



Total floor area 50.7 sq.m. (546 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, 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). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>82</b>	<b>82</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 41 Mandeville Court

Darkes Lane, Potters Bar, EN6 1BZ



**Asking price £165,000 Leasehold**

SUPERBLY presented one bedroom, second floor apartment benefitting from a DUAL ASPECT LIVING ROOM with garden views. Spacious bedroom with a WALK-IN WARDROBE, modern kitchen and purpose built WET ROOM. The development offers EXCELLENT COMMUNAL FACILITIES including a table service restaurant, landscaped gardens and communal lounge where SOCIAL EVENTS take place.

**Call us on 0345 556 4104 to find out more.**

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# Mandeville Court, Darkes Lane, Potters Bar

1 bed | £165,000

## 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.

## Entrance Hallway

Front door with spy hole leads to the large entrance hall. The 24-hour Tunstall emergency response speech/pull

cord system is situated in the hall. From the hallway there is a door to a walk-in storage/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

## Living Room

Dual aspect living room allowing the natural light to flood in and with views over the gardens and school fields. Electric feature fire place and surround. TV and telephone points. Two ceiling lights. Power sockets. Glazed double doors lead to separate kitchen.

## Kitchen

Fitted with a range of wall and base units and pan drawers with a roll top work surface with tiling above. Stainless steel sink unit with drainer and mixer tap sits below a double glazed window. Built-in oven with easy access side opening door; ceramic hob with chrome chimney style' extractor hood over. Integrated fridge and freezer. Ceiling spot lighting, ceramic floor tiles.

## Bedroom

Double bedroom benefitting from a walk in wardrobe with ample hanging rails and shelving. TV and telephone point. A range of power sockets. Emergency pull-cord. Central ceiling light fitting. Sliding door providing access to the wet room.

## Wet Room

Fully tiled purpose built wet room comprising; shower with fitted curtain; WC; vanity unit wash hand basin and fitted mirror above. Heated towel rail. Emergency pull-cord.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estates Manager.

Service charge:£10,773.83 per annum (for financial year ending 31/03/2027).

## 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.

## Ground Rent

Annual Charge £435.00  
Ground rent review: Jan 2029

## Lease Information

125 years from 2014.

