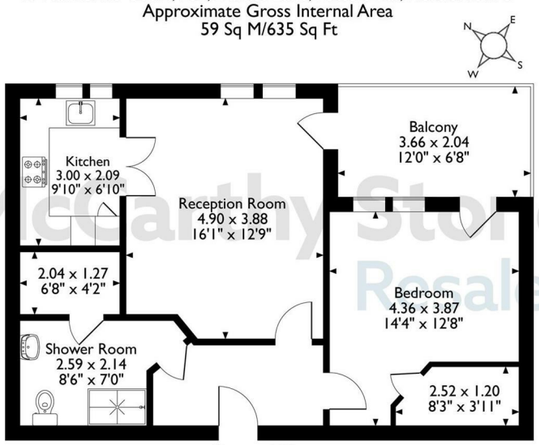
Excellent

Trustpilot

McCarthy & Stone
Resales.

40 Mandeville Court, 261, Darkes Lane, Potters Bar, Hertfordshire
Approximate Gross Internal Area
59 Sq M/635 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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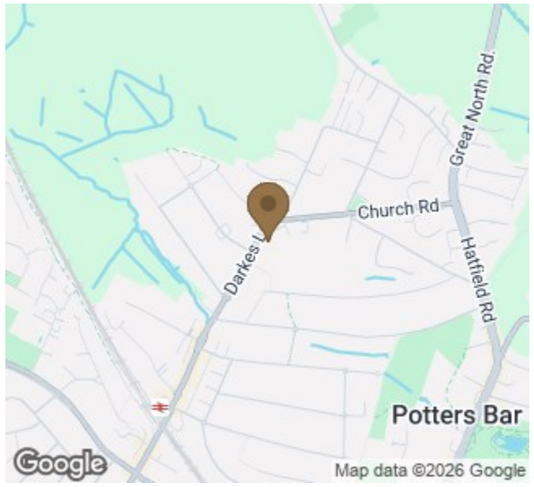

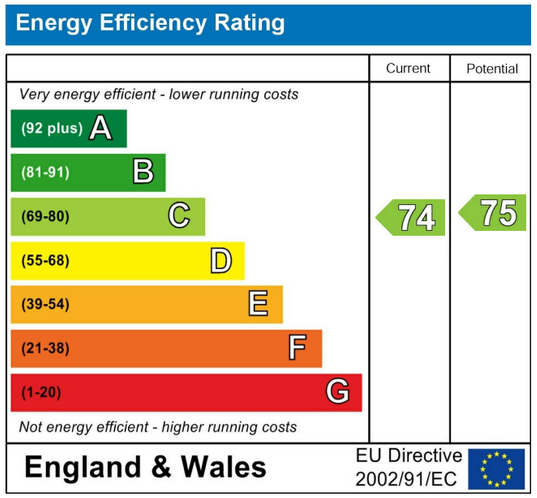

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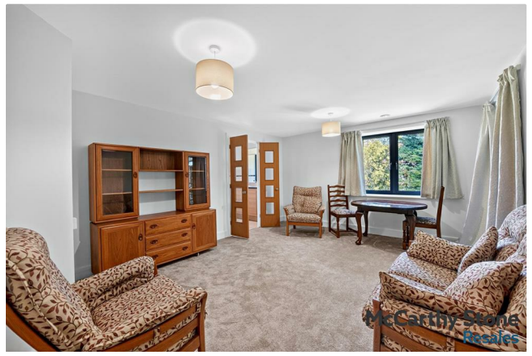
McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman



40 Mandeville Court

Darkes Lane, Potters Bar, EN6 1BZ

1 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 40 Mandeville Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £225,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Overlooking communal gardens
- Modern open plan kitchen
- Double bedroom with a walk-in wardrobe
- Homeowners' lounge & Function room with Wi-Fi
- Guest suite & Laundry room
- Table service restaurant
- Landscaped gardens
- Estates manager & 24-Hour on-site staffing
- Domestic assistance (1 hour included in service charge, additional hours by arrangement)
- 24-Hour emergency call systems

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

40 Mandeville Court, Potters Bar

1 | 1 | Asking price £225,000

Mandeville Court

Mandeville Court in Potters Bar, Hertfordshire, is just 18 miles north of Central London. Being just half a mile from the main line train station should satisfy those who enjoy a day trip into the city. Potters Bar itself benefits from an array of shops and amenities, including a swimming pool and leisure centre, a tennis club, cricket club and golf course. Mandeville Court is one of McCarthy Stones Retirement Living PLUS range (formally Assisted Living) and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirement, speak to your Estate Manager for further details.

The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Living Room

Spacious living room benefits from a double glazed door which leads to the walk out balcony providing views over the well maintained communal gardens. There is also ample room for a dining table. TV and telephone points. Two ceiling lights. Power sockets. Access to the open plan kitchen.

Kitchen

Offered in a like new condition, this fitted kitchen with tiled floor comprises; stainless steel sink unit with drainer; double glazed window; built-in oven with easy access side opening door; ceramic hob with chrome 'chimney style' extractor hood over; integrated fridge and freezer, free standing dishwasher. Ceiling spot lighting.

Bedroom

Bright and airy bedroom with a double glazed door providing direct access to the balcony. TV and telephone point. A range of power sockets. Emergency pull-cord. Central ceiling light fitting. Door to the spacious walk-in wardrobe with fitted shelving and hanging rail.

Shower Room

Fully tiled purpose built wet room comprising; shower with fitted curtain; WC; vanity unit wash hand basin and fitted mirror above. Heated towel rail. Emergency pull-cord.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The annual service charge for this property is £10,773.83 (for financial year ending 31/03/2027.)

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estates Manager.

Car Parking Scheme

Parking is by allocated space subject to availability. The fee is usually £250.00 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

Ground Rent

Leasehold 125 Years from 1st January 2014
Ground rent £435 per annum
Ground rent review: 1st Jan 2029

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage