



WESTPOLE AVENUE, COCKFOSTERS, EN4

A 1 BED LUXURY RETIREMENT APARTMENT EXCLUSIVELY FOR THE OVER 60s. THIS BRAND NEW DEVELOPMENT ON THE BRDS OF COCKFOSTERS/OAKWOOD, 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.

Sold as seen, including all furniture!

****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

*A SPECTACULAR 1 BEDROOM RETIREMENT APARTMENT AVAILABLE FOR SALE TO OVER 60S *LUXURY, EXCLUSIVE DEVELOPMENT ON COCKFOSTERS/OAKWOOD BOARDERS *BUILT BY THE AWARD-WINNING MCCARTHY STONE. *PRIVATE, LOW MAINTAINENCE RETIREMENT PROPERTY *FITTED KITCHEN WITH A RANGE OF QUALITY APPLIANCES * GUEST SUITE * FRIENDLY HOUSE MANAGER * PETS WELCOME * MOBILITY SCOOTER CHARGING *

PRICE: £479,999 FREEHOLD

KITCHEN 7'11" x 7'3" (2.41m x 2.21m)

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



LIVING ROOM 24'7" x 10'4" (7.49m x 3.15m)

This spacious living room is light and has neutral décor, making it is easy to add your own personal touches to your living area



LIVING ROOM EXAMPLE 2 24'7" x 10'4" (7.49m x 3.15m)

A beautiful, well proportioned living room with dining area. A bright and spacious space in which to relax, unwind and put your feet up



BEDROOM 1 13'7" x 12'7" (4.14m x 3.84m)

A luxurious, comfortable bedroom, with generous storage, including a walk-in wardrobes

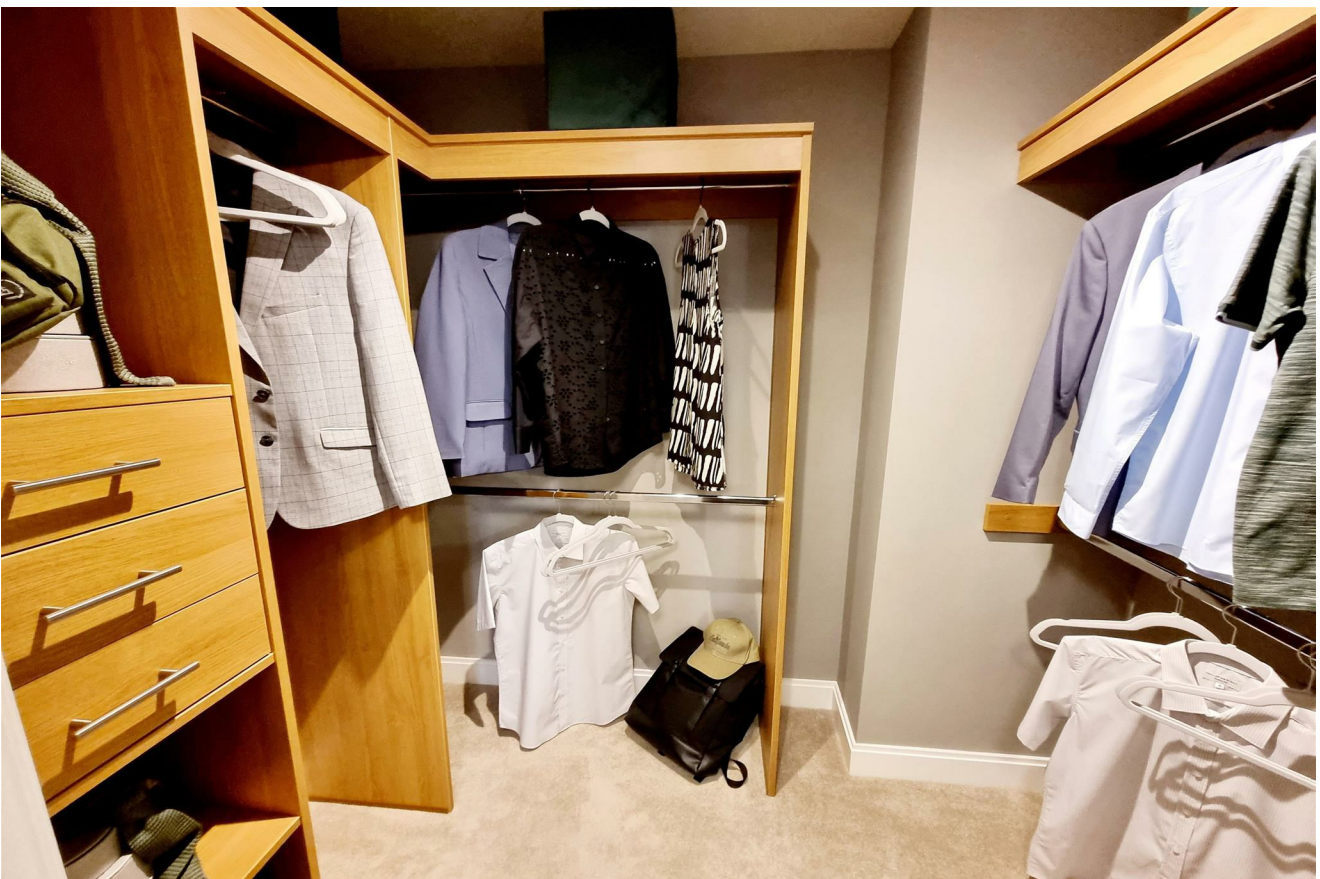


BEDROOM 1 EXAMPLE 2 13'7" x 12'7" (4.14m x 3.84m)
A luxurious, beautifully finished bedroom with walk-in wardrobes



WALK-IN WARDROBE

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



SHOWER ROOM 7'3" x 6'9" (2.21m x 2.06m)
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



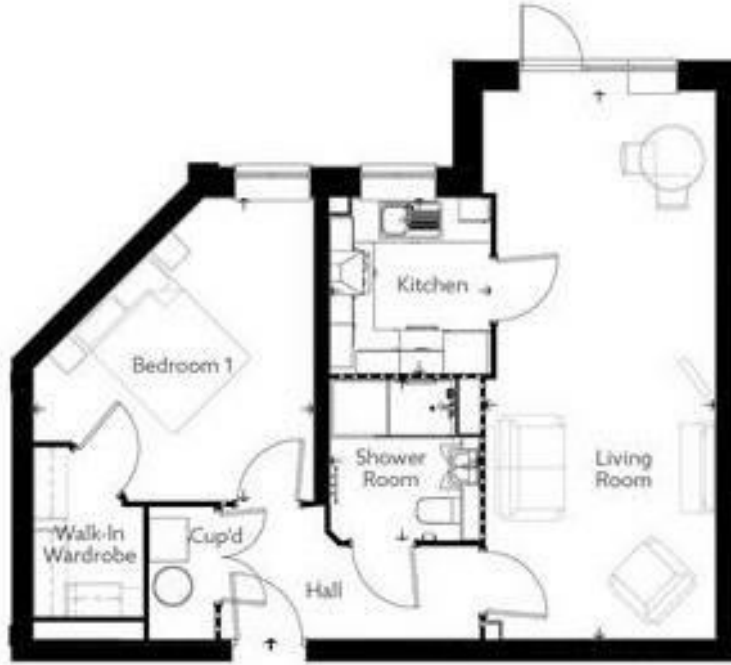
Further Information:

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.



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		
	84	84
England & Wales	EU Directive 2002/91/EC	

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		
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.