



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

Offers In The Region Of £255,000 | Leasehold

ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS





## Property Overview

A truly immaculate one double bedroom upper ground floor retirement flat which enjoys direct level access to the landscaped communal gardens from both the living room and bedroom. The spacious living room provides ample space for dining, the modern kitchen has integrated appliances, the bedroom has an en-suite walk-in wardrobe, as well as an en-suite wet room which can also be accessed from the entrance hall. The property is being sold chain free.

Mandeville Court is one of McCarthy & Stones Retirement Living PLUS range (formally Assisted Living) 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, an onsite waitress service restaurant providing freshly cooked meals everyday. There is also a guest suite (usually for a fee of £25 per night - subject to availability).

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

It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.







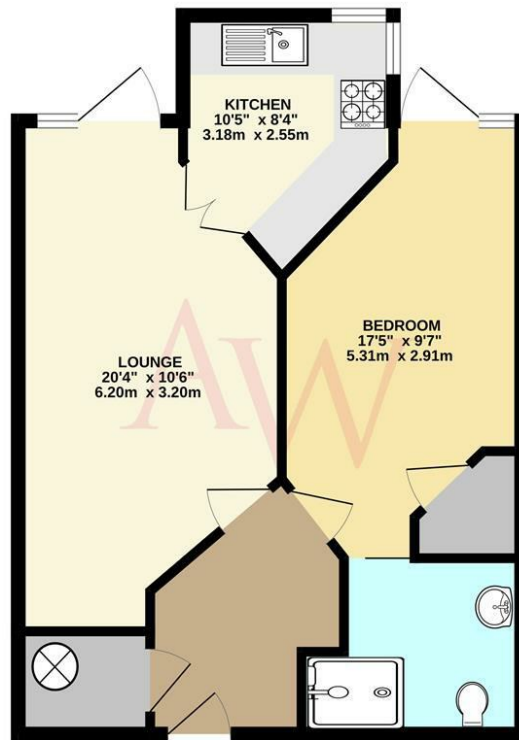
## Property Features

- LIVING ROOM: 20'4 x 10'6
- KITCHEN: 10'5 x 8'4
- DIRECT ACCESS TO THE GARDENS
- COUNCIL TAX BAND: C
- CURRENT SERVICE CHARGE: £9,989.58 P.A.
- BEDROOM: 17'5 x 9'7
- EN-SUITE WET ROOM
- LEASE: 114 YEARS REMAINING
- EPC RATING: B
- CURRENT GROUND RENT: £435 P.A.

## Agents Notes

Homeowners' lounge and function room with Wi-Fi  
 Table service restaurant  
 Guest suite and Laundry room  
 Landscaped gardens  
 24 hour emergency call systems  
 Mobility scooter charging room  
 Lift  
 Visitor Parking Spaces  
 Underfloor heating

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 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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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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