

Approximate Gross Internal Area = 75 sq m / 807 sq ft

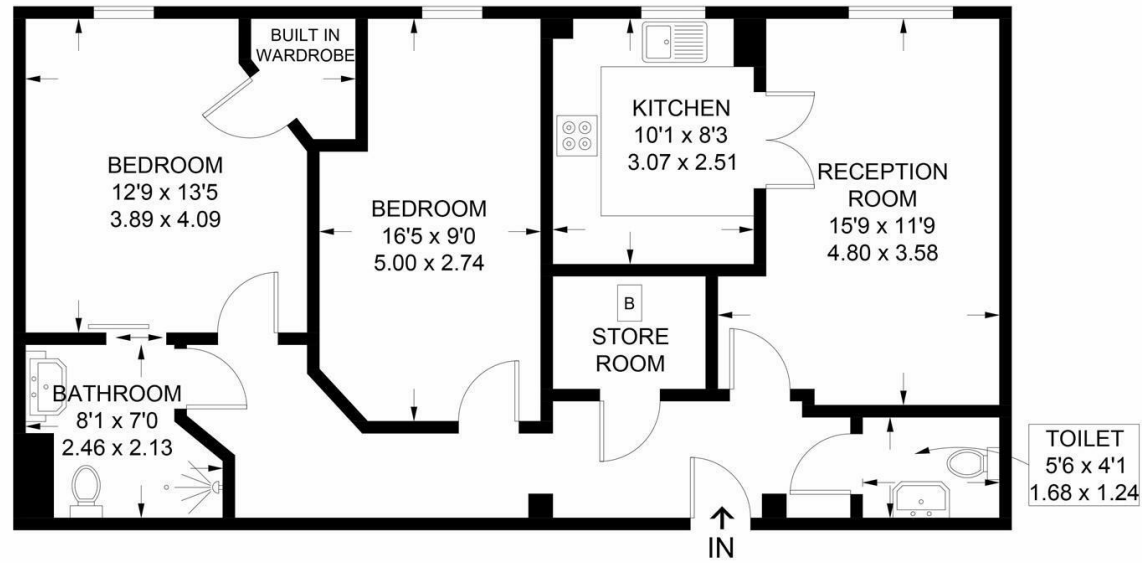


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID870914)

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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**McCARTHY STONE
RESALES**

34 MANDEVILLE COURT
261 DARKES LANE, POTTERS BAR, EN6 1BZ



SUPERBLY PRESENTED retirement apartment with a spacious living room. Modern kitchen with BUILT IN APPLIANCES, master bedroom with a WALK-IN WARDROBE, a contemporary shower room, second bedroom and guest cloakroom. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

ASKING PRICE £350,000 LEASEHOLD

For further details, please call **0345 556 4104**
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MANDEVILLE COURT, 261 DARKES LANE, POTTERS BAR

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 £30 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 a laundry room and hairdressers and onsite restaurant with freshly cooked meals provided daily. 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 emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage/airing cupboard. Security door entry system. Emergency intercom. Doors lead to the bedrooms, living room, shower room and guest cloakroom.

LIVING ROOM

Bright and spacious living room benefitting from a double glazed window overlooking the gardens. TV (with Sky+ connectivity) and telephone points. Two ceiling lights. Raised electric power sockets. Under floor heating runs throughout the apartment with wall mounted thermostat controls in each room. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Modern kitchen providing a range of base and wall units with a roll top work surface and tiling over. Stainless steel sink with mono block lever tap sits beneath the electronically controlled window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer. Ceiling spotlights, under pelmet lighting, floor tiling.

MASTER BEDROOM

Double room with a walk in wardrobe providing a range of hanging rails and shelves. Ceiling lights, TV and phone point, fitted carpets and curtains.

SHOWER ROOM (WETROOM)

Fully tiled and fitted with suite comprising of walk-in shower with fitted curtain. WC. Vanity unit with sink and mirror above. Ceiling spot lights.

BEDROOM TWO

Generous sized bedroom which could also be used as a dining or study room. Double glazed window with fitted blind. Raised sockets, ceiling light, fitted carpets.



2 BED | £350,000

GUEST CLOAKROOM

Partially tiled suite with WC, handbasin with mirror over. Ceiling spotlights, floor tiling.

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

The annual service charge for this property is £13,452.33 for financial year end 31/03/2025.

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: £510 per annum

Ground Rent review date: January 2029

LEASEHOLD

Lease 125 years from January 2014.

ADDITIONAL INFORMATION & SERVICES

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

