

McCARTHY STONE  
RESALES

25 MANDEVILLE COURT  
DARKES LANE, POTTERS BAR, EN6 1BZ

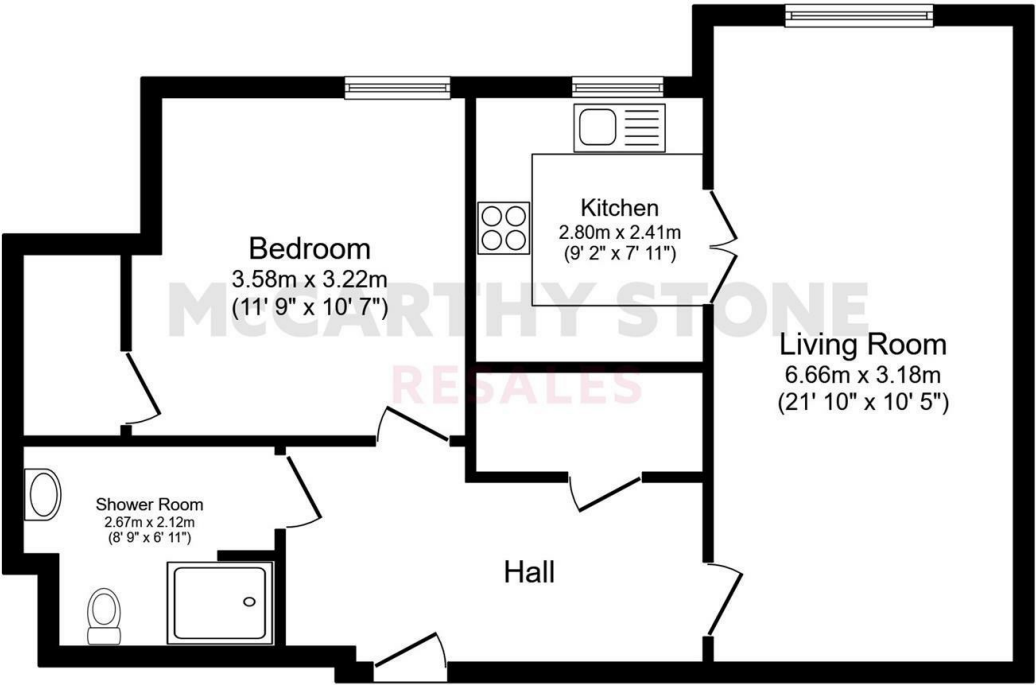


IMMACULATE first floor SOUTH-EAST facing retirement apartment, BRIGHT AND AIRY living room, modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and a contemporary shower room completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including a dining room, landscaped gardens and a communal lounge where SOCIAL EVENTS take place.

PRICE REDUCTION

ASKING PRICE £279,950 LEASEHOLD

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



Total floor area 61.5 sq.m. (662 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.  
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COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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# MANDEVILLE COURT, DARKES LANE,

# 1 BEDROOMS £279,950

### 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 requirement, speak to your Estate Manager for further details.

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.

### APARTMENT OVERVIEW

Situated on the first floor and conveniently close to the lifts, this superbly presented apartment boasts a wonderfully bright and airy living room. The bright kitchen allows plenty of natural light with a modern kitchen with built in appliances. The double bedroom



benefits from a fantastic walk-in wardrobe and the contemporary shower room completes this lovely apartment.

### ENTRANCE HALL

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 cupboard/airing cupboard. Smoke detector. Security door entry system with intercom. Doors lead to the bedroom, living room and wet room.

### LIVING ROOM

This spacious living room benefits from it's south-east aspect with the windows allowing plenty of natural light. There's ample room for a dining table. TV and telephone points. Two ceiling lights. Power sockets. Access to the open plan kitchen.

### KITCHEN

Offered in a like new condition, this fitted kitchen with tiled floor comprises; stainless steel sink unit with drainer; 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.

### BEDROOM

Bright and airy bedroom with a large double glazed window. TV and telephone point. A range of power sockets. Emergency pull-cord. Central ceiling light fitting. Door to walk-in wardrobe with fitted shelving and hanging rail. Door to wet room.

### SHOWER 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 for this property is £9,002.40 per annum (up to financial year end 31/03/2024)

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.

### CAR PARKING SCHEME

Parking is by allocated space subject to availability. The fee is usually £250.00 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

### GROUND RENT

Leasehold 125 Years from 1st January 2014  
Ground Rent £435 per annum  
Ground rent review date: 1st Jan 2029

