



54 Mandeville Court, Darkes Lane, Potters Bar, EN6 1BZ
£380,000 Leasehold (*see note over)

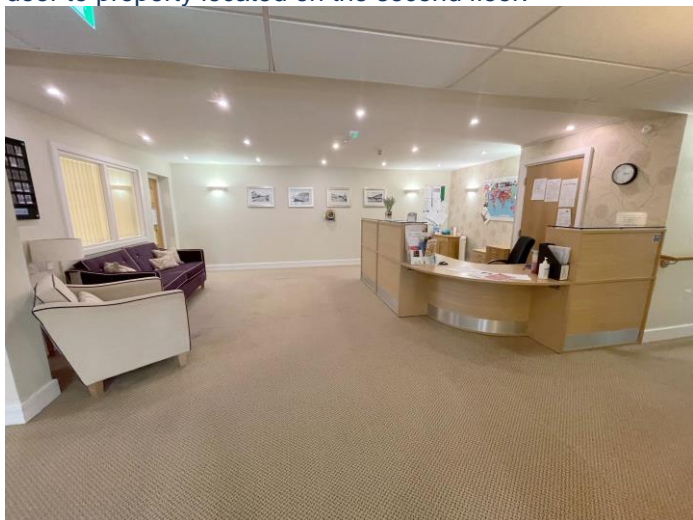
This two bedroom garden view 'Retirement Plus' apartment is located within the popular Age exclusive Mandeville Court Development. The property offers independent living within your own apartment alongside the additional benefits of the communal parts including an on site restaurant, communal lounge & gardens, wellbeing suite, overnight guest suite, mobility scooter park and 24 hour on site staff. Offered chain free, internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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www.hobdays.co.uk email:

MAIN ENTRANCE Communal entrance doors with entry phone system leading to reception, access to residents lounge, dining hall, wellbeing suite, guest cloakrooms, communal bathroom, Overnight guest suite, laundry room & mobility scooter park. stairs and lifts to all floors. Entrance door to property located on the second floor.



HALLWAY 26' 0" x 5' 8" (7.92m x 1.73m) approx
Recessed spotlighting, telephone point, power points, underfloor heating with independent control, wall mounted entryphone system, walk in storage cupboard housing hot water cylinder, wall mounted electricity meter and consumer unit, emergency pull cord.



LOUNGE 17' 10" x 10' 6" (5.43m x 3.20m) approx
Double glazed window to rear, two ceiling lights, underfloor heating with independent control, telephone point, power points, TV point, double doors leading to kitchen.



KITCHEN 9' 2" x 7' 9" (2.79m x 2.36m) approx
Double glazed window to rear with electric opener, recessed spotlighting, worksurfaces with a range of matching wall, base & drawer units, single bowl stainless steel inset sink unit with drainer, ceramic hob with cooker hood above, built in electric oven/grill, integrated fridge/freezer, integrated dishwasher, part tiled walls, under floor heating with independent control, power points, emergency pull cord.



BEDROOM 1 11' 8" x 10' 8" (3.55m x 3.25m) approx
Double glazed window to rear, telephone point, power points, TV point, underfloor heating with independent control, emergency pull cord, walk in wardrobe with hanging and shelving space, sliding door to wet room.



EN-SUITE/WET ROOM 8' 7" x 7' 1" (2.61m x 2.16m) approx
Fully tiled walls, recessed spotlighting, extractor fan, low level w.c, vanity unit with storage below, mirror above & shaver light, walk in shower with wall mounted shower and adjustable riser rail, underfloor heating with independent control, heated towel rail, fully tiled floor, emergency pull cord.



BEDROOM 2 13' 2" x 9' 7" (4.01m x 2.92m) approx
Double glazed window to rear, fitted wardrobes, telephone point, power points, TV point, under floor heating with independent control, emergency pull cord.



COMMUNAL AREAS & PARKING

There is a residents lounge, dining hall (serving pre-booked lunch time meals), residents laundry room, overnight guest suite, Communal Gardens with communal lawns with a range of flower, shrub and tree borders, raised flower beds, there is also a range of seating areas in and around the grounds.

