

Mandeville Court, Potters Bar, EN6



Price: £1,400.00 p.c.m.

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



****AVAILABLE NOW** FURNISHED**

We are delighted to offer to let 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
- AVAILABLE NOW
- FURNISHED
- LOUNGE/DINING ROOM
- WET ROOM
- COMMUNAL AREAS
- COMMUNAL LANDSCAPED GARDENS
- ESTATES MANAGER & 24 HOUR ON SITE STAFFING
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- 24 HOUR EMERGENCY CALL SYSTEMS

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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 Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

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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