



53 Mandeville Court, Darkes Lane, Potters Bar, EN6 1BZ
£225,000 Leasehold (*see note over)

This larger style one bedroom retirement apartment is located within reach to Darkes Lane amenities & local shops. The property is a fully independent property comprising lounge, kitchen, larger bedroom & wet room, also benefitting from a dual balcony & additional guest cloakroom. The development also has many communal benefits with a residents lounge, dining hall serving a 3 course lunchtime meal, wellbeing suite, library area, mobility scooter park and well maintained communal gardens.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

www.hobdays.co.uk email:

MAIN ENTRANCE & HALLWAY

Communal entrance doors with entry phone system leading to reception, access to residents lounge, dining hall, wellbeing suite, guest cloakrooms, communal bathroom, Overnight guest suite, laundry room & mobility scooter park. stairs and lifts to all floors. Entrance door to property located on the 2nd floor.

HALLWAY

Wall mounted entry phone system, emergency pull cord, under floor heating with independent control, large storage cupboard housing hot water cylinder, fuse board and electricity meter. Doors to lounge, guest cloakroom, bedroom & wet room.



GUEST CLOAKROOM

Recessed spotlighting, part tiled walls, low level w.c, pedestal wash hand basin with mixer taps, mirror fronted mounted bathroom cabinet, tiled flooring, underfloor heating with independent control, extractor fan.

LOUNGE 16' 9" x 12' 10" (5.10m x 3.91m) approx

Double glazed window and door leading to balcony, two ceiling lights, ceiling vent, power points, TV point, telephone point, underfloor heating with independent control, double doors to kitchen.



KITCHEN 8' 11" x 7' 4" (2.72m x 2.23m) approx

Double glazed corner window with electric opener, worksurfaces with a range of matching wall, base & drawer units, single bowl stainless steel inset sink unit with drainer, ceramic hob with chimney style cooker hood above, built in electric combination oven/grill, integrated fridge/freezer, tiled flooring, underfloor heating with independent control, power points, emergency pull cord.



BEDROOM 21' 10" x 13' 10" (6.65m x 4.21m) maximum measurements approx

Two double glazed corner windows to front, window and door to front leading out to balcony, ceiling light, ceiling vent, emergency pull cord, power points, underfloor heating with independent control, telephone point, TV point, built in wardrobe with hanging and shelving, door to wet-room.



WET ROOM 8' 2" x 7' 1" (2.49m x 2.16m) approx

Fully tiled walls, low level w.c, vanity unit with mixer taps & storage below, shaver light, wall mounted shower unit with riser rail, floor drain, heated towel rail, non-slip tiled floor, underfloor heating with independent control, emergency pull cord, Jack & Jill doors to bedroom & hallway.



COMMUNAL BENEFITS

There is a **residents lounge**, **dining hall** (serving pre-booked lunch time meals), residents **laundry room**, **overnight guest suite**, **Communal Gardens** with communal lawns with a range of flower, shrub and tree borders, raised flower beds, there is also a range of seating areas in and around the grounds.

RESIDENTS PARKING: A designated space is charged at £250 per annum

VISITOR PARKING: Visitors parking spaces available in the car park.

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. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.



COMMUNAL LOUNGE



DINING HALL



WELLBEING SUITE



COMMUNAL GARDENS



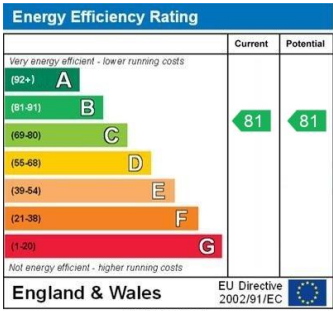
RECEPTION



LAUNDRY ROOM



MOBILITY SCOOTER PARK



LEASEHOLD PROPERTIES:

Ground Rent: £435 PA
 Service Charges: £10,773
 Buildings Insurance: inclusive
 Lease length: 125 years from 2014

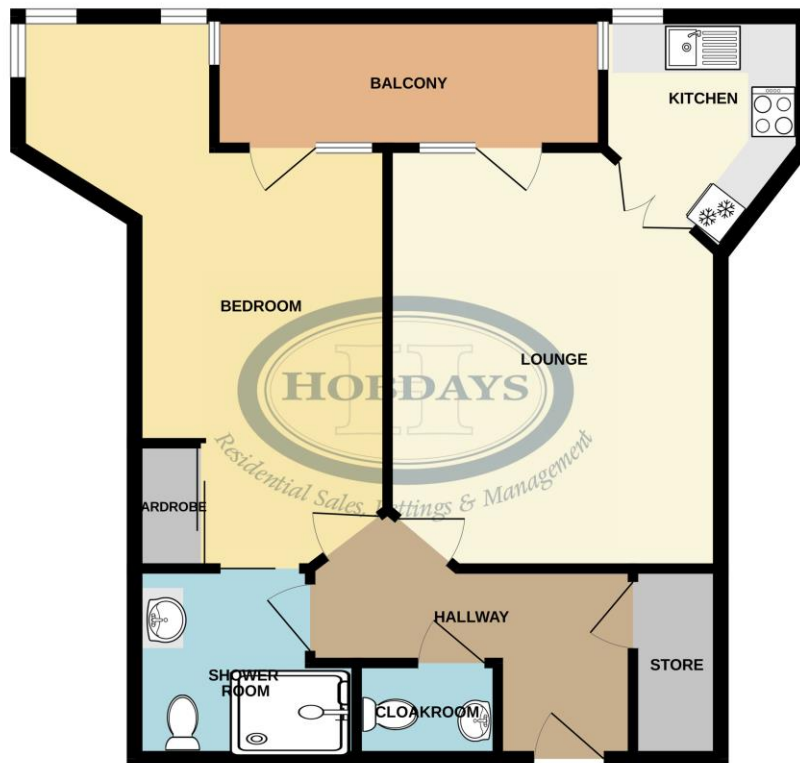
Council Tax Band: C (Hertsmere)
 Parking arrangements: Permit parking £250.00 PA
 Mains Gas: No
 Mains Electric: Yes
 Mains Water/drainage: Yes
 Heating Type: Underfloor heating (electric)
 Surface Water Flood Risk: Very Low Risk
 Rivers & The Seas Flood Risk: Very Low Risk
 (source: Gov.uk)
 Broadband Availability: Standard & Superfast (FTTP is not available). The exchange is not in a current fibre priority programme.
 (Source: Ofcom & BT Broadband Availability Checker)
 Mobile Availability:
 O2: Good outdoor
 Three: Good outdoor and in home
 EE: Good outdoor, variable in home.
 Vodafone: Good outdoor and in home
 (Source: Ofcom)

McCarthy Stone charge a 1% sinking fund contribution (known as the contingency fee), which is paid on resale. This is held in trust for the long-term benefit of the development and homeowners.



LIBRARY AREA

SECOND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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 hobdays.co.uk/legal/privacy

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.