



## WESTPOLE AVENUE, COCKFOSTERS, EN4

50% SHARE FROM £225,000 (BASED ON A 1 BED APARTMENT) WITH MONTHLY RENTAL OF £1,128pcm (INCLUDING SERVICE CHARGES)

A CHOICE OF A 1 OR 2 BED LUXURY APARTMENT 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.

**\*\*MOVE FOR FREE OFFER AVAILABLE BETWEEN 1ST JANUARY & 26TH APRIL 2024\*\*** Ts&Cs APPLY AS FOLLOWS: Eligible participants in this offer shall receive: Estate Agent fees are paid in full up to a capped value of £7,500 (incl. VAT) or £10,000 for properties within our London and South East region.

Legal fees are paid in full up to a capped value of £2,000 (incl. VAT and all disbursements).

The Stamp Duty element of this offer is a deduction from the amount payable at completion to a maximum of £5,000.

Removals service (if required).



### 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: £225,000 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.



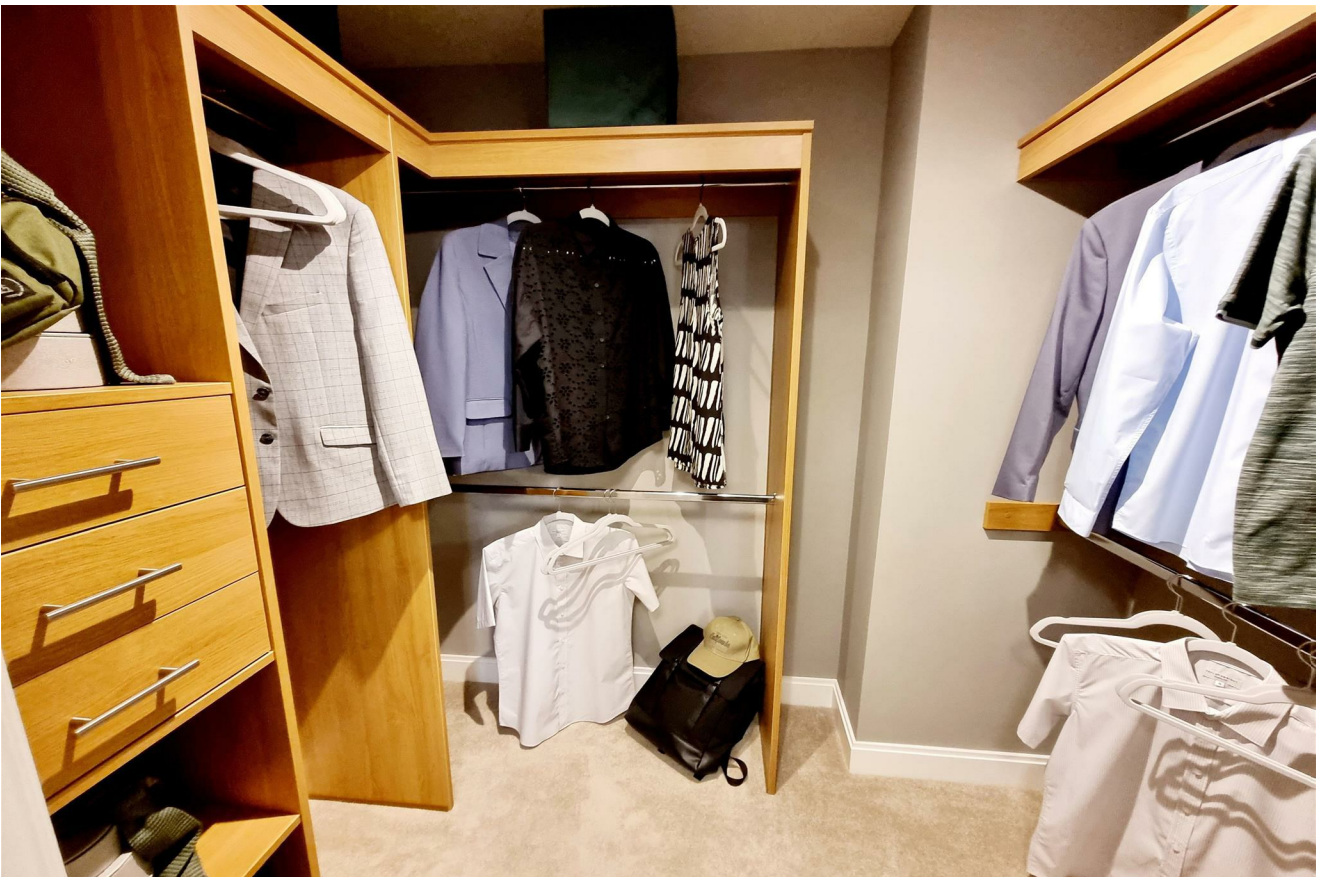
### FIRST FLOOR LANDING READING AREA

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.

**Area: 57.6m<sup>2</sup>**

**Maximum room sizes**

**Living Room**  
12'-0" x 24'-5" / 3653mm x 7431mm

**Kitchen**  
7'-11" x 11'-4" / 2401mm x 3460mm

**Shower Room**  
5'-7" x 7'-3" / 1711mm x 2201mm

**Bedroom**  
8'-11" x 12'-10" / 2720mm x 3905mm

\*Apartment is handed.



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			
England & Wales		85	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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.