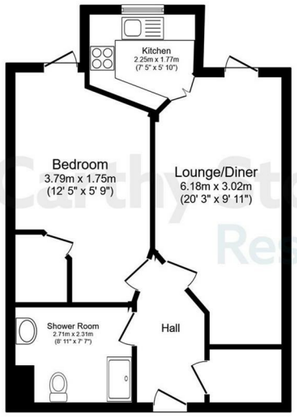
Excellent

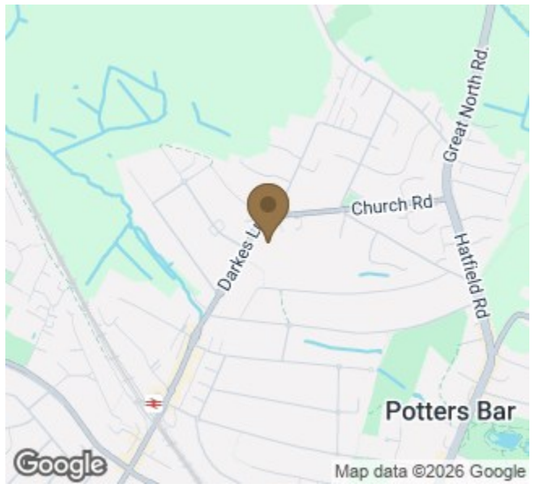
Trustpilot

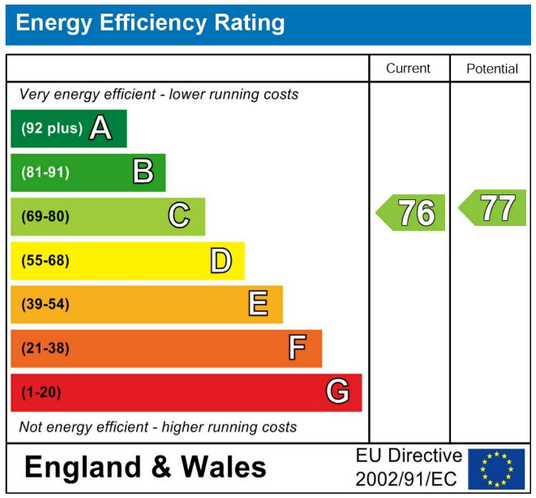
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Total floor area 50.0 sq.m. (538 sq.ft.) approx

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











38 Mandeville Court

261 Darkes Lane, Potters Bar, EN6 1BZ

1 | 1 | Council Tax Band: C

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 38 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:

- Two Walk Out Balconies
- Modern Kitchen with Integrated Appliances
- One Double Bedroom
- On-Site Care Available
- Retirement living PLUS
- Communal Gardens
- Homeowner's lounge
- 24/7 staffing
- On-site bistro
- Emergency Call System

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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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

38 Mandeville Court, Potters Bar

1 | 1 | Asking price £210,000

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.

Apartment Summary

A well presented ONE bedroom apartment situated on the SECOND FLOOR with LIFT access. This apartment boasts a modern kitchen with integrated appliances, TWO WALK OUT BALCONIES overlooking the COMMUNAL GARDENS as well as a double bedroom and shower room. Mandeville Court, a McCarthy Stone retirement living PLUS development is nestled in Potters Bar and features an on site bistro, 24/7 staffing, communal gardens and care available.

Entitlements Advice and Part Exchange available

Living Room

Spacious living room with ample room for dining and comfortable seating. Double glazed door opens onto a private balcony overlooking the gardens. 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; double glazed 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 spacious double bedroom, neutrally decorated and carpeted throughout. TV point and sockets. Walk in wardrobe providing ample hanging and shelving space, Double glazed window and door leading to a private balcony overlooking the garden to the rear

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.

Leasehold

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

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.













