Excellent

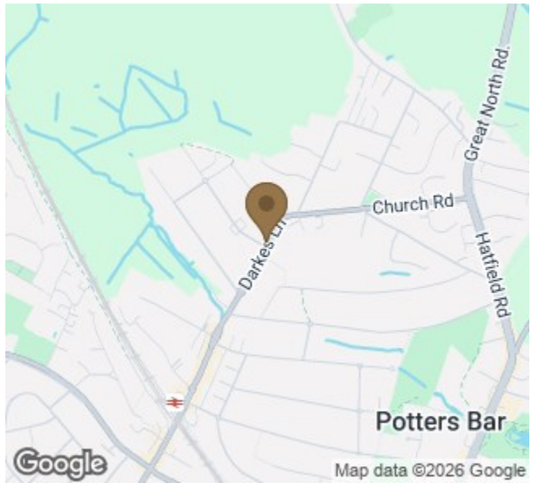
Trustpilot

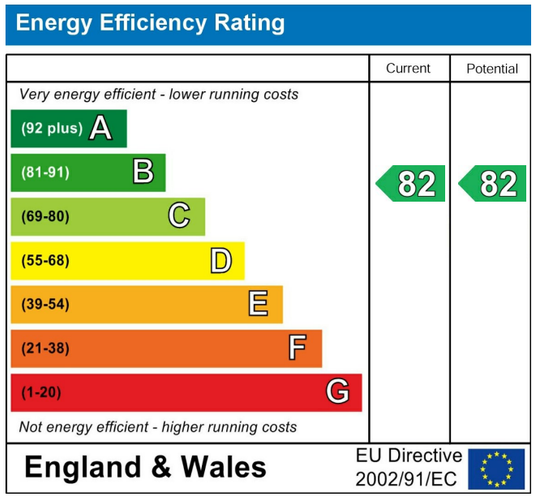
McCarthy & Stone
Resales.



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





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. Details regarding any common charges 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. 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, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







41 Mandeville Court

Darkes Lane, Potters Bar, EN6 1BZ

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 41 Mandeville Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Dual Aspect Living Room
- Garden Views
- Spacious Bedroom with walk In Wardrobe
- Purpose Built Wet Room
- Communal Lounge
- Table Service Restaurant
- Landscaped Gardens
- 24-Hour Management Team
- Guest Suite
- Function Room

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

41 Mandeville Court, Potters Bar

1 | 1 | Asking price £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.











