



38 Mandeville Court, 261 Darkes Lane, Potters Bar, EN6 1BZ
£225,000 Leasehold(*see note over)

This second-floor one double bedroom retirement apartment with two balconies overlooking the garden to the rear, the development was built by McCarthy & Stone in 2014 as independent living for the over-70's and is designed to provide its like-minded homeowners with the comfort of a modern lifestyle. Located on Darkes Lane within reach of local shops and amenities. There are many communal benefits comprise a residents' lounge, lunchtime restaurant, fully equipped laundry room, visitor guest suite, hairdressers, landscaped gardens, mobility scooter charging room, and permit allocated resident and visitor parking. There is an Estates Manager on hand to manage the day-to-day running of the development, along with on-site care staff (24 hours / 7 days), additional non-resident management staff, (24 hours) Tunstall alarm service. Two Lifts giving access to all floors. Offered chain free

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

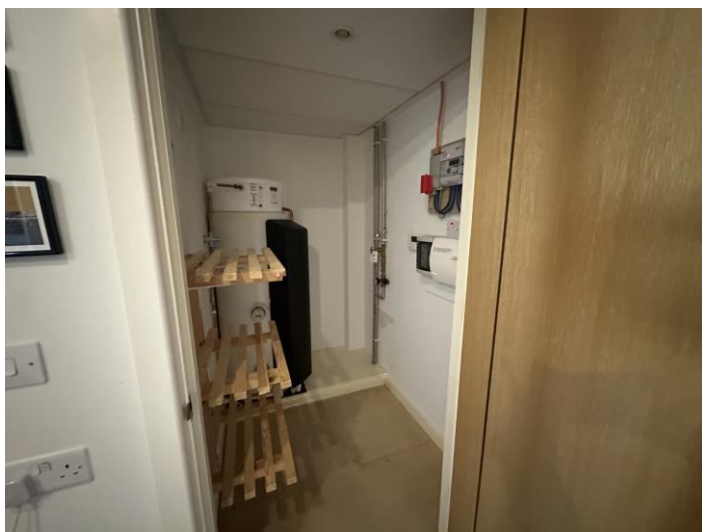
Approach and Reception

Doors with entry phone system leading to the main entrance hallway, reception area and managers office. On this level there is access to all communal facilities except the garden access which is sited on the 1st floor. Lifts and staircases to all levels, the property is on the 2nd floor.



Entrance to Apartment

Entrance door leading to the spacious hallway with various doors to all rooms, entry phone system, large walk in storage cupboard with power and lighting, housing electricity meter and fuse-board, pressurised hot water cylinder and control panel. Ventilation system controls.



Storage Cupboard

Lounge/Diner 19' 9" x 10' 7" (6.02m x 3.22m) approx

Double glazed window and door leading on to a **private balcony overlooking the gardens**. TV point, FM aerial point, satellite point, power points, under floor heating with independent thermostat control, ceiling vent for the air system, Multi pane glazed double doors leading into the kitchen.



Kitchen 9' 9" x 7' 5" (2.97m x 2.26m) approx

Double glazed window over looking the gardens to the rear with one 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 stainless steel chimney style cooker hood above, eye level built in electric oven/grill, integral fridge/freezer, tiled flooring with underfloor heating and independent control.



Bedroom 16' 8" x 10' 4" (5.08m x 3.15m) approx
Double glazed window and door leading to a private balcony overlooking the garden to the rear. TV point, telephone point, power points, emergency pull cord, underfloor heating with independent thermostat controls, walk in wardrobe with hanging and shelving space, sliding door to en-suite wet room.



Shower/Wet Room 8' 10" x 6' 11" (2.69m x 2.11m) approx
Dual Jack & Jill doors from both the hallway and bedroom. 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, grips bars, heated towel rail, tiled flooring with underfloor heating and independent control, emergency pull cord, extractor fan.



Laundry Room



Lunch Time Restaurant



Mobility Scooter Charging Room



Rear aspect



Residents Lounge



Garden view from the Balconies

Council Tax Band: C Hertsmere Parking arrangements: Permit parking £250.00 PA 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: Standard & Superfast 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 &

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.

Residents Facilities

- RESIDENTS LOUNGE WITH Wi-Fi.** Spacious lounge with a focal point fireplace, sofas, chairs and tables, coffee and tea facilities.
- RESTAURANT:** lunch time dining hall with a choice of daily menu. Pre - booking also available for family and friends.
- LAUNDRY ROOM:** Equipped with a variety of washing machines and dryers.
- BATHROOM:** Residents' bathroom.
- WELL BEING SUITE -** Hair dressers by appointment.
- MOBILITY:** Large scooter park with plugin power points, access from the from car park.
- FUNCTION ROOM:** Available to rent for gatherings.
- GUEST SUITE:** overnight guest suite, on a first come first served basis to rent for family and friends.
- GUEST CLOAKROOM:** Sited on the ground floor.

CARE AND SERVICES: Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team.

For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom". **BOOK-SWAP LIBRARY** sited on level one, accessed via a choice of two lifts. Large windows overlooking Darkes Lane where there is a resident 'book swap' area with seating with coffee table.

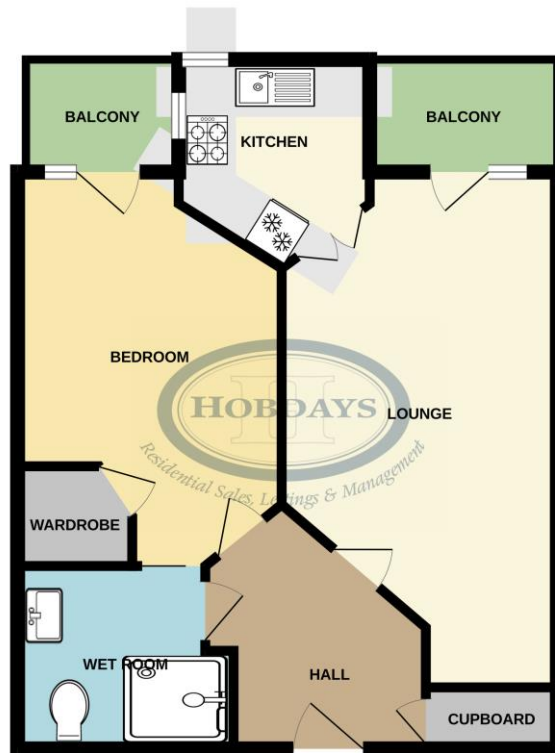
External security/fire escape door providing access to communal gardens. **GARDEN:** Landscaped gardens laid mainly to lawn with a range of flower, shrub and tree borders, several seating areas

PARKING: Allocated parking for residents, cost £250.00 per annum. Free visitors parking where designated subject to availability.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
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*Tenure of the property has not been checked; therefore this need to be verified by the buyer's solicitor.