

PRICE REDUCTION



McCarthy & Stone
RESALES



19 Mandeville Court, Darkes Lane, Potters Bar, EN6 1BZ
Asking price £280,000

LEASEHOLD

For further details
please call 0345 556 4104

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AN IMMACULATELY PRESENTED RETIREMENT APARTMENT BENEFITTING FROM TWO WALK-OUT BALCONIES OVERLOOKING POTTERS BAR AND ENJOYING EVENING SUNSETS

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

The superbly presented apartment boasts two walk-out balconies, accessed from the living room and bedroom, overlooking Potters Bar and enjoying lovely evening sunsets. The spacious living room has ample space for dining. The bedroom benefits from a walk-in wardrobe providing hanging rails and shelving.

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

The living room benefits from having a double glazed patio door (with matching side panel window) which opens out on to a walk out balcony. TV and telephone points. Two ceiling lights. Power sockets. Glazed double doors lead to separate 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

A unique feature to any apartment, this double bedroom has access, via a double glazed patio door, to the walk out balcony. 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; WV; 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.

Car Parking Scheme

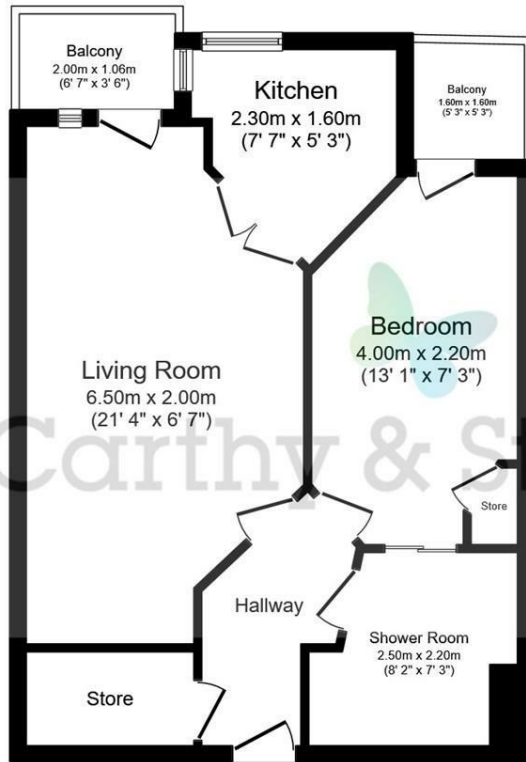
Parking is by allocated space subject to availability. The fee is usually £250.00 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

Ground Rent

Annual Charge £435.00







Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	89	89
	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
 Registered in England and Wales No. 10716544

