

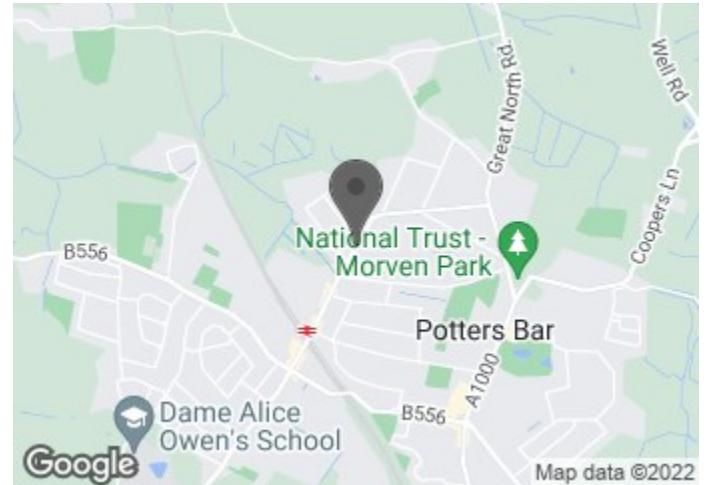
Total floor area 69.2 sq.m. (745 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information only.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



9 MANDEVILLE COURT 261 DARKES LANE, POTTERS BAR, EN6 1BZ



SUPERBLY PRESENTED ground floor retirement apartment has been freshly DECORATED and has NEW CARPETS FITTED throughout. The living room has access to a patio area within the SECLUDED COURTYARD. Modern kitchen with BUILT IN APPLIANCES, master bedroom with a WALK-IN WARDROBE, a contemporary shower room and second bedroom with fitted wardrobes. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, table service restaurant and communal lounge where SOCIAL EVENTS take place.

PRICE REDUCTION

ASKING PRICE £440,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstoneresales.co.uk | mccarthyandstoneresales.co.uk

MANDEVILLE COURT, 261 DARKES LANE,

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 HALL

Front door with spy hole leads to the large entrance hall



- the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Security door entry system. Emergency intercom. Doors lead to the bedrooms, living room and shower room.

LIVING ROOM

Bright and spacious living room benefitting from a double glazed door leading onto the courtyard, perfect for a table and chairs or bench to enjoy the warmer days. TV (with Sky+ connectivity) and telephone points. Two ceiling lights. Raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

KITCHEN

Modern kitchen providing a range of base and wall units with a roll top work surface and tiling over. Stainless steel sink with mono block lever tap sits beneath the electronically controlled window. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer. Ceiling spotlights, under pelmet lighting, floor tiling.

MASTER BEDROOM

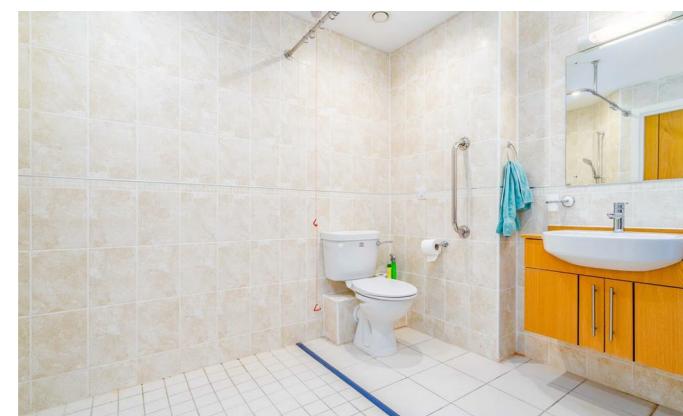
Double room with a walk in wardrobe providing a range of hanging rails and shelves. Ceiling lights, TV and phone point, fitted carpets and blind. Sliding doors leading to shower room.

SHOWER ROOM (WETROOM)

Fully tiled and fitted with suite comprising of walk-in shower with fitted curtain. WC. Vanity unit with sink and mirror above. Ceiling spot lights.

BEDROOM TWO

Double room with fitted wardrobes. Double glazed window with fitted blind. Raised sockets, ceiling light, fitted carpets.



2 BEDROOMS £440,000

SERVICE CHARGE (BREAKDOWN)

- 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 for this property is £10,651.56 p.a. up to financial year end 31/03/2023. 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 please contact your Property Consultant or Estates Manager.



CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

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

£435.00

LEASEHOLD

125 years from 2014.