PARKING: Visitors parking spaces available in the car park.

DOMESTIC ASSISTANCE: One hour of domestic support per week is included in the service charge with additional care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.



COMMUNAL LOUNGE



COMMUNAL LOUNGE



DINING HALL



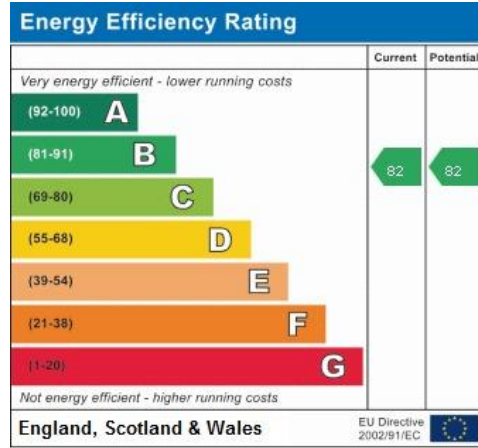
GARDEN VIEW FROM LOUNGE



REAR GARDENS



WELLBEING SUITE



Reference:
MANDEVILLE COURT

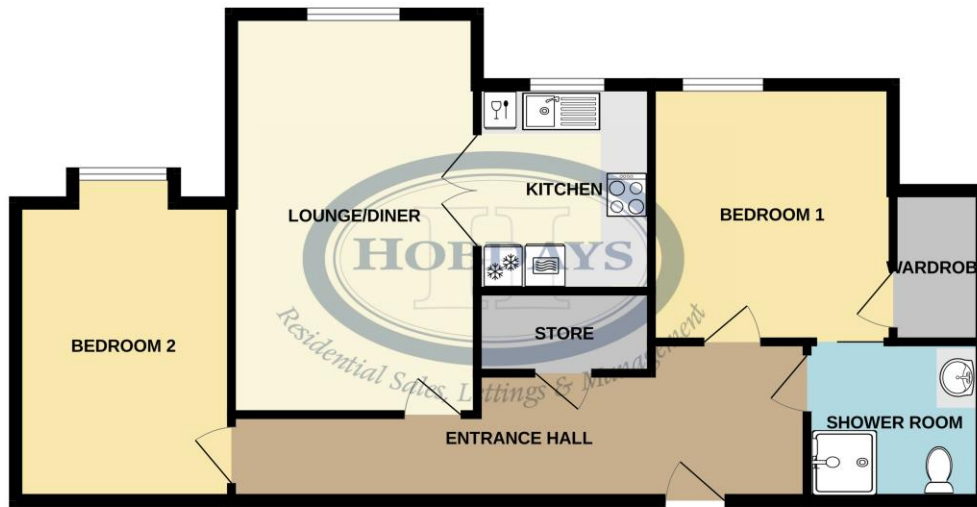
LEASEHOLD PROPERTIES:

Ground Rent: 435.00 pa
 Service Charges: £12,156.33 from April 2023
 Buildings Insurance: included
 Lease length: 125 from 2014

Council Tax Band: D Hertsmere
 Parking arrangements: Permit parking
 Mains Gas: No
 Mains Electric: Yes
 Mains Water/drainage: Yes
 Heating Type: Underfloor heating (electric)
 Surface Water Flood Risk: Very Low Risk
 Rivers & The Seas Flood Risk: Very Low Risk
 (source: Gov.uk)
 Broadband Availability: FTTP is not available. The exchange is not in a current fibre priority programme (Source: Ofcom & BT Broadband Availability Checker)
 Mobile Availability: EE, Three, O2 & Vodaphone (Source: Ofcom)

McCarthy Stone charge a 1% sinking fund contribution (known as the contingency fee), which is paid on resale. This is held in trust for the long-term benefit of the development and homeowners.

SECOND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Viewing strictly by appointment via Hobdays
Telephone: 01707 663330**

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