



WESTPOLE AVENUE, COCKFOSTERS, EN4

A VARIETY OF 1 AND 2 BED LUXURY APARTMENTS EXCLUSIVELY FOR THE OVER 60s. THIS BRAND NEW DEVELOPMENT ON COCKFOSTERS/OAKWOOD BDRS IS PERFECT IF YOU WOULD LIKE TO BE CLOSE TO LONDON, BUT STILL FAR ENOUGH AWAY TO GET A TOUCH OF THAT COUNTRY AIR. SAMUEL HOUSE IS BUILT TO A HIGH STANDARD AND IS AN IDEAL PLACE TO LIVE LIFE TO THE FULLEST.

****FINAL FEW APARTMENTS LEFT. DON'T MISS OUT ON YOUR DREAM HOME, BOOK YOUR VISIT TODAY!****

The service charge ensures you enjoy fantastic facilities and amenities all year round. When you compare what's on offer in your new home with the cost of running your current property, we think you'll find we deliver real value for money.

"Our House Manager is a real superstar. She is always there to help straight away, no matter how big or small the issue is. It is so comforting to have somebody there who you know you can rely on. She makes life so easy for us."

Mr and Mrs Clarke McCarthy Stone Homeowners



ACCOMMODATION

*SPECTACULAR 1 & 2 BEDROOM APARTMENTS AVAILABLE FOR SALE *LUXURY, EXCLUSIVE DEVELOPMENT ON COCKFOSTERS/OAKWOOD BOARDERS *BUILT BY THE AWARD-WINNING MCCARTHY STONE. *PRIVATE, LOW MAINTAINENCE RETIREMENT PROPERTIES *FITTED KITCHENS WITH A RANGE OF QUALITY APPLIANCES * GUEST SUITE * FRIENDLY HOUSE MANAGER * PETS WELCOME * MOBILITY SCOOTER CHARGING *

PRICE: FROM £449,999 LEASEHOLD PRICES FROM

KITCHEN

Includes a range of quality appliances, including waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.



KITCHEN DINER

Easily accessible from the kitchen, to make dining and entertaining as simple and stress-free as possible.



LIVING ROOM

The spacious living rooms are light and have neutral décor, making it is easy to add your own personal touches to your living area.



TOP FLOOR 2 BED FLAT

A luxurious penthouse style, top floor, two bedroom apartment, with generous storage and walk-in wardrobe.



FIRST FLOOR LANDING READING AREA

A lovely, quiet sanctuary in which to relax with a good book and a coffee.



WALK-IN WARDROBE

A well fitted walk-in wardrobe. Including drawers and ample hanging space, both full length and half height.



BEDROOM EXAMPLE

Luxurious, comfortable bedrooms, with generous storage, including either a walk-in wardrobe or fitted wardrobe to the main bedroom.



BEDROOM EXAMPLE 2

Luxurious, beautifully finished bedrooms with fitted or walk-in wardrobes.



BEDROOM EXAMPLE 3
Luxurious bedrooms with ample storage and fitted or walk-in wardrobes.



SHOWER ROOM
Beautiful, contemporary shower room with accessible shower.



COMMUNAL LOUNGE FOR RESIDENTS

Beautiful homeowner lounge. A relaxing space including a kitchenette with tea and coffee making facilities. This tranquil space also has Wi-Fi access for your convenience.



COMMUNAL LOUNGE 2

A beautiful homeowner communal lounge where you can relax and socialise. Equipped with tea and coffee making facilities.



OUTDOOR SPACE

A picturesque, relaxing place to unwind and enjoy some fresh air, surrounded by our beautifully maintained communal gardens.



COMMUNAL GARDEN

A well maintained, communal space in which to relax and unwind.



Further Information

Thoughtfully designed to nurture a vibrant, active community, Samuel House is comprised of exquisitely finished

one and two bedroom properties.

Oakwood and the surrounding area have so much to offer, you'll never be short of things to keep you busy, whatever you love doing in life.

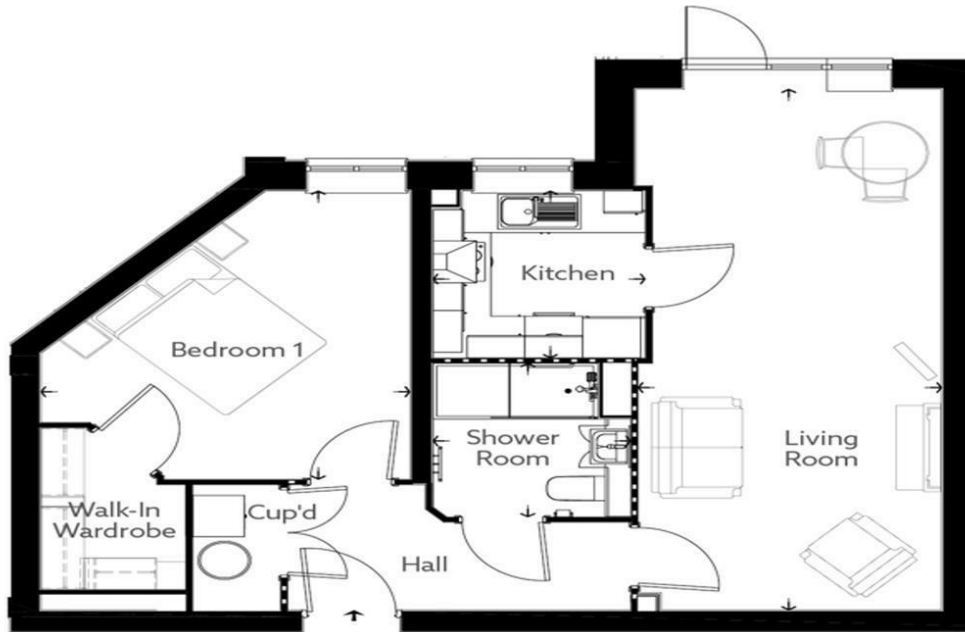
These spectacular properties in Oakwood are part of the Samuel House development from the award-winning McCarthy Stone. Private retirement apartments, which are located over three floors, are low-maintenance and contain extra safety features. They benefit from a friendly house manager and a social communal lounge. Viewing is a must, to see the exclusive benefits and highlights this property has to offer. Close to Oakwood & Cockfosters underground stations (Piccadilly Line), buses, local amenities and Trent Park.

Underground parking spaces are available for purchase.

Property prices:

1 bed from £449,999

2 beds from £589,999



Living Room (Max)	10'-4" x 24'-7"	3148mm x 7489mm
Kitchen (Max)	7'-3" x 7'-11"	2200mm x 2400mm
Shower Room (Max)	6'-9" x 7'-3"	2050mm x 2210mm
Bedroom (Max)	12'-7" x 13'-7"	3828mm x 4147mm

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	85
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	
	England & Wales	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.