



36 Mandeville Court, Darkes Lane, Potters Bar, EN6 1BZ
£179,999 Leasehold(*see note over)

This One Double Bedroom Retirement apartment situated on the second floor conveniently located for the lift. Built by McCarthy & Stone as a Living PLUS development and is located on Darkes Lane within easy reach of local shopping facilities. It is designed for the over 70's and facilitated to provide its likeminded homeowners with extra care. The property overlooks the rear garden and has with a fully tiled wet room, kitchen with integrated appliances, underfloor electric heating and ventilation system. The benefits comprising residents lounge, restaurant, laundry room, guest suite and hairdressers, well maintained landscaped gardens, mobility scooter charging room, parking. There is an Estates Manager who is on hand to manage the day to day running of the development and on-site care staff (24 hours / 7 days) with additional Non-resident management staff (24 hours) and Tunstall alarm service. Lift access to all floors and garden

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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Approach & Main Entrance

Gated entrance into the car park. Residents and visitors marked allocated bays. Entrance 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 first floor. Lift to the second floor.



Hallway 11' 9" x 5' 10" (3.58m x 1.78m) Max approx

Entrance door with fitted spy hole leading to the spacious hallway with various doors to all rooms, Tunstall entry phone system, smoke detector, 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.



Lounge/Diner 21' 10" x 8' 8" (6.65m x 2.64m) approx

Double glazed window to the rear overlooking the garden. Feature fireplace with a modern stone effect electric fire and stone effect surrounds, TV point and bracket, FM aerial point, satellite point, power points, under floor heating with independent thermostat control, ceiling vent for the fresh air system, Multi pane glazed double doors leading into kitchen.



Kitchen 10' 5" x 6' 10" (3.17m x 2.08m) approx

Double glazed window overlooking the garden 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 extractor hood above, eye level built in electric oven/grill, integral fridge/freezer, tiled flooring with underfloor heating and independent control.

**Bedroom 13' 5" x 12' 2" (4.09m x 3.71m) approx**

Double glazed windows overlooking the rear. TV point, telephone point, power points, emergency pull cord, underfloor heating with independent thermostat control, walk in wardrobe with hanging and shelving space, sliding door to en-suite wet room.

**Shower/Wet Room 8' 9" x 7' 1" (2.66m x 2.16m) 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 spray-head, grips bars, heated towel rail, tiled flooring with underfloor heating and independent control, emergency pull cord, extractor fan.

**WELL BEING SUITE - Hair dressers by appointment**

GUEST SUITE: overnight guest suite, on a first come first served basis to rent for family and friends. Fee £25.00 per night.

GUEST CLOAKROOM: Sited on the ground floor. Guest Suite (usually for a fee of £25 per night - subject to availability)

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.

RESIDENTS LOUNGE WITH Wi-Fi . Spacious lounge with a focal point fireplace, sofas, chairs and tables, coffee and tea facilities.

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.



RESTAURANT: lunch timetable service dining hall with a choice of daily menu. Pre - booking also available for family and friends.

FUNTION ROOM: Available to hire for gatherings.



LAUNDRY ROOM: Equipped with a variety of washing machines and Tumble dryers. Usage included in the service charge.



MOBILITY: Large scooter park with plugin power points, access from the from car park. Usage included in the service charge.

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.

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: O2-THREE-EE & VODAFONE

(Source: Ofcom)

Ground Rent £435 PA Ground rent review: 1st Jan 2029

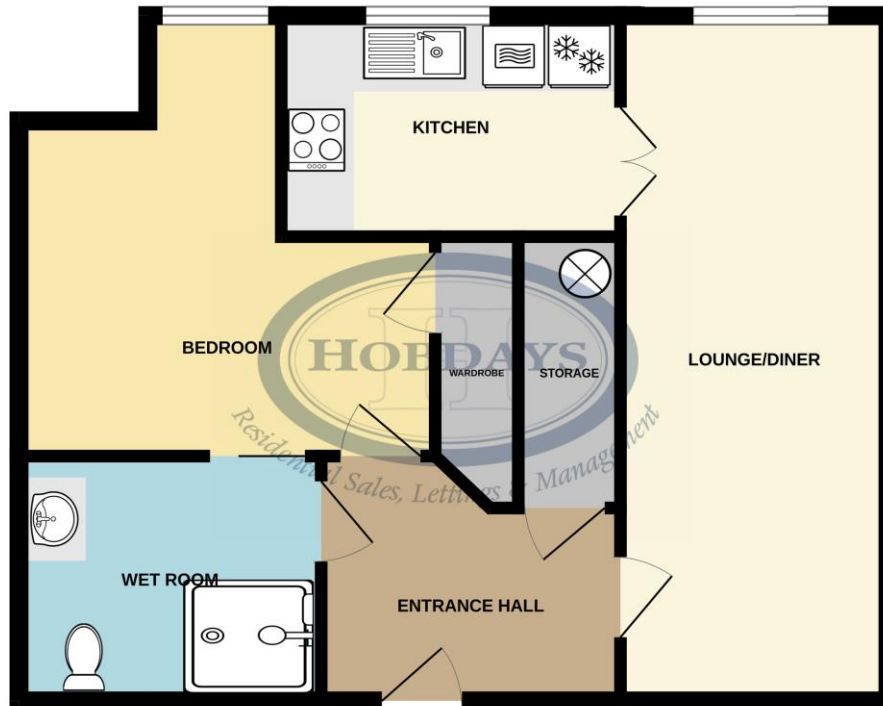
Service charge from April 2023 to April 2025 £9,989.58 pa

Buildings Insurance: included

Council Tax Band: C

Upon resale you will be charged a contingency fee at 1% of the total resale price for the development's reserve or sinking fund.

564 sq.ft. (52.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	86
(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		
www.epc4u.com		

TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.

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Viewing strictly by appointment via Hobdays
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