



SENATE HOUSE

POTTERS BAR

A Collection of Two Bedroom Apartments



ARILIAN
HOMES



6-16 Southgate Road
EN6 5EX



Located in the heart of Potters Bar town and ideally close to the High Street, this new collection of stylish two bedroom luxury apartments is set within a gated development.

The location offers easy access to the M25 together with all national motorway links and is convenient for Potters Bar British Rail station with fast train connections into central London. Potters Bar has the benefit of easy central London access, but also has the enjoyment of the surrounding Hertfordshire countryside for many leisure pursuits.

The superb apartments reflect Arilian Homes' careful design and attention to detail. The kitchens benefit from integrated appliances, quartz worktops with under-mounted sinks and handle-less units. The bathrooms and ensembles feature Italian-imported tiles to walls and floor, with bath filler, shower handset and fixed shower head, all controlled by one thermostat.

The apartments are set in a secure gated enclosure with video entry phone system and automated vehicular entrance gates to the car park to the rear. Each apartment has an allocated parking space and there are cycle storage facilities.





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IT'S THE ATTENTION TO DETAIL WHICH SIGNIFIES AN ARILIAN HOME

Internal specifications

- Three interior designed flat finishes by MiCasa interior designers¹
- Natural wood flooring
- Traditional gas fired central heating
- Carlisle brass polished chrome lever handles
- Carpet to all bedrooms
- 2700mm wide bi-fold doors to living rooms²
- Regular balconies or juliet balconies²
- Communal Sky satellite dish and television aerial

Kitchen

- Three different choices of kitchens¹
- 20mm Quartz worktops which are heat, stain and scratch resistant
- Under-mounted sink and mixer tap with hose
- Appliances by CDA with 5 year parts and 2 year labour³
- Integrated fridge/freezer, oven, hob and telescopic extractor, dishwasher and washer/dryer
- Glass mirror splash back

Family Bathrooms and En-suites

- Brassware by Crosswater
- Wall hung WC By CP Hart
- Bath filler, shower handset and fixed shower head all controlled by one thermostat²
- Bathroom mirror with infra red sensor - to activate lights and demister and independent dual voltage shaver socket
- Heated chrome towel rails
- Italian manufactured and imported floor and wall tiles

Security

- Secure pedestrian access
- Secure gated enclosure with automated vehicular entrance gates
- Motion sensor lights to communal lobby
- Multi-point locking system and spy hole viewer to apartment front doors
- Video entry phone
- Dawn to dusk external light to car park
- Communal fire alarm system to all flats

Parking

- Electric gate with two remote controls
- One allocated car parking space per apartment
- Cycle storage within gated compound

Warranties

- BLPSECURE home defect 10 year warranty underwritten by Allianz

Notes

1. This is a limited time offer and applies for early bird reservations
2. To selected plots only. Please refer to floor plans for details
3. Terms and conditions apply



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GROUND FLOOR APARTMENTS



Apartment GF-01

Living / Kitchen	4.50 x 4.14m	14'9" x 13'7"
Bedroom 1	3.96 x 2.99m	13'0" x 9'10"
Bedroom 2	3.92 x 2.99m	12'10" x 9'10"

Apartment GF-02

Living / Kitchen	6.10 x 4.28m	20'0" x 14'1"
Bedroom 1	3.83 x 3.53m	12'7" x 11'7"
Bedroom 2	3.83 x 2.59m	12'7" x 8'6"

Apartment GF-03

Living / Kitchen	5.40 x 4.00m	17'9" x 13'2"
Bedroom 1	5.20 x 4.00m	17'1" x 13'2"
Bedroom 2	3.48 x 2.50m	11'5" x 8'2"

Apartment GF-04

Living / Kitchen	5.40 x 4.40m	17'8" x 14'5"
Bedroom 1	5.20 x 4.00m	17'1" x 14'5"
Bedroom 2	3.48 x 2.50m	11'5" x 8'2"

