

**35 Mandeville Court, Darkes Lane, Potters Bar, EN6 1BZ**  
**£230,000 Leasehold** (\*see note over)

*This one bedroom first floor Garden facing 'Retirement Plus' apartment is located within the ever popular 'Mandeville Court' development built in 2014. The property offers independent living with the additional benefits of onsite facilities including superb communal areas comprising, residents lounge, communal gardens, restaurant, laundry room, residents & visitor parking & overnight guest suite. There are also extra services available with onsite staff (24 Hours) non-resident management staff (24 Hours) & community Alarm Service. Offered Chain free, internal viewing is highly recommended.*

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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**Entrance** Communal entrance doors with entry phone system leading to reception, access to residents lounge, dining hall & cafeteria, laundry room, stairs and lifts to all floors. Entrance door to property:

**Hallway:** Entryphone system, emergency pull cord, large storage cupboard housing hot water cylinder, storage racks, electricity fuse board and meter, alarm panel, *Sharps* built in storage with hanging space, doors to lounge, bedroom & wet room, under floor heating with independent control, ceiling vent:



**Lounge** 21' 11" x 10' 4" (6.68m x 3.15m) approx  
Double glazed door to rear overlooking communal gardens, two ceiling lights, power points, telephone point, TV point, under floor heating with independent control, double doors to kitchen.



Lounge view

**Kitchen** 9' 1" x 7' 8" (2.77m x 2.34m) approx

Double glazed electrically operated window to rear overlooking communal gardens, worktops with a range of matching wall, base & drawer units, single bowl inset sink unit with drainer, part tiled walls, ceramic hob with cooker hood above, built in electric oven/grill, integrated fridge/freezer, power points, tiled floor with underfloor heating.



**Bedroom** 10' 9" x 10' 8" (3.27m x 3.25m) approx

Double glazed window to rear overlooking communal gardens, ceiling light, telephone point, TV point, power points, walk in wardrobe with light, shelving & hanging space, *Sharps* built in storage unit with shelving, door to wet room, underfloor heating with independent control, emergency pull cord.



**Wet Room 8' 8" x 7' 0" (2.64m x 2.13m) approx**

Recessed spotlighting, fully tiled walls, low level w.c, vanity unit with wall mirror and shaver light above, wall mounted shower attachment, heated towel rail extractor fan, underfloor heating with independent control. Jack & Jill doors to hall & Bedroom.



**Communal areas:**

**Communal lounge:**

Range of seating and tables available plus a larger table usually used for puzzles/communal games, piano as well as a refreshment station.

**Restaurant:** On site restaurant serving a three course lunchtime meal, this is available to pre-book in advance for residents and their guests.

**Domestic assistance:** One hour of domestic support per week is included in the service charge with additional care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

**Laundry room:** Range of washers and dryers for use of residents.

**Overnight Guest Suite:** Twin room with en-suite available for visitors of residents.

**Wellbeing Suite:** Available for residents use via a visiting hairdresser.

**Parking:** Residents can hire a parking space annually, visitors parking spaces are also available in the car park.



### LEASEHOLD PROPERTIES:

Annual Ground Rent: £435

Annual Service Charges: £10,344

Buildings Insurance: Inclusive

Lease length: 125 years from 2014

### MATERIAL INFORMATION:

Council Tax Band: C (Hertsmere)

Parking arrangements: Residents annual subscription & free visitor parking.

Mains Gas: No

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Electric under floor heating

Surface Water Flood Risk: Very Low

Rivers & The Seas Flood Risk: Very Low

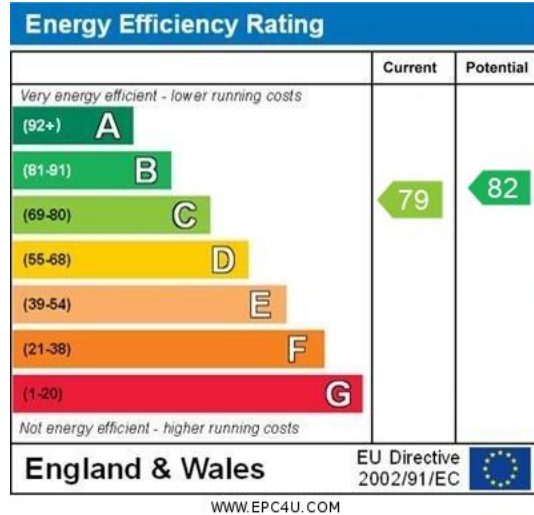
(source: Gov.uk)

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

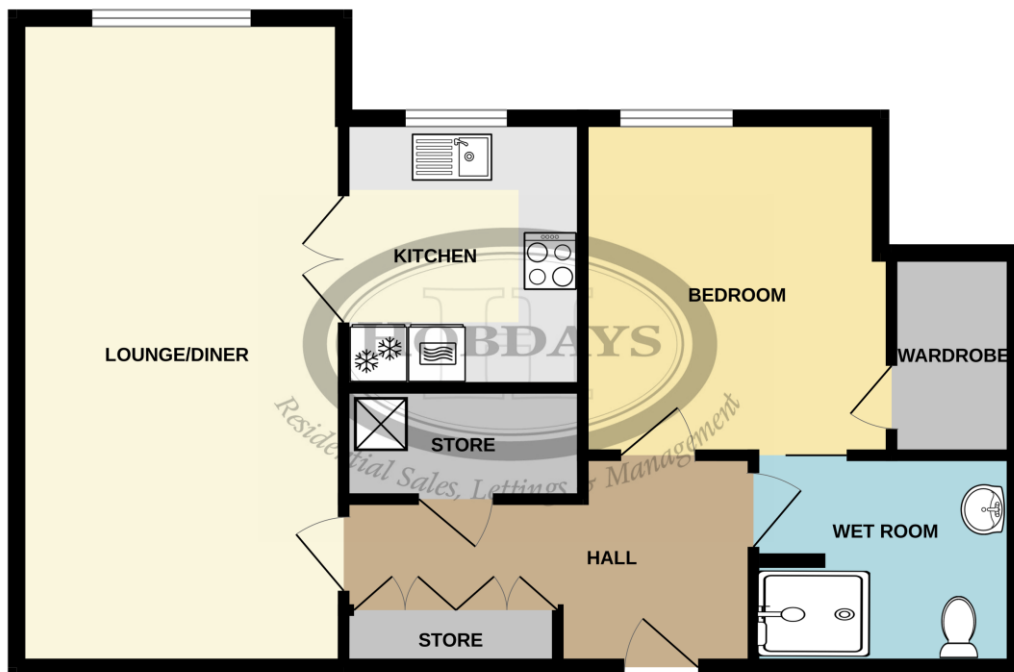
(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: Three & Vodafone - Good outdoor & in home. O2 - Good outdoor. EE - Good outdoor, variable in home.

(Source: Ofcom)



FIRST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

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**Telephone: 01707 663330**

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