

44 Mandeville Court, Darkes Lane, Potters Bar, EN6 1BZ
£229,995 Leasehold(*see note over)

This One Bedroom Top floor 'Retirement Plus' Apartment is located within the luxurious appointed McCarthy & Stone development constructed in 2014. The apartment consists of a fully fitted kitchen, lounge, bedroom with walk in wardrobe & wet room. Superb communal areas comprising, residents lounge, Dining hall, residents laundry room, visitors parking. There are also extra services available with on site care staff (24 Hours) non-resident management staff (24 Hours) & community Alarm Service.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

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Communal Entrance & Reception {room1size }approx

Communal entrance doors with entry phone system leading to reception, access to residents lounge, dining hall & cafeteria, laundry room, guest cloakroom, stairs and lifts leading to all floors. Entrance door to property:



Hallway

Entryphone system, emergency pull cord, large storage cupboard housing hot water cylinder, storage racks, electricity fuse board and meter, alarm panel, doors to lounge, bedroom & wet room, under floor heating with independent control, ceiling vent.

Lounge 20' 3" x 10' 7" (6.17m x 3.22m) approx

Double glazed window to front, telephone point, TV point, FM aerial point, satellite point, power points, under floor heating with independent control, ceiling vent, glazed double doors leading into kitchen



Kitchen 8' 0" x 7' 5" (2.44m x 2.26m) approx

Double glazed window to front with electrically operated opener, recessed spotlighting, worktops with a range of matching wall, base & drawer units, single bowl stainless steel inset sink unit with mixer taps and drainer, part tiled walls, ceramic hob with chimney style cooker hood above, built in electric oven/grill, tiled flooring, space for slimline dishwasher, tiled flooring with underfloor heating and independent control,



Bedroom 1 16' 6" x 10' 2" (5.03m x 3.10m) approx

Double glazed window to front, TV point, telephone point, power points, emergency pull cord, underfloor heating with independent controls, walk in wardrobe with hanging and shelving space, door to en-suite wet room.



Wet Room 8' 8" x 6' 11" (2.64m x 2.11m) approx

Recessed spotlighting, fully tiled walls, low level w.c, vanity unit with mixer taps, mirror above and shaver point/light, walk in shower with wall mounted shower and adjustable sprayhead, heated towel rail, tiled flooring with underfloor heating and independent control, emergency pull cord, extractor fan.



Communal gardens

COMMUNAL AREAS: RECEPTION: Main reception for signing in/out any visitors/guests, general enquiries and booking any additional services. **RESIDENTS LOUNGE:** A range of seating and tables with refreshment station. **RESTAURANT:** Waitress service restaurant with freshly cooked meals provided 3 course lunches available for residents and guests daily. **OVERNIGHT GUEST SUITE:** Guest Suite with en-suite shower room, tea and coffee making facilities and TV. **LAUNDRY ROOM:** Comprising of washing machines and dryers for residents use. **COMMUNAL BATHROOM:** Independent bathroom for use of residents wishing to use a bath. **CLOAKROOMS:** For use of residents and visitors. **MOBILITY SCOOTER PARK:** Space and charging ports for mobility scooters with independent external entry point. **COMMUNAL GARDENS:** Mainly laid to lawn with a range of trees, shrubs and flower beds, seating areas. **WELLBEING SUITE:** Regular visiting hairdressers available, or if you have your own mobile hair dresser they are welcome to use the suite. **PARKING:** Visitors parking spaces available in the car park. 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.