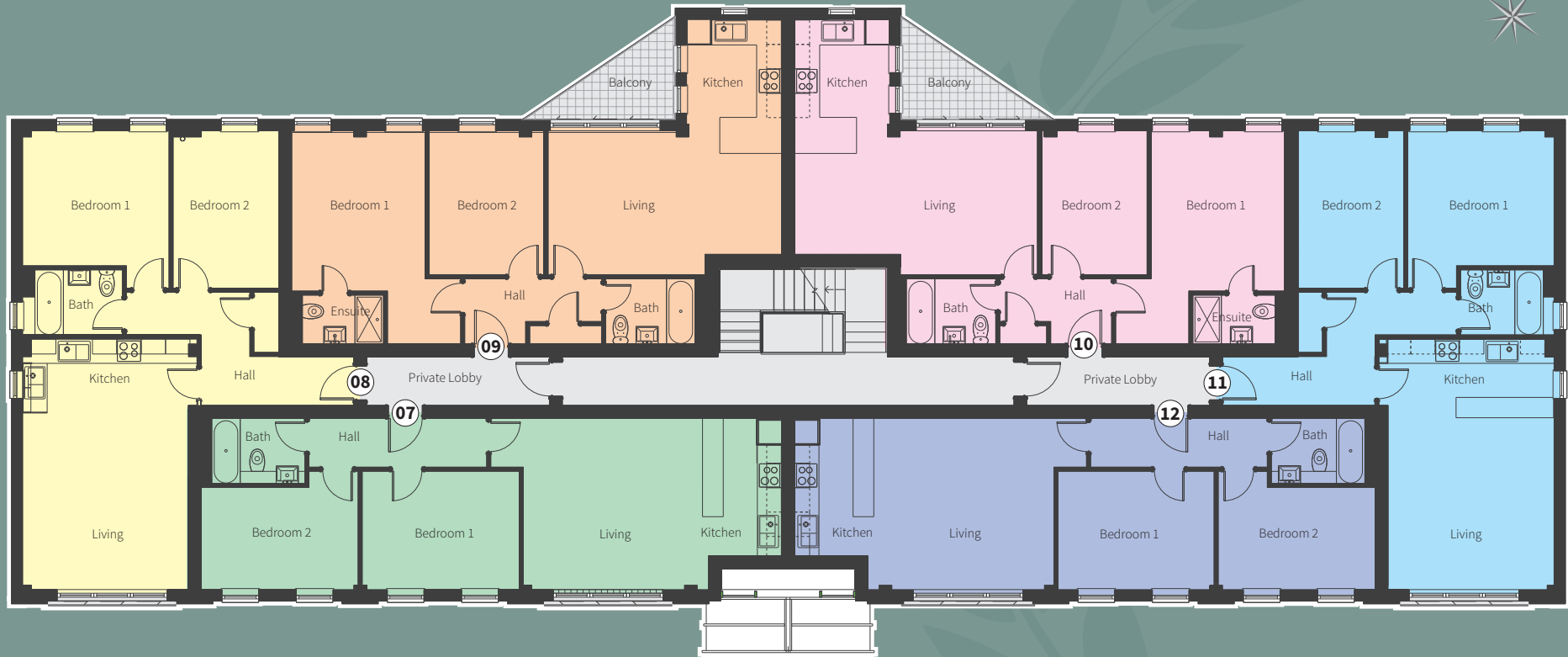
Apartment GF-05

Living / Kitchen	6.10 x 4.23m	20'0" x 13'11"
Bedroom 1	3.77 x 3.57m	12'4" x 11'9"
Bedroom 2	3.76 x 2.55m	12'4" x 8'4"

Apartment GF-06

Living / Kitchen	5.25 x 4.10m	17'3" x 13'6"
Bedroom 1	3.82 x 2.94m	12'6" x 9'8"
Bedroom 2	3.84 x 2.94m	12'7" x 9'8"

FIRST FLOOR APARTMENTS



Apartment FF-07

Living / Kitchen	7.30 x 4.14m	24'0" x 13'7"
Bedroom 1	3.82 x 3.02m	12'6" x 9'11"
Bedroom 2	3.85 x 3.02m	12'8" x 9'11"

Apartment FF-08

Living / Kitchen	6.09 x 4.20m	20'0" x 13'2"
Bedroom 1	3.85 x 3.50m	12'7" x 11'6"
Bedroom 2	3.85 x 2.60m	12'7" x 8'6"

Apartment FF-09

Living / Kitchen	6.28 x 5.72m	20'7" x 18'9"
Bedroom 1	5.20 x 4.20m	17'1" x 13'9"
Bedroom 2	3.54 x 2.84m	11'7" x 9'4"

Apartment FF-10

Living / Kitchen	6.28 x 5.98m	20'8" x 19'7"
Bedroom 1	5.20 x 3.45m	17'1" x 11'4"
Bedroom 2	3.48 x 2.50m	11'5" x 8'2"

