

Mandeville Court, Potters Bar, EN6 1BZ

Price: £230,000
Leasehold



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



An extremely well presented and spacious 1 double bedroom first floor retirement apartment situated in a quiet section of this popular McCarthy & Stone Development. The property benefits from a modern kitchen, wet room, plenty of storage, and private access onto a balcony. 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.

- FIRST FLOOR 1 BEDROOM RETIREMENT APARTMENT
- LOUNGE/DINING ROOM
- WET ROOM
- COMMUNAL AREAS
- COMMUNAL LANDSCAPED GARDENS
- 24 HOUR EMERGENCY CALL SYSTEMS
- ESTATES MANAGER & 24-HOUR ON-SITE STAFFING
- CLOSE TO SHOPS AND MAINLINE RAILWAY STATION

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN
DINING/LIVING ROOM
BEDROOM
WET ROOM
BALCONY
COMMUNAL AREAS
COMMUNAL GARDENS
OFF STREET 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.

LOCAL AUTHORITY

Hertsmere Council.

SERVICES

Electric Heating and Mains Drainage.
Council Tax Band C 114 Years remain on lease (not verified)
Ground Rent £435.00 Per annum - split into 2 payments of £217.50 in March & September(not verified)
Service Charge £832.47 per month- water is included (not verified)

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

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION 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. Facial recognition will be offered at a charge of £15 plus vat per person.

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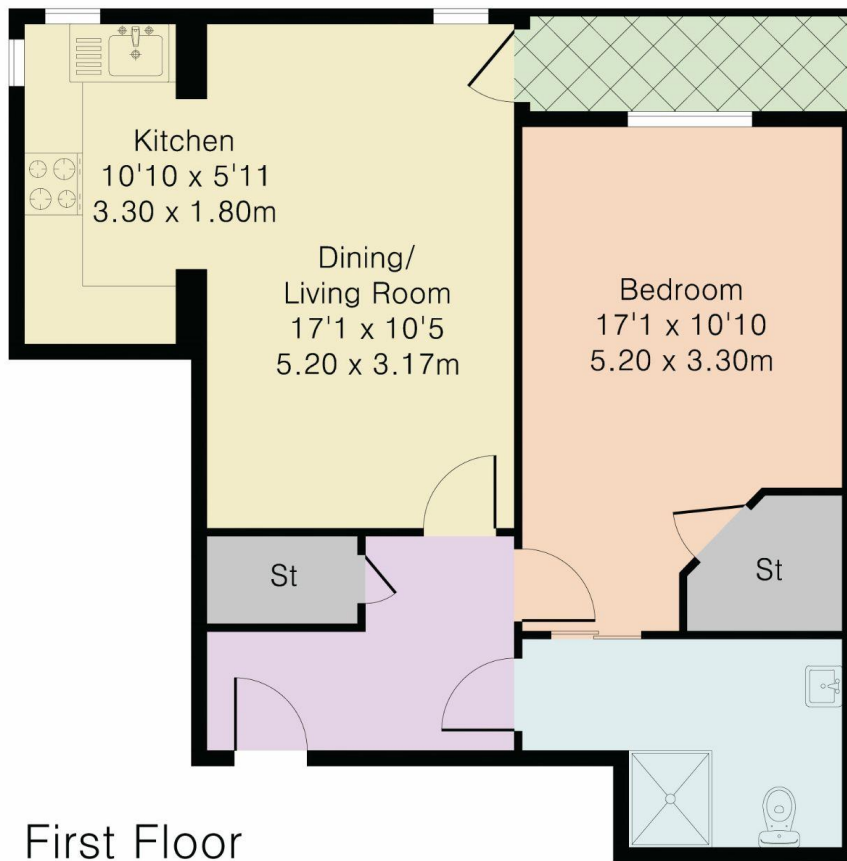
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Approximate Gross Internal Area 580 sq ft - 54 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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