Wellbeing suite



Dining Hall



Lift



Rear aspect/Gardens



Scooter Park

LEASEHOLD PROPERTIES:

Ground Rent: £435

Service Charges: £9002.37

Buildings Insurance: Included

Lease length: 125 years from 2014

EPC Rating: B

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)

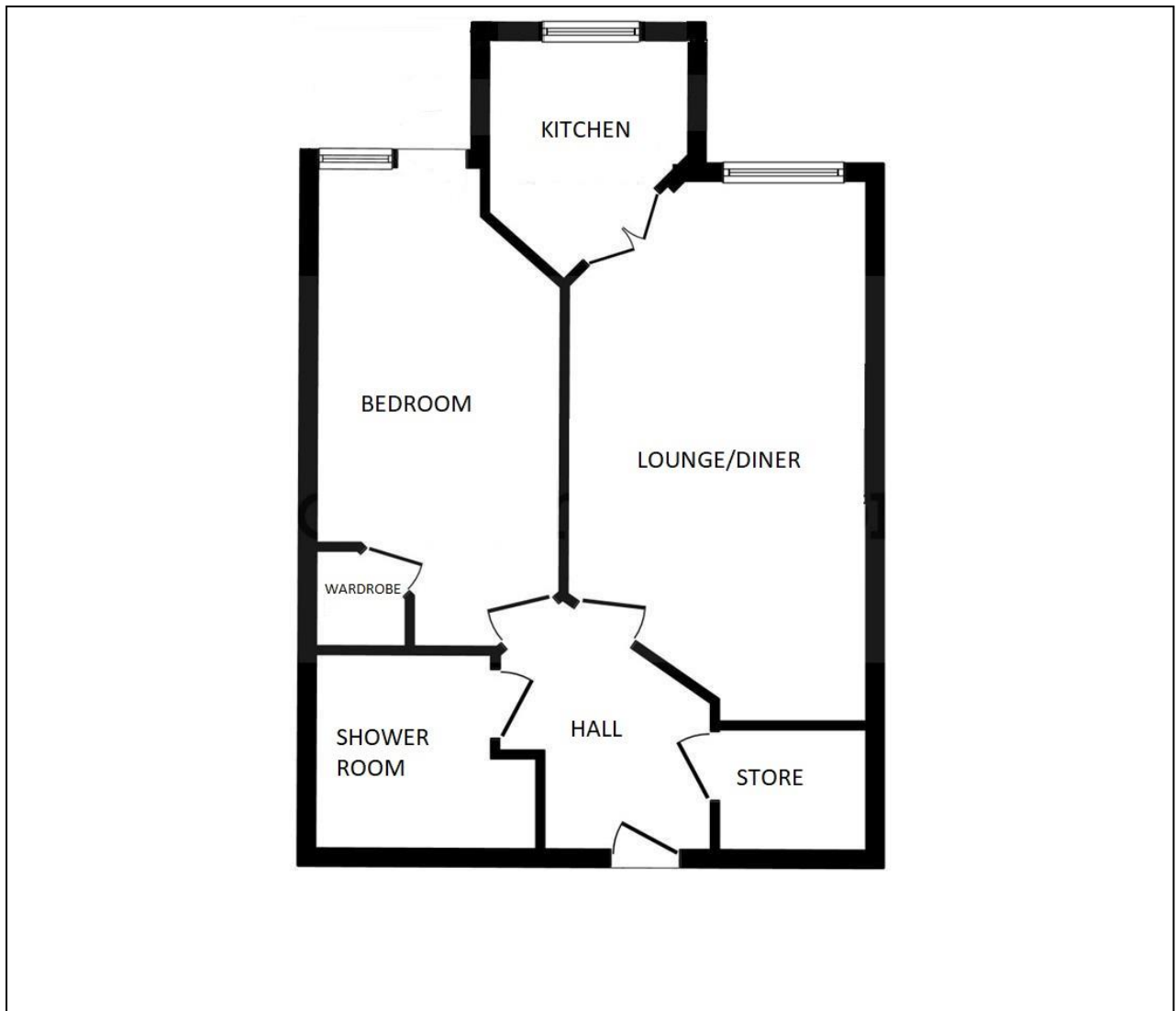
Broadband Availability: FTTP is not available. The

exchange is not in a current fibre priority programme
(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE-THREE-02 & VODAFONE

(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.



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**Viewing strictly by appointment via Hobdays
Telephone: 01707 663330**

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