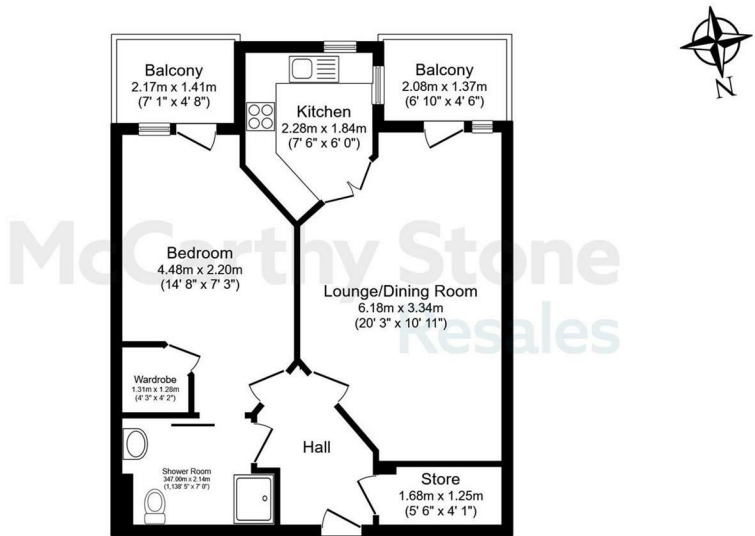
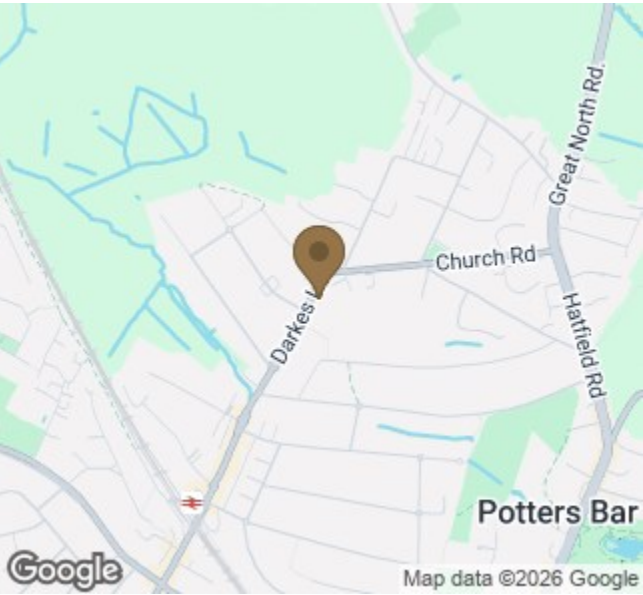




Total floor area 60.2 sq.m. (648 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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Registered in England and Wales No. 10716544



20 Mandeville Court

Darkes Lane, Potters Bar, EN6 1BZ

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 20 Mandeville Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

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

Why you'll love living here:

- Overlooking Communal Terrace
- 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

20 Mandeville Court, Potters Bar

 1 |  1 | Asking price £210,000

Apartment Summary
ENJOY LUNCH ON US WHEN YOU VISIT MANDEVILLE COURT - BOOK NOW!

This beautifully presented first-floor retirement apartment at Mandeville Court, a highly regarded McCarthy Stone retirement living development in Potters Bar, offers comfortable and independent living within a welcoming community. The apartment is presented in immaculate condition, having been redecorated and freshly carpeted throughout. It features a modern, well-equipped kitchen with built-in appliances, two walk out balconies, a spacious double bedroom with a useful walk-in wardrobe, and a shower room. Designed with retirement living in mind, the apartment also benefits from a 24-hour emergency pull cord system, providing added reassurance whenever assistance may be required. There is also a private store cupboard, offering valuable additional storage space. Underfloor heating throughout which is controlled by individual thermostats. Residents at Mandeville Court can enjoy a fantastic range of communal facilities, and social activities. These include a welcoming communal lounge, where regular social events and activities take place, an on site restaurant with freshly prepared meals, and beautifully maintained landscaped gardens – perfect for relaxing and enjoying the outdoors. Mandeville Court provides the ideal balance of independent living, comfort and community, with the peace of mind that comes from being part of a dedicated retirement living PLUS development. It is conveniently situated in Potters Bar, providing access to local shops, amenities and transport links.

Entitlements Advice and Part Exchange available.

Mandeville Court
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.

Local Area
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 bowls club.

Living Room
Spacious living room with ample room for dining and comfortable seating with the benefit of a walk out balcony accessed via the double glazed patio door. TV and telephone points. Two ceiling lights. Power sockets. Partially glazed double doors open onto the separate kitchen.

Kitchen
Offered in excellent condition, this fitted kitchen with tiled floor comprises; stainless steel sink unit with drainer including, double glazed windows, including an electric openable window; built-in oven (waist height for minimal bend) ceramic hob with chrome 'chimney style' extractor hood over; integrated fridge and freezer. Ceiling spot lighting.

Bedroom
A generously sized double bedroom boasting a walk out balcony, accessed via a double glazed patio door. 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 shower 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 the 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

Moving Made Easy & Additional Information
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

