

Sambrook Court, Sambrook Court,
Hadley Wood, Hertfordshire, EN4 0JS
Guide price £1,000,000 Leasehold

STATONS

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Bedrooms 2 | Bathrooms 2 | Receptions 1





Sambrook Court, Plot 2 Sambrook Court, Cockfosters Road Hadley Wood, Hertfordshire



IDEAL INVESTMENT OPPORTUNITY LAST TWO REMAINING

Opportunity to obtain in excess of a 4% yield with the developer OFFERING to pay THE first two years service charge AND ground rent and THE INITIAL letting fee. RENTAL VALUES ALREADY PROVEN AND ENORMOUS DEMAND FOR MORE APARTMENTS TO LET.

PLOT 2 - TWO BEDROOM TWO BATHROOM GARDEN APARTMENT WITH AN EXTENSIVE 36' TERRACE AND TWO SECURE UNDERGROUND PARKING SPACES

PLOT 11 TWO BEDROOM TWO BATHROOMS APARTMENT WITH TERRACE OVERLOOKING LARGE COMMUNAL GARDEN AND HADLEY WOOD GOLF COURSE AND TWO SECURE UNDERGROUND PARKING SPACES

THE APARTMENTS CAN BE SOLD TOGETHER OR SEPARATELY.

SAMBROOK COURT IS A NEW DEVELOPMENT AND EACH APARTMENT COMES WITH A 10 YEAR NHBC WARRANTY, IS FULLY CARPETED AND HAS BEEN BUILT TO A HIGH SPECIFICATION.

Ideally located in the exclusive community of Hadley Wood backing directly onto Hadley Wood Golf Course. Sambrook Court is an exceptional modern development of just 14 one and two bedroom apartments. Set within beautifully landscaped gardens, each with its own private balcony, patio or terrace and two secure underground parking spaces (plus visitors spaces), many have far-reaching views towards Trent Country Park or Hadley Wood Golf Course.

Hadley Wood boasts a vibrant community spirit with thriving churches and excellent schools, along with wonderful award-winning local restaurants, cafés and bistros in Cockfosters and Hadley Wood offer a variety of international cuisines. The Spires Shopping Centre in nearby Chipping Barnet hosts Waitrose along with other high street names while Brent Cross shopping centre is only 30 minutes away by car.

Cockfosters Road is within easy striking distance of the M1, M25 and A1, for swift journeys in and out of the capital. Heathrow and Luton airports are each approximately 40 minutes away, and there is a private helipad in the grounds of nearby West Lodge Park Hotel.

Please note all internal image's depict show home.

For further information, please contact our New Homes office on 020 8441 9555.





| Apartment 8 | Metric (mm) | Imperial | Sq ft |
|---------------------------------------|----------------------------|---------------------------------|-------|
| Kitchen/Living/Dining narrowing to | 8036 x 6000 8036 x 2850 | 26'4" x 19'8" 26'4" x 9'4" | 1196 |
| Master Bedroom | 5059 x 3700 | 16'7" x 12'2" | |
| Bedroom 2 | 5631 x 3047 | 18'6" x 10'0" | |
| Apartment 9 | Metric (mm) | Imperial | Sq ft |
| Kitchen/Living/Dining narrowing to | 6262 x 6061 6262 x 3137 | 20'7" x 19'11" 20'7" x 10'4" | 1128 |
| Master Bedroom narrowing to | 5750 x 4596 5750 x 2796 | 18'10" x 15'1" 18'10" x 9'2" | |
| Bedroom 2 | 5631 x 2800 | 18'6" x 9'2" | |
| Apartment 10 | Metric (mm) | Imperial | Sq ft |
| Kitchen | 3900 x 3199 | 12'10" x 10'6" | 1235 |
| Living/Dining | 6009 x 4620 | 19'9" x 15'2" | |
| Master Bedroom | 4532 x 3648 | 14'10" x 12'0" | |
| Bedroom 2 | 7080 x 2872 | 23'3" x 9'5" | |
| Apartment 11 | Metric (mm) | Imperial | Sq ft |
| Kitchen/Living/Dining narrowing to | 9159 x 5000 9159 x 2652 | 30'1" x 16'5" 30'1" x 8'7" | 1924 |
| Master Bedroom | 4375 x 3660 | 14'4" x 12'0" | |
| Bedroom 2 | 5859 x 3025 | 19'3" x 9'11" | |



Features Include

DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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