Clare Hall Manor, Ridge Village, South Mimms, EN6

Price: 1,150,00 PCM

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park, Herts,
AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



COUNTRYSIDE CO-LIVING

CLARE HALL MANOR is a handsome 17th Century Manor House set in 2 acres of grounds with landscaped gardens, pond, open lawns and mature trees. Located close to the Hertfordshire village of South Mimms with fast transport links to London from Potters Bar, offering the best of town and country living.

A LIFESTYLE that combines fun and sociability of the city, with a beautiful countryside setting. A UNIQUE and appealing NEW STYLE COMMUNITY RENTING OPPORTUNITY, designed for those with a cheerful outlook, adventurous spirit and appreciation for an exceptional home.

A REVOLUTIONARY way of renting creating an immediate social circle in a RURAL RETREAT.

- **HISTORIC 17TH CENTURY CHARACTER MANOR HOUSE**
- **YOUR OWN PRIVATE ROOM AND KITCHENETTE**
- **COFFEE LOUNGE/COMMON ROOM**
- **ACRES OF TRANQUIL COUNTRYSIDE**
- **MODERN CO-LIVING**
- **ROOMS FOR SOCIALISING AND ENTERTAINING**
- **CINEMA ROOM/LIBRARY/GYM**
- **FAST LINKS INTO LONDON FROM POTTERS BAR STATION**

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DESCRIPTION
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ACCOMMODATION
PRIVATE STUDIO APARTMENTS
CLARE HALL MANOR AMENITIES INCLUDE:
LIBRARY/CO-WORKING ROOM
GYM
CINEMA ROOM
COFFEE LOUNGE
COMMON ROOM
30 CAR PARKING SPACES (FIRST COME FIRST SERVED)
BICYCLE RACK SPACE PER ROOM IN A SECURED PREMISES
2 ACRES OF GROUNDS FEATURING LANDSCAPED GARDENS, POND, OPEN LAWNS AND MATURE TREES.

LOCATION: Blanche Lane is located in the delightful village South Mimms. Access to the M25 and A1(M) and Potters Bar Railway Station are only a short drive away.

CLARE HALL MANOR is located in the scenic village of Ridge, with its church that dates from the 14th century. Indulge in delicious Italian cuisine and stunning countryside views at The Old Guinea Restaurant and Bar, also open for breakfast or a cup of coffee. The village has numerous public footpaths making it the perfect starting point for country walks.

The village of South Mimms is a short walk from Clare Hall Manor, with its picturesque lanes, village hall, 12th century church, primary school, village green and traditional pub, the Black Horse.

POTTERS BAR is a short drive away with numerous shops, restaurants and cafés and The Wyllyotts Theatre or unwind at the Furzefield Leisure Centre and Pool. There are several golf courses and tennis clubs within easy reach of Clare Hall Manor.

SERVICES
Gas Central Heating and Mains Drainage.
Bicycle rack space per room in a secured premises.
COUNCIL TAX is £87.50 PCM. £150 PCM per person for Service Charges to include internet, heating, water, electricity and use of common parts (including gym & cinema room)
5 Weeks Deposit and 2 Weeks Holding Deposit required.

For more information on Clare Hall and Co-Living, please visit the Countryside Co-Living Website https://countrysidecoliving.co.uk

LOCAL AUTHORITY - Hertsmere Borough Council.

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

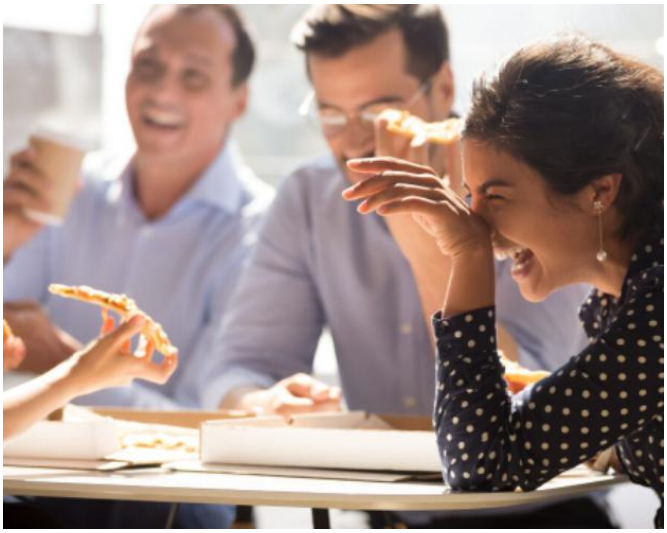
Due to Money Laundering Regulations, all tenants are now legally obliged to provide formal identification and carry out a facial recognition through Landmark.

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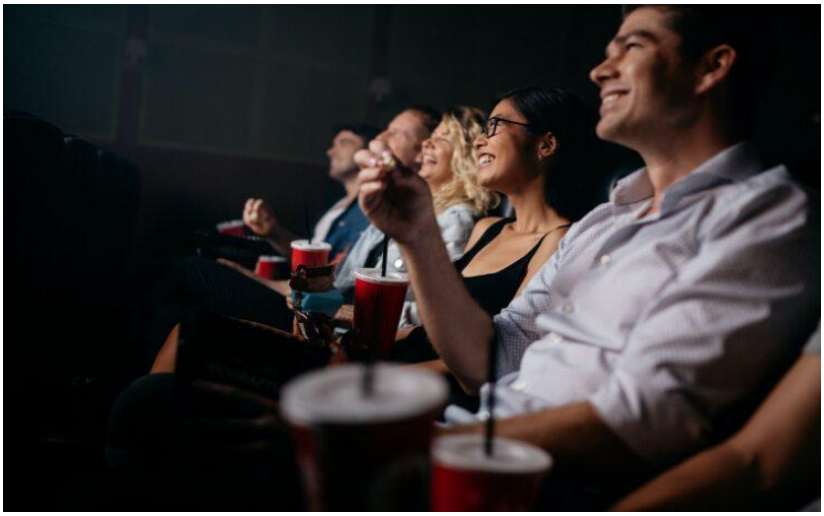
Gym Social

Cinema

Healthy Living





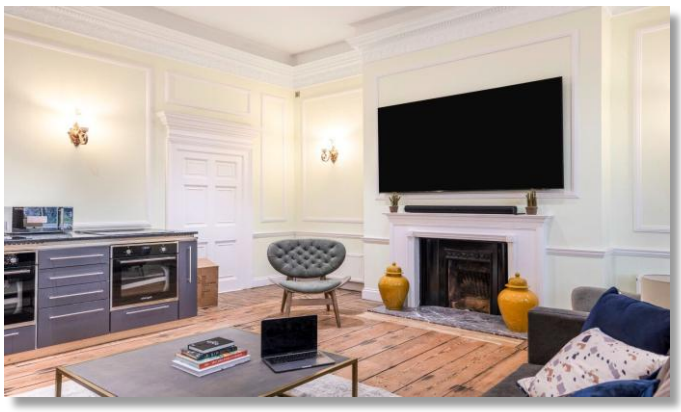


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