

53 Mandeville Court, Darkes Lane, Potters Bar, EN6 1BZ
£299,995 Leasehold (*see note over)

This larger style one bedroom retirement apartment is located within reach to Darkes Lane amenities & local shops. The property is a fully independent property comprising lounge, kitchen, larger bedroom & wet room, also benefitting from a dual balcony & additional guest cloakroom. The development also has many communal benefits with a residents lounge, dining hall serving a 3 course lunchtime meal, wellbeing suite, library area, mobility scooter park and well maintained communal gardens.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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MAIN ENTRANCE & HALLWAY

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 2nd floor.

HALLWAY

Wall mounted entry phone system, emergency pull cord, under floor heating with independent control, large storage cupboard housing hot water cylinder, fuse board and electricity meter. Doors to lounge, guest cloakroom, bedroom & wet room.



GUEST CLOAKROOM

Recessed spotlighting, part tiled walls, low level w.c, pedestal wash hand basin with mixer taps, mirror fronted mounted bathroom cabinet, tiled flooring, underfloor heating with independent control, extractor fan.

LOUNGE 16' 9" x 12' 10" (5.10m x 3.91m) approx

Double glazed window and door leading to balcony, two ceiling lights, ceiling vent, power points, TV point, telephone point, underfloor heating with independent control, double doors to kitchen.



KITCHEN 8' 11" x 7' 4" (2.72m x 2.23m) approx

Double glazed corner window with electric opener, worksurfaces with a range of matching wall, base & drawer units, single bowl stainless steel inset sink unit with drainer, ceramic hob with chimney style cooker hood above, built in electric combination oven/grill, integrated fridge/freezer, tiled flooring, underfloor heating with independent control, power points, emergency pull cord.



BEDROOM 21' 10" x 13' 10" (6.65m x 4.21m) maximum measurements approx

Two double glazed corner windows to front, window and door to front leading out to balcony, ceiling light, ceiling vent, emergency pull cord, power points, underfloor heating with independent control, telephone point, TV point, built in wardrobe with hanging and shelving, door to wet-room.



WET ROOM 8' 2" x 7' 1" (2.49m x 2.16m) approx

Fully tiled walls, low level w.c, vanity unit with mixer taps & storage below, shaver light, wall mounted shower unit with riser rail, floor drain, heated towel rail, non-slip tiled floor, underfloor heating with independent control, emergency pull cord, Jack & Jill doors to bedroom & hallway.



COMMUNAL BENEFITS

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.

RESIDENTS PARKING: A designated space is charged at £250 per annum

VISITOR 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



DINING HALL



WELLBEING SUITE



COMMUNAL GARDENS



RECEPTION

LEASEHOLD PROPERTIES:

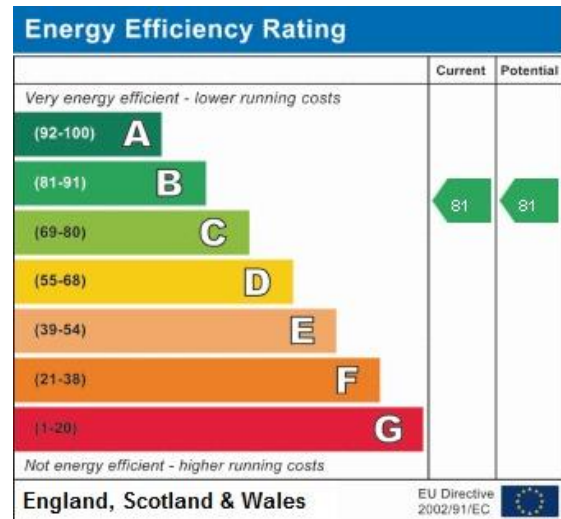
Ground Rent: £435 PA
 Service Charges: £9002.37
 Buildings Insurance: inclusive
 Lease length: 125 years from 2014

Council Tax Band: C 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: O2, Three, EE & 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.



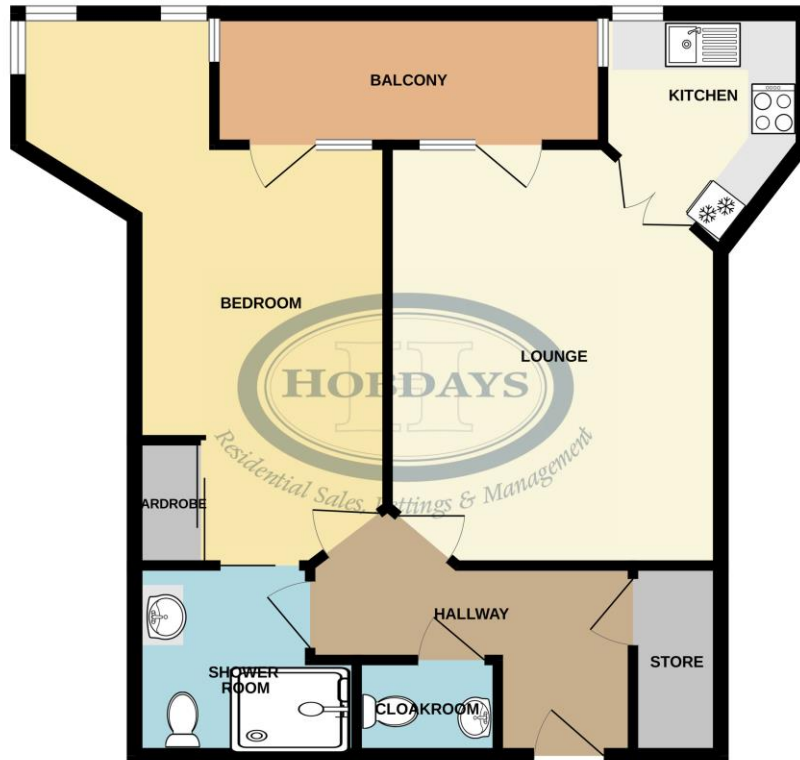
MOBILITY SCOOTER PARK



LIBRARY AREA

Reference:
 MANDEVILLE COURT

SECOND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

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