

**Offers Over: £325,000
Leasehold**

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



****MUST BE OVER 70 AND IN GOOD HEALTH ****

An extremely well presented 2-bedroom ground floor retirement apartment set within this popular McCarthy & Stone Development. The property benefits from a modern kitchen, wet room, separate cloakroom and private access onto a patio garden area. This development has a resident's lounge, guest suite, restaurant, laundry room, lift to all floors and lovely communal gardens and is within easy access to local shopping and transport facilities.

- Ground Floor Retirement Apartment
- Lounge & Function Room with Wi-Fi
- Guest Suite & Laundry Room
- Close to Shops and Mainline Railway Station
- Table Service Restaurant
- Communal Landscaped Gardens
- Mobility Scooter Charging Room
- Estates Manager & 24 Hour on-site staffing
- 24-hour emergency call systems
- Overnight Guest Suite

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FEATURES

DESCRIPTION

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ACCOMMODATION

Hallway
Living Room
Kitchen
Bedroom 1
Bedroom 2 with Fitted Furniture
Bathroom/Wetroom
Separate Cloakroom
2 Built in Storage Cupboards
Door out to Patio Garden Area
Parking

LOCATION

This property is situated on Darkes Lane, which is one of the principal roads through Potters Bar and a conservation area. This property is within walking distance for the local shops, restaurants and Potters Bar railway station which provides a fast and frequent service into London (Kings Cross/ Moorgate). The M25 and A1(M) are only a short drive away.

SERVICES

Gas Central Heating and Mains Drainage. Council Tax Band D.
117 Years remain on lease (not verified)
Ground Rent £255.00 half yearly (not verified)
Service Charge £887.63 monthly (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

LOCAL AUTHORITY

Hertsmere Council.

VIEWING

STRICTLY BY APPOINTMENT THROUGH VANESSA MCCALLUM ESTATES.

IMPORTANT NOTICE CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

Mandeville Court, Darkes Lane, Potters Bar



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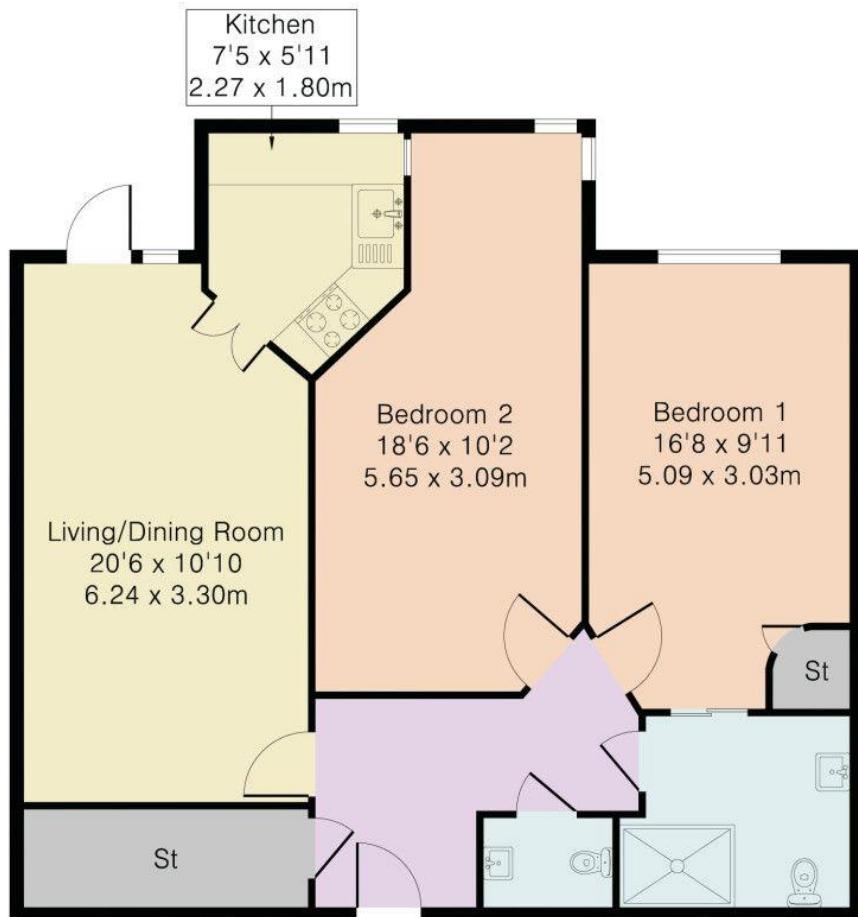




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Approximate Gross Internal Area 840 sq ft – 78 sq m



Ground Floor