



Mandeville Court
Potters Bar, EN6 1BZ
Guide Price £240,000

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PRESTIGIOUS RETIREMENT DEVELOPMENT within close proximity to many amenities, local shopping and transport facilities including THAMESLINK MAINLINE providing direct access to LONDON KINGS CROSS & MOORGATE. Please note residents must meet the age requirement of 70 YEARS & OVER.

With the benefit of higher than average energy performance rating (B), this immaculate FIRST FLOOR APARTMENT offers pleasant and light accommodation in a quiet setting away from communal activity. The property benefits further from level access to the LANDSCAPED COMMUNAL GARDENS as well as a PRIVATE SOUTH WESTERLY BALCONY, accessed from the open plan living/dining area. The residence offers a MODERN KITCHEN with built in appliances, including electric combination oven/grill, integrated fridge/freezer, John Lewis slimline dishwasher and tiled UNDERFLOOR HEATING. A master bedroom with adjoining COMTEMPORARY WET ROOM provides the perfect independent living space alongside EXCELLENT COMMUNAL FACILITIES; a secure reception entry, resident's lounge, dining hall, wellbeing suite and guest cloakrooms as well as the overnight guest suite, laundry room, mobility scooter park & LIFTS to all floors.

EPC : B

HERTSMERE COUNCIL TAX BAND : C

LEASEHOLD : 116 years remaining

GROUND RENT : £435 pa

SERVICE CHARGES : £9002.37 pa

BUILDING INSURANCE : inclusive





FIRST FLOOR

Hallway

Reception

17'3 x 10'4 (5.26m x 3.15m)

Kitchen

11'0 x 6'2 (3.35m x 1.88m)

Bedroom

17'1 x 10'6 (5.21m x 3.20m)

Wet Room

8'8 x 10'0 (2.64m x 3.05m)



Floor Plan



TOTAL FLOOR AREA - 590 sq.ft. (54.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any judgement or decision. The services, systems and appliances shown here are not to be scaled and no guarantee is to their operability or efficiency can be given.
Made with Ventago 12/2023



Viewing

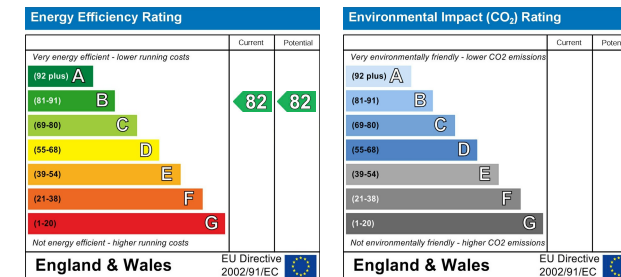
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph



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