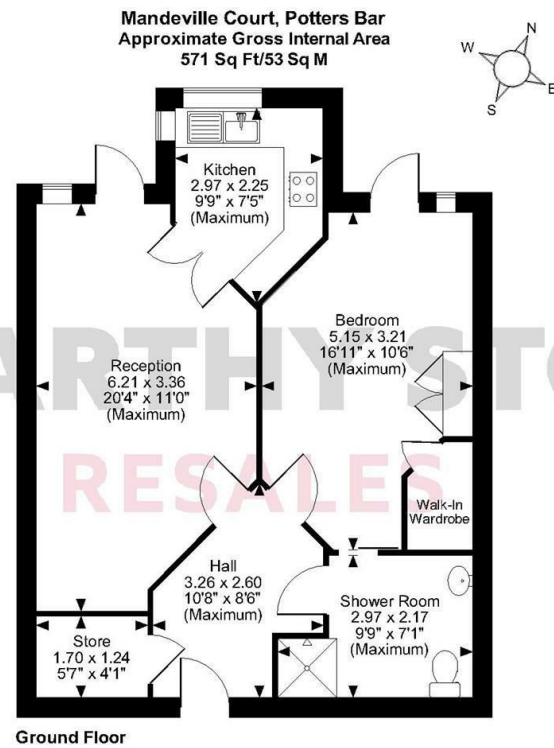


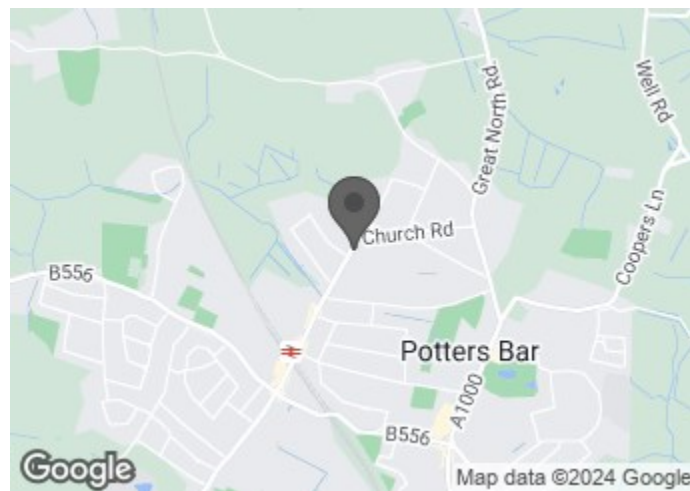
McCARTHY STONE RESALES

3 MANDEVILLE COURT DARKES LANE, POTTERS BAR, EN6 1BZ



Ground Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A beautifully bright and spacious one bedroom retirement apartment on the ground floor, with a walk out patio area. This development offers EXCELLENT COMMUNAL FACILITIES including a table service restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

PRICE REDUCTION

OFFERS IN THE REGION OF £320,000

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

MANDEVILLE COURT, 261 DARKES LANE,

1 BEDROOMS £320,000

MANDEVILLE COURT

Mandeville Court in Potters Bar, Hertfordshire, is just 18 miles north of central London. Being just half a mile from the main line train station should satisfy those who enjoy a day trip into the city. Potters Bar itself benefits from an array of shops and amenities, including a swimming pool and leisure centre, a tennis club, cricket club and golf course. Mandeville Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom. The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall.

The 24-hour Tunstall emergency response pull cord system is wall mounted the hall. Smoke detector and security door entry system with intercom. Doors lead to the bedroom, living room, and wet room. Underfloor heating runs throughout the apartment.

LIVING ROOM

Bright and spacious room benefitting from a double glazed door leading to a patio area. TV and telephone points. A range of electric power sockets. Partially glazed doors lead in to a separate kitchen.

KITCHEN

A range of base and wall units and pan drawers with a roll top work surface and tiling over. Stainless steel sink unit with drainer and mixer tap is positioned in front of the double glazed window which over looks the communal grounds. Built-in oven with easy access side opening door. Ceramic hob with chrome extractor hood over. Integrated fridge and freezer. Ceiling spot lighting, ceramic floor tiling.

BEDROOM

Bright and sunny double room with a double glazed window allowing the sunlight to fill the room. Walk-in wardrobe with shelving and hanging rails. TV and telephone connectivity. A range of power sockets. Emergency pull-cord. Central ceiling light fitting. Fitted carpets and curtains.

SHOWER ROOM

Fully tiled wet room with suite comprising; Walk-in shower with grab rails; WC; Vanity unit with sink and mirror above. Heated towel rail, medicine cabinet. Emergency pull-cord. Ceiling spot lights, slip resistant flooring.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge: £9,002.40 (for financial year end 31st March 2024).

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estates Manager.

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250.00 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

GROUND RENT

Ground rent - £435 per annum
Ground rent review: 1st Jan 2029

LEASEHOLD

125 years from 1st Jan 2014.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

