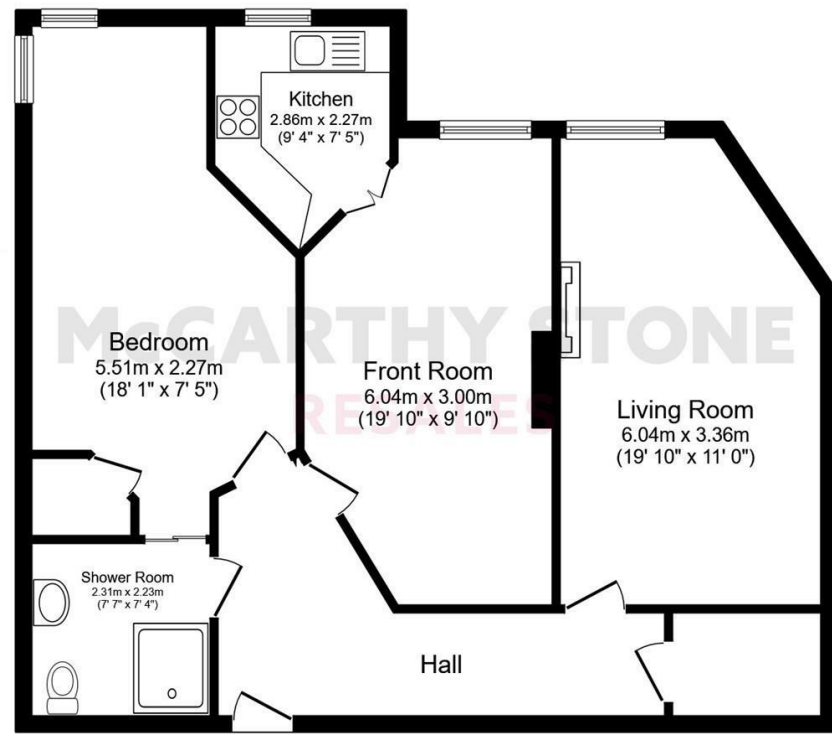


McCARTHY STONE RESALES

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



Total floor area 81.6 m² (879 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: D



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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This well presented TWO BEDROOM SECOND FLOOR APARTMENT in a desirable RETIREMENT LIVING DEVELOPMENT FOR THE OVER 70'S - just half a mile from POTTERS BAR. amenities. Offering quality care services delivered by McCARTHY STONE experienced CQC registered Estates team.

ASKING PRICE £350,000 LEASEHOLD

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

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

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 £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 situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Security door entry system. Emergency intercom. Doors lead to the bedrooms, living room and wetroom.

LIVING ROOM

Spacious living room with a double glazed window and ample room for a dining table. TV (with Sky+ connectivity) and

telephone points. Ceiling lights. Raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. Completed with an electric fireplace.

KITCHEN

Fully fitted kitchen wood effect wall and base units with pan drawers and a modern roll top work surface and tiling. Stainless steel sink with mono block lever tap sits beneath the double glazed window. Built-in oven with space over for a microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Ceiling spotlights, ceramic floor tiles.

MASTER BEDROOM

Double room with dual-aspect double glazed windows. This room benefits from plenty of natural light and allows the room to be bright and airy. Ceiling lights, raised sockets, TV and phone point. Door to walk in wardrobe with a range of hanging rails and shelves. Access to wet room.

WET ROOM

Fully tiled and fitted wet room style with suite comprising of walk-in shower with fitted curtain. WC. Vanity unit with sink and mirror above. Ceiling spot lights, floor tiling.

BEDROOM TWO

Spacious bedroom which would be perfect for use as a study or dining room. Decorative ceiling light, raised power sockets, fitted carpets.

SERVICE CHARGE

- 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

2 BED | £350,000

The annual service charge for this property is £13,452.36 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

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.

LEASE INFORMATION

Lease: 125 years from 1st Jan 2014
Ground rent: £510 per annum
Ground rent review: 1st Jan 2029

ADDITIONAL INFORMATION & SERVICES

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

