



The Farmhouse – Norton Hall Farm – Norton Road – Letchworth – Hertfordshire – SG6 1AG

A one-bedroom first floor apartment in a popular retirement development



4 The Farmhouse, Norton Hall Farm

Entrance hall • Sitting room • Bedroom •
Kitchen • Shower room

Offers in excess of £150,000 leasehold

Norton Hall Farm consists of 58 flats and bungalows with communal facilities completed in 1984.

Approached off the Norton Road the properties are set in the grounds of the old farmhouse which has been converted to apartments with the communal facilities on the ground floor.

The development is situated on the outskirts of Letchworth and is located about a mile and a quarter from the town centre and train station.

Facilities include a visiting scheme manager, emergency alarm system, attractive residents' lounge with conservatory, two guest rooms, communal laundry, door entry system and attractive gardens. A regular bus service runs to the town centre.

Unallocated parking and gas storage heating.

99 year lease and 50+ age covenant.
No Ground Rent

**For viewings please contact the
Scheme Manager on 01462 680430 or Fifty5Plus
on 01488 668655**



Sitting Room



Bedroom



Kitchen

The Property

No 4 The Farmhouse is a one bedroom first floor apartment with approximate room dimensions as follows: Entrance hall with airing and storage cupboards. Loft hatch. Sitting room (13'2" max x 11'6" max) Kitchen (11'8" x 6'3") Bedroom (13'3" x 6'10") Shower room (7'9" x 5') Stannah stairlift. Gas central heating and double glazing.

Letchworth Garden City offers a vast array of attractions including museums, a three-screen cinema, historic houses, parks, Norton Common with 67 acres of parkland, art galleries and a leisure centre.

Directions to Norton Hall Farm

From the A1(M), exit at Junction 9 and proceed towards Letchworth (A505). After about 1.4 miles at the roundabout take the third exit onto Baldock Road (B656).

At the next roundabout take first exit into Ave One. At the second roundabout turn right (second exit) onto Works Road and then left into Green Lane. Go through three roundabouts and then turn right into Norton Road. The entrance to Norton Hall Farm will be on your left.



Bathroom



View from apartment

Approximate gross internals:

Total: 43 m² / 463 ft²

Energy Performance Rating: 65

Service charge: £2,126.22 p.a.

No Ground Rent

Council tax banding: A

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor.

Norton Hall Farm

Norton Hall Farm consists of 58 properties which were completed in 1984 and are arranged around well maintained communal gardens.

Location

Letchworth was Britain's first garden city, a planned town of limited size and surrounded by a protective rural belt, derived its name from 'enclosure that can be locked'. It was conceived in 1903 by Ebenezer Howard and lies about seven miles north of Stevenage.

He wanted the ideal spacious suburb with wide avenues and parks and unobtrusive working areas to overcome the overcrowding seen in so many British cities. His ideas set the pattern for other new towns in the country and in Europe. Today Letchworth is an attractive city by-passed by the A1M.

The town centre, about 1.4 miles away, has a wide variety of civic and recreational amenities, along with a good range of shopping facilities, Letchworth golf club, Nuffield health club & spa and a tennis club.

Further afield

Letchworth Garden City is on the Cambridge to London Kings Cross mainline with services running regularly throughout the day. The fastest service to London Kings Cross takes just 28 minutes with Cambridge 26 minutes away in the other direction. Junction 9 on the A1(M) is only 1.8 miles away by car.



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