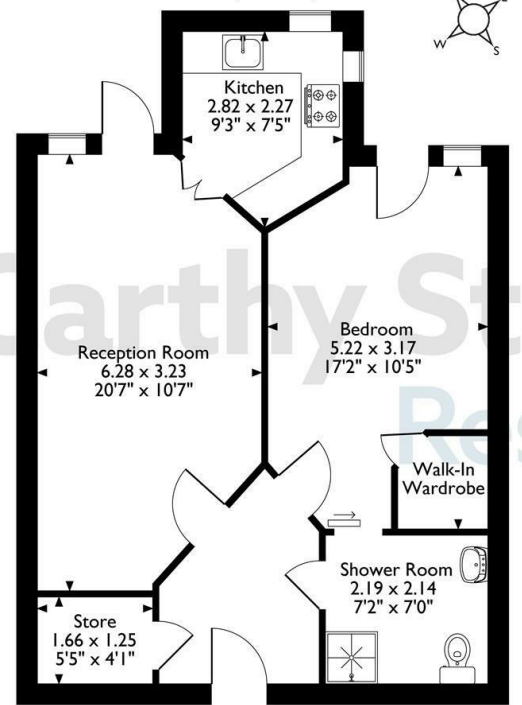


15 Mandeville Court, 261, Darkes Lane, Potters Bar, Hertfordshire
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



15 Mandeville Court

Darkes Lane, Potters Bar, EN6 1BZ

PRICE
REDUCED



PRICE REDUCTION

Asking price £190,000 Leasehold

A beautifully presented one bedroom apartment with direct access to PATIO AREA and communal gardens.

Mandeville Court is a retirement living development offering EXCELLENT COMMUNAL FACILITIES including a dining room, landscaped gardens and a communal lounge where SOCIAL EVENTS take place.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

Mandeville Court, Darkes Lane, Potters Bar,

1 Bed | £190,000

PRICE
REDUCED

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 requirement, speak to your Estate Manager for further details. 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.

Apartment Overview

This is a first floor property but has the benefit of ground floor benefits having French door from the lounge leading to a patio area and gardens beyond.

Entrance Hall

Front door with spy hole leads to the large entrance hall. The 24-hour Tunstall emergency response speech/pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the lounge, bedroom and wet room.

Lounge

Spacious lounge benefitting from rear garden views and a French door leading onto a patio area and communal gardens

beyond. There is also ample room for a dining table. TV and telephone points, two ceiling lights and raised height power sockets. Door leads to a separate kitchen.

Kitchen

Fully fitted modern kitchen with a range of base and eye level units and drawers. Dual aspect garden facing windows. Single drainer sink unit with mixer tap. Built in waist height electric oven with space over for a microwave. Four ring induction hob with extractor hood above. Integrated fridge and freezer. Under pelmet lighting and spotlights.

Bedroom

Bright and airy bedroom also with the benefit of a French door leading onto the gardens. Door to the spacious walk-in wardrobe with fitted shelving and hanging rail. TV and telephone point, central ceiling light and a range of power sockets. Emergency pull-cord.

Shower Room

Fully tiled purpose built wet room comprising; shower with fitted curtain and support rail, WC, vanity unit wash hand basin and fitted mirror above. Heated towel rail. Emergency pull-cord.

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service

charges please contact your Property Consultant or Estate Manager.

The annual service charge for this property is £10,344.96 (for financial year ending 31/03/2026)
Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Car Parking Scheme

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

Lease Information

Lease length:125 Years from 1st January 2014
Ground rent: £435 per annum
Ground rent review: 1st Jan 2029

Moving Made Easy & Additional Information

- Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:
- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet & Copper Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

