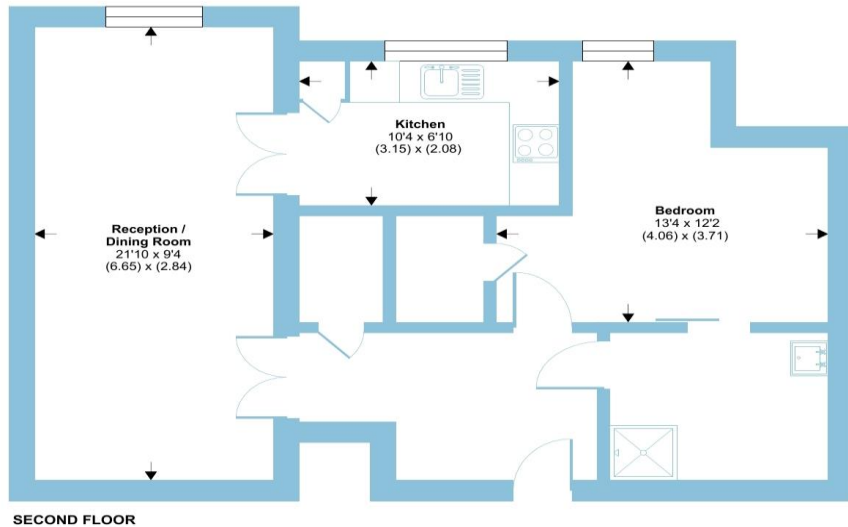




Mandeville Court Darkes Lane, Potters Bar EN6 1BZ

Darkes Lane, Potters Bar, EN6

Approximate Area = 623 sq ft / 57.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Barnard Marcus. REF: 1135730



welcome to Mandeville Court Darkes Lane, Potters Bar

- One bedroom retirement home
- Landscaped gardens
- 24 hour emergency call systems
- Chain Free
- McCarthy & Stone development

Tenure: Leasehold

EPC Rating: B

£175,000



A well-presented one double bedroom second floor retirement apartment. The spacious living room provides ample space for dining, modern kitchen has integrated appliances, the bedroom has a walk-in wardrobe, as well as an en-suite wet room which can also be accessed from the entrance hall.

Mandeville Court is one of McCarthy & Stone Retirement Living plus homes and is facilitated to provide its homeowners with extra care. An Estates Manager is on hand to manage the day to day running of the development. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however additional hours can be arranged by prior appointment.

The development has a homeowners lounge, onsite waitress service restaurant providing freshly cooked meals everyday. There is also a guest suite available (subject to availability) at a normal cost of £25 per day.

Parking is by allocated space availability. The fee is usually £250.00 per annum. Permits are available on a first come, first served basis.

Residents must 70 years of age or over.

Mandeville Court is located on Darkes Lane, between The Avenue and Heath Drive and is therefore ideally positioned being just a short walk away from the extensive shopping facilities with its wide range of restaurants and cafes, as well as Potters Bar mainline station which provides a fast and frequent service to Kings Cross and Moorgate.

view this property online [barnardmarcus.co.uk/Property/WTS106818](https://www.barnardmarcus.co.uk/Property/WTS106818)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

WTS106818 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense.
4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.
5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs.
6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative.
7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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