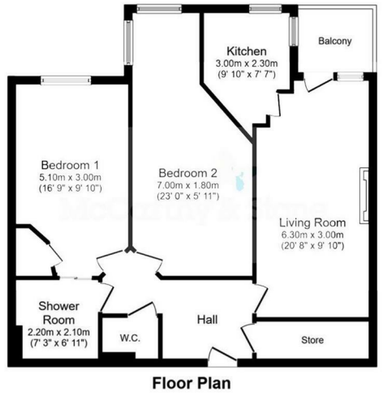
Excellent

Trustpilot

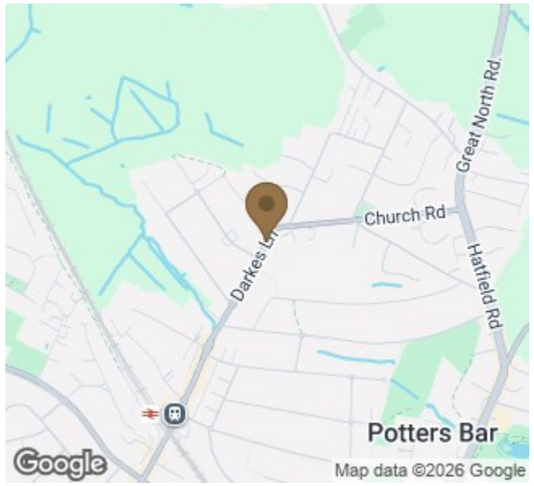
McCarthy & Stone
Resales.

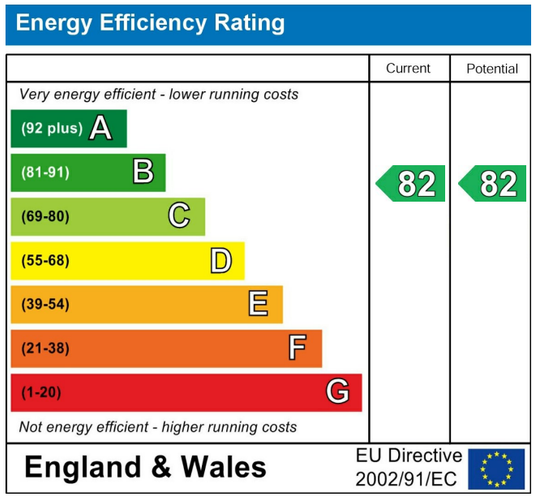


Floor Plan

Total floor area 77.0 sq. m. (829 sq. ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements or 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com





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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







27 Mandeville Court

261 Darkes Lane, Potters Bar, EN6 1BZ

2 2 Council Tax Band: D

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

Asking price £290,000
Leasehold

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

Why you'll love living here:

- Spacious living room with access to Balcony
- Two double bedrooms
- Modern kitchen with built in appliances
- Homeowners' lounge & Function room with Wi-Fi
- Table service restaurant
- Landscaped gardens
- Mobility scooter charging room
- Domestic assistance (1 hour included in service charge, additional hours by arrangement)
- Personal care packages available from onsite CQC registered care agency
- Estates manager & 24-Hour on-site staffing

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

27 Mandeville Court, Potters Bar

2 | 2 | Asking price £290,000

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 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. 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
ENJOY LUNCH ON US WHEN YOU VIEW MANDEVILLE COURT - BOOK NOW!

A beautifully presented two-bedroom apartment situated within the highly desirable McCarthy Stone Retirement Living PLUS development at Mandeville Court, Potters Bar, exclusively for the over-70s.The apartment offers a spacious and comfortable living area, a fully fitted kitchen with integrated appliances, two generous double bedrooms, a modern shower room and the added benefit of a private walk-out balcony. Ideally located just half a mile from Potters Bar town centre, residents can enjoy convenient access to local amenities while benefiting from a peaceful and welcoming retirement community. Mandeville Court offers an excellent range of facilities, including an on-site bistro, homeowners' lounge and beautifully landscaped gardens. The development also benefits from quality care and support services provided by McCarthy Stone's experienced, CQC-registered Estates team, offering added reassurance and peace of mind. An ideal opportunity to enjoy independent retirement living with the added benefit of support and care available when needed.

PART EXCHANGE & ENTITLEMENTS ADVICE AVAILABLE

Social Lifestyle
The Communal Lounge is at the heart of the community at Mandeville Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Mandeville Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Lifestyle Services
Lifestyle Services at our Mandeville Court development are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Landscaped Gardens
One of the main social hubs of Mandeville Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Care & Support
The personal care services available at Mandeville Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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

Lease Information
Lease: 125 years from 1st Jan 2014
Ground rent: £510 per annum
Ground rent review: 1st Jan 2029

Service Charge (RLP)
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £14,481.09 per annum (up to financial year end 31/03/27).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage
• Carpets and curtains included

Moving Made Easy
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 speak with our Property Consultant today.













