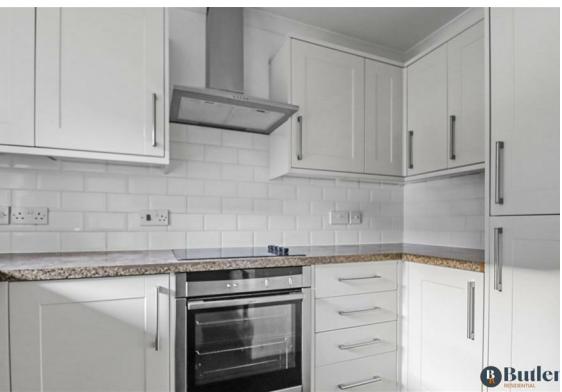
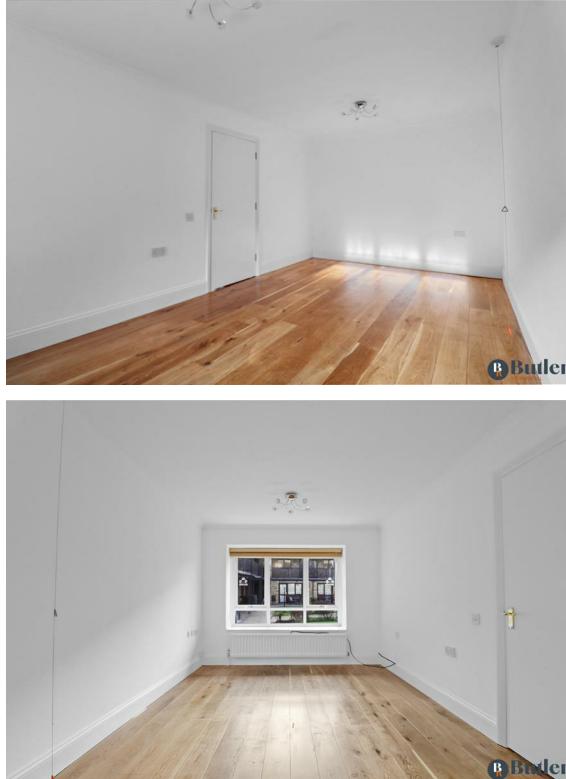
Outside are landscaped gardens as well as a communal residents lounge, a well-appointed kitchen, and convenient laundry facilities. On-site parking is also available.

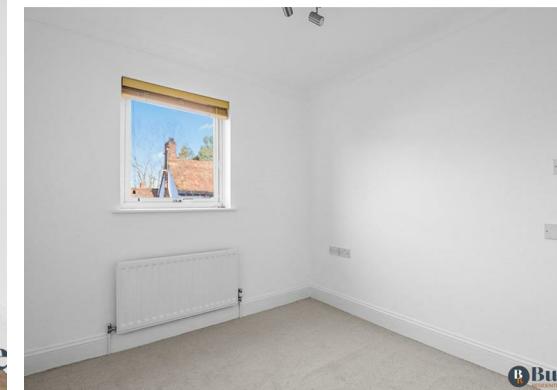
Additionally a dedicated on-site manager is available on weekdays, complemented by a 24-hour careline system for added peace of mind.

The property is offered chain free, and has a brand new 90-year lease on completion.

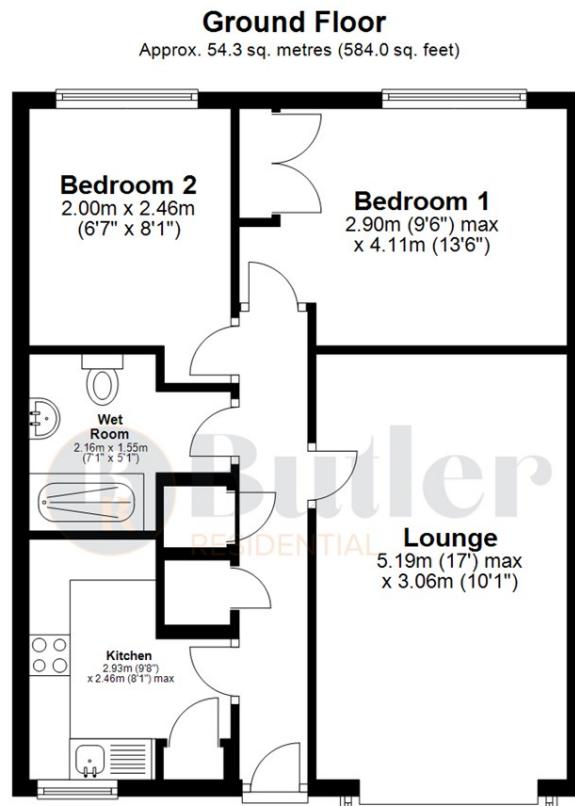
Situated on the edge of Letchworth, Norton Hall Farm combines the charm of countryside living with the convenience of urban amenities. Nearby attractions include the Three Horseshoes pub, Bickerdikes Garden Centre, and the scenic Letchworth Greenway, perfect for leisurely walks and outdoor activities.

Leasehold Information





Floor Plan



Total area: approx. 54.3 sq. metres (584.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

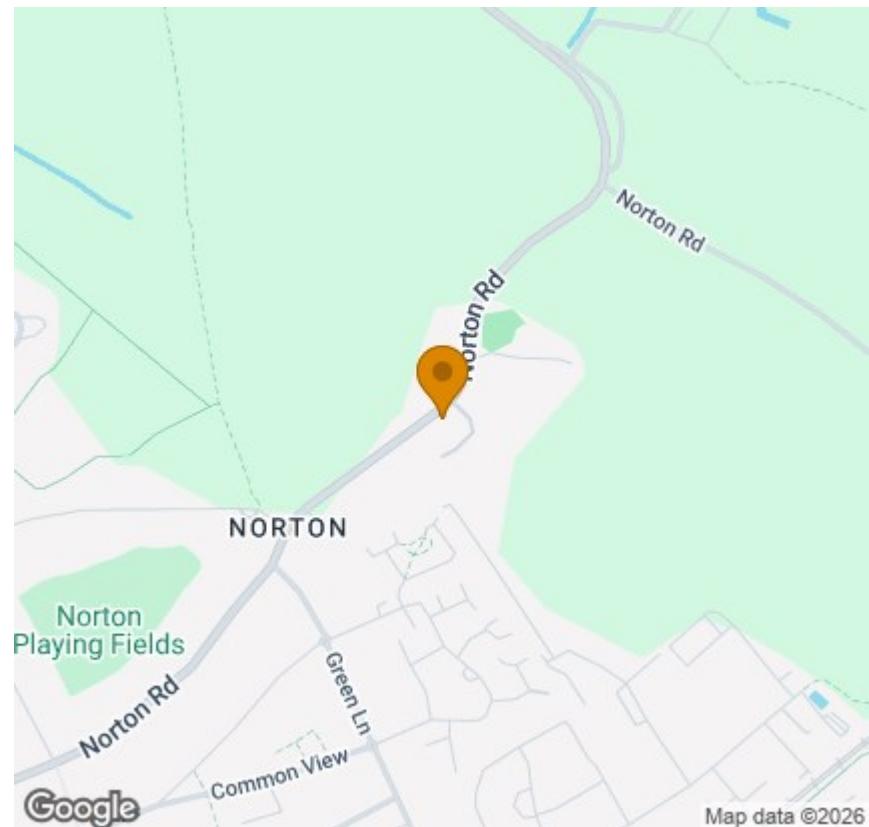
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Address: Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP

Tel: 01438 584400

Email: hello@butlerresidential.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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