

50 Mandeville Court, 261 Darkes Lane, Potters Bar, EN6 1BZ
£220,000 Leasehold (*see note over)

Benefiting from a westerly aspect balcony this one bedroom second floor 'living plus' retirement apartment is within reach of local shopping facilities. It is especially designed for the over 70's and facilitated to provide its homeowners with extra care. An Estates Manager is on hand to manage the daily running of the development as well as on-site care staff (24 hours/7 days) along side a tunnel alarm service. The property benefits from a fully fitted kitchen with integrated appliances, underfloor heating, and a master bedroom with built in wardrobe, plus Jack & Jill wet room. The many communal benefits comprising residents lounge, restaurant, laundry room, visitors guest suite, hairdressers, landscaped gardens, mobility scooter park with charging ports, residents and visitor parking.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

Communal Entrance & Reception

Communal 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. The property is on the second floor.



Entrance to Property

Entrance door leading to the spacious hallway, doors to bedroom, wet room & lounge, entryphone 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.



Lounge/Diner 20' 3" x 11' 4" (6.17m x 3.45m) approx

Double glazed window to front, Fireplace with a electric fire, telephone point, TV point, FM aerial point, satellite point, power points, under floor heating with independent control, ceiling vent, glazed double doors leading into kitchen



Kitchen 9' 9" x 7' 6" (2.97m x 2.28m) approx

Double glazed window to front 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 17' 0" x 10' 3" (5.18m x 3.12m) approx

Double glazed window to front, TV point, telephone point, power points, emergency pull cord, underfloor heating with independent controls, walk in wardrobe with hanging and shelving space, sliding door to en-suite wet room. Balcony with room for a small table and chairs and enjoys a westerly aspect and evening sunsets.



Wet Room 9' 2" x 8' 3" (2.79m x 2.51m) approx

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, heated towel rail, tiled flooring with underfloor heating and independent control, emergency pull cord, extractor fan.

**Residents Areas and Facilities**

RESIDENTS LOUNGE: 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

MOBILITY: Large scooter park with plugin power points, access from the from car park.

CONFERENCE 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.

**Extra information**

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. 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.

LEASEHOLD PROPERTIES:

Ground Rent: £435

Service Charges: £832.47 per month

Buildings Insurance: Inclusive in service charges

Lease length: 125 from 2014

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

Council Tax Band: C (Hertsmere)

Parking arrangements: Residents & Visitor Parking

Mains Gas: Yes

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)

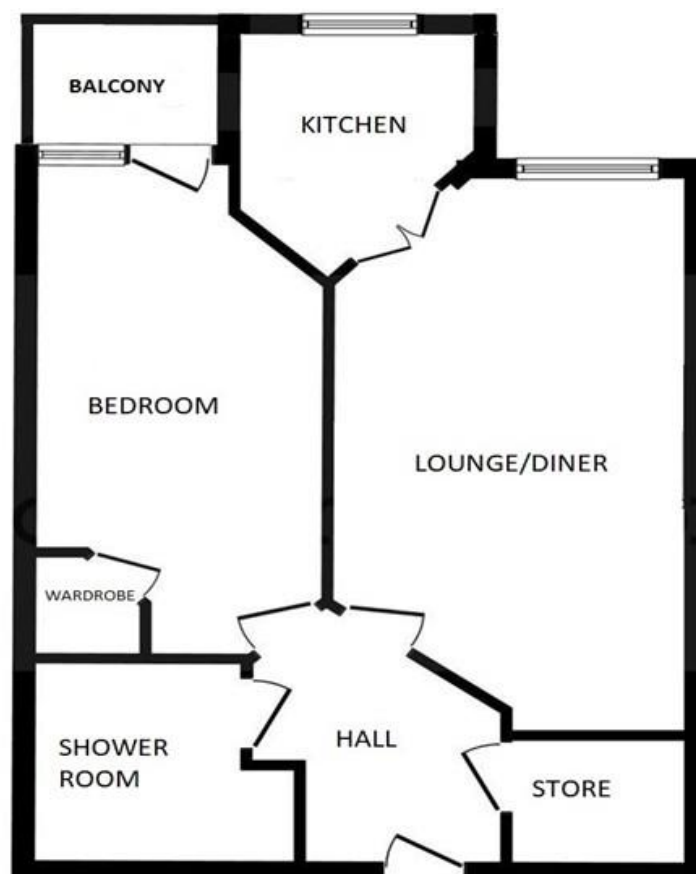
Broadband Availability: Standard & Superfast (FTTP is not available)

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE - Variable in-home, good outdoor.

O2 - Good (outdoor only). Three & Vodafone - Good in-home & outdoor.

(Source: Ofcom)



FOR MOBILE & BROADBAND AVAILABILITY PLEASE VISIT THE OFCOM WEBSITE:

Mobile: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

If you wish to 'opt out' from receiving any marketing material/property details from Hobdays Estate Agents. Please telephone us on **01707 663330** or email **pottersbar@hobdays.co.uk** to advise us of your preferences.

If you wish to view our privacy statement, please visit our website.

From June 2017, In line with 'The Money Laundering Regulations 2007' we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Hobdays. We will require one form of photographic identification (passport, photocard driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

Unauthorised uses of the details, pictures or floor plans regarding this property is strictly forbidden & remain the property of Hobdays Estates Limited

Whilst all reasonable care has been taken in the preparation of these details, their accuracy is NOT guaranteed. All measurements are approximate and the descriptions are for general purposes only (A laser measure has been used). None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Hobdays has not tested any apparatus, equipment, fixtures, fittings or services relating to this property and therefore cannot verify that they are in working order or fit for the purpose. Prospective purchasers are strongly advised to satisfy themselves, by inspection or otherwise, as to the correctness of any statement herein and to take appropriate precautions to check anything which may be critical to their interest in the property. All pictures are taken with the aid of a wide angled lens. Items shown are not necessarily included. *Tenure of the property has not been checked, therefore this need to be verified by the buyers solicitor.