



261 Darkes Lane, Potters Bar, EN6 1BZ
£195,000 Leasehold (*see note over)

This west facing one-bedroom ground floor apartment with the use of two patio areas off the lounge and bedroom is located within this ever popular 'Living Plus' development built ten years ago by McCarthy Stone. Exclusively for the over 70's offering independent living this is alongside the many of the communal benefits offered within the complex- Residents lounge & Function room with Wi-Fi, luncheon dining room, laundry room, in house hairdresser by appointment, mobility charging room, guest suite, gardens, Estates manager & 24-Hour on-site staffing, 24-Hour emergency call systems. Offered Chain Free

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

email: pottersbar@hobdays.co.uk

Kitchen with appliances



Lounge with access to patio



Wetroom style shower room



Bedroom with access to patio



Residents Facilities

RESIDENTS LOUNGE WITH Wi-Fi . 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.

BATHROOMS: Residents' bathroom.

WELL BEING SUITE - Hair dressers by appointment.

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

FUNCTION ROOM: Available to hire for gatherings.

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

GUEST CLOAKROOM: Sited on the ground floor.

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.

GARDEN: Landscaped gardens laid mainly to lawn with a range of flower, shrub and tree borders, several seating areas

FRONT PATIO SEATING AREA - Accessed via the resident's lounge.

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".

Restaurant



Carpark

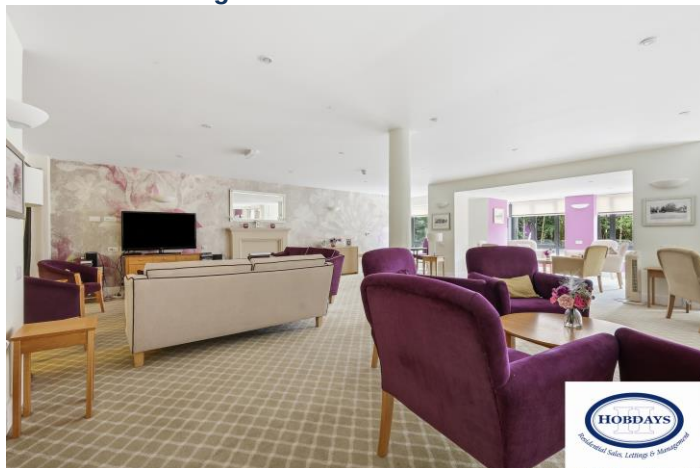
PARKING: Allocated parking for residents, cost £250.00 per annum. Free visitors parking where designated subject to availability.



Residents lounge facilities area



Residents Lounge



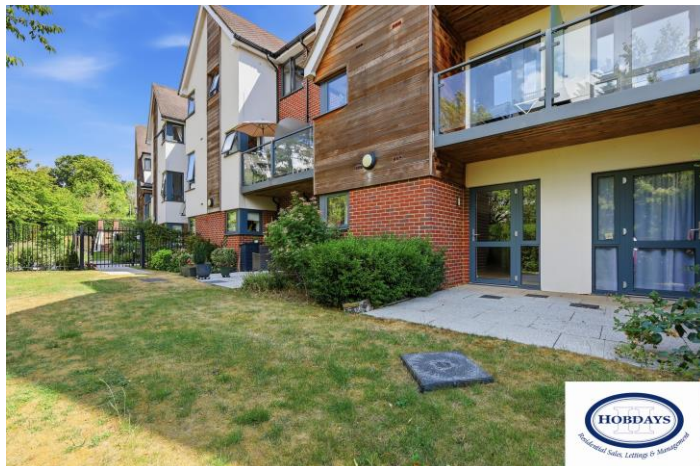
Laundry Room with washers and dryers



Scooter charging room



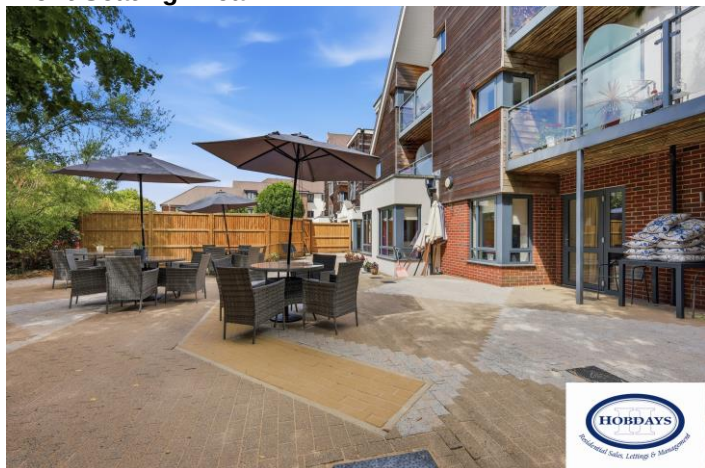
Gardens



Gardens



Front Seating Area



Airel View



Main Reception



Guest Suite



LEASEHOLD PROPERTIES:

Ground Rent: £435

Service Charges: £10,773.84 (£897.82 per month)

Buildings Insurance: inclusive

Lease length: 113

MATERIAL INFORMATION

Council Tax Band: C (Hertsmere)

Parking arrangements: Permit parking

Mains Gas: No

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Electric heating

Surface Water Flood Risk: Very Low Risk

Rivers & The Seas Flood Risk: Very Low Risk

(source: Gov.uk)

Broadband Availability: (FTTP is unavailable), Standard, Superfast
(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability:

EE: Good outdoor variable in-home

O2: Good outdoor

3: Good outdoor and in-home

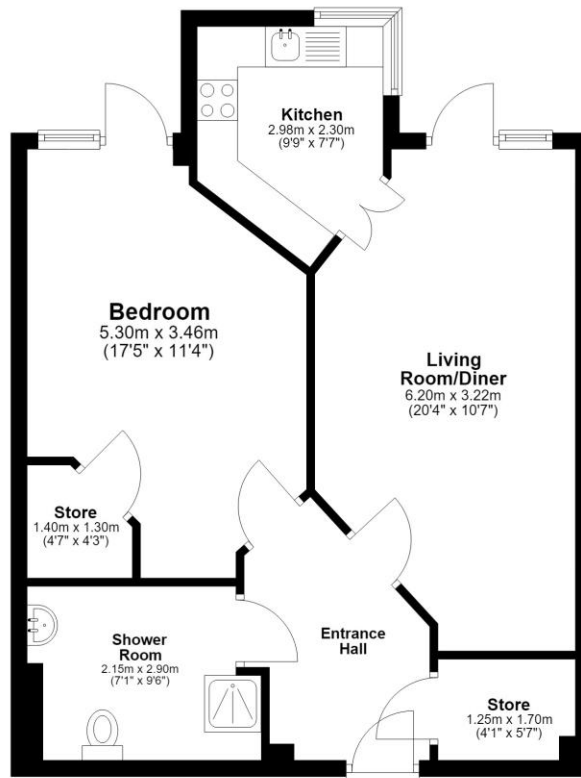
Vodafone: Good outdoor variable in-home
(Source: Ofcom)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 54.7 sq. metres (588.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

Mandeville Court

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*Tenure of the property has not been checked, therefore this need to be verified by the buyers solicitor.