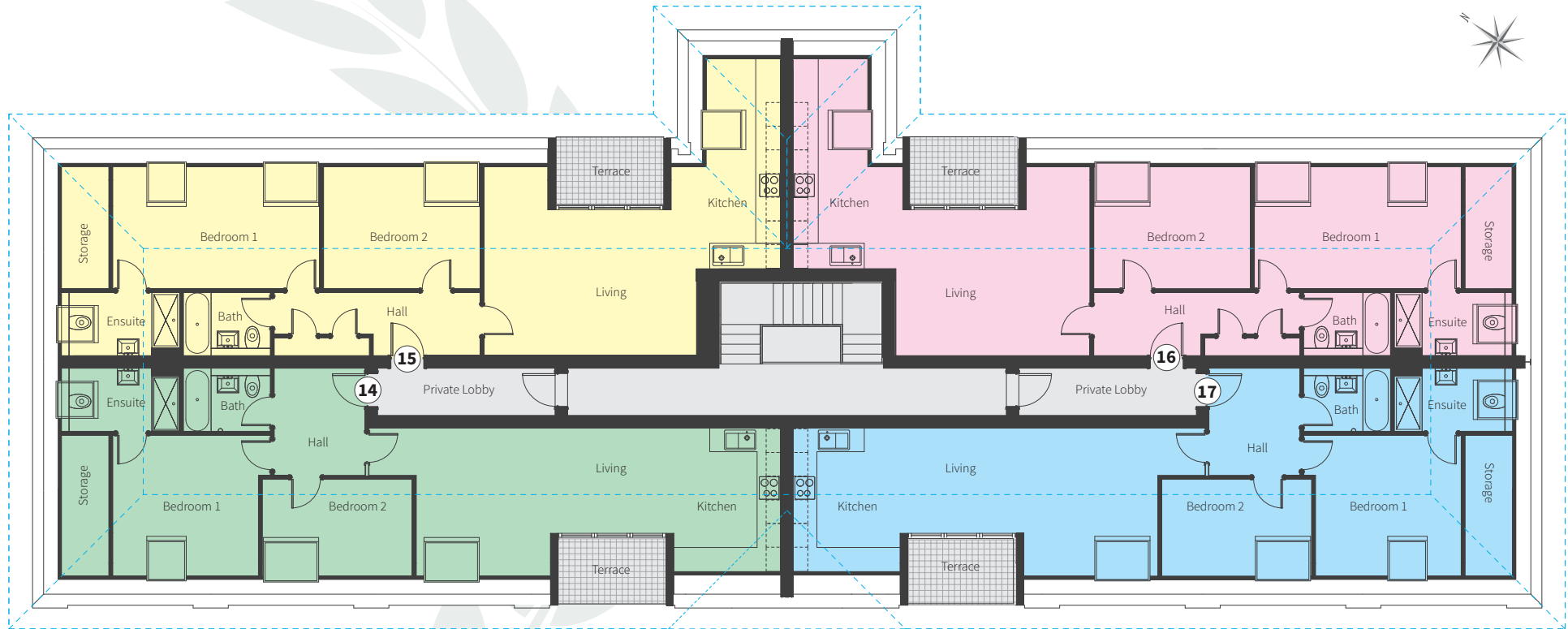
Apartment FF-11

Living / Kitchen	6.08 x 4.20m	20'0" x 13'9"
Bedroom 1	3.87 x 3.50m	12'8" x 11'6"
Bedroom 2	3.87 x 2.59m	12'8" x 8'6"

Apartment FF-12

Living / Kitchen	7.30 x 4.14m	24.0" x 13'7"
Bedroom 1	3.80 x 3.00m	12'6" x 9'10"
Bedroom 2	3.84 x 3.00m	12'7" x 9'10"

SECOND FLOOR APARTMENTS



Apartment SF-14

Living / Kitchen	9.24 x 3.35m	30'3" x 11'0"
Bedroom 1	4.89 x 3.16m*	16'1" x 10'4"
Bedroom 2	3.80 x 2.05m	12'6" x 6'9"

Apartment SF-15

Living / Kitchen	7.50 x 7.10m	24'7" x 23'3"
Bedroom 1	6.14 x 2.68m*	20'2" x 8'9"
Bedroom 2	3.97 x 2.68m	13'0" x 8'9"

Apartment SF-16

Living / Kitchen	7.50 x 7.10m	24'7" x 23'3"
Bedroom 1	6.14 x 2.68m*	20'2" x 8'9"
Bedroom 2	3.97 x 2.68m	13'0" x 8'9"

Apartment SF-17

Living / Kitchen	9.24 x 3.35m	30'3" x 11'0"
Bedroom 1	4.89 x 3.16m*	16'1" x 10'4"
Bedroom 2	3.80 x 2.05m	12'6" x 6'9"

* Into storage. Plans not to scale and are for indicative purposes only.



A development by



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www.arilianhomes.co.uk

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Potters Bar is a mainly residential town located just outside the M25 and close to its junction with the A1(M) at South Mimms, it therefore has excellent connections to the national motorway network.

Senate House is located on the A111 Southgate Road, south east of the town centre, with direct access to the M25 at Junction 24 in under a mile's drive. It's a short walk from the amenities of the high street, pleasant parkland and recreation facilities. Oakmere Park is Green Flag award-winning and includes the Oakmere Restaurant, an outdoor performance area and two fishing lakes, whilst Parkfield Open Space is a more natural area for running and cycling. Surrounded by Hertfordshire countryside the town also has its own Golf Course, Sports Centre, Football Team and Cricket Club.

The town boasts many quality restaurants, supermarkets, banks and churches, as well as the well-regarded junior and senior schools within the vicinity. There is regular and varied entertainment at the Wyllotts Theatre, located in the centre of town together with the very popular Wyllotts Restaurant and bar.



Rail

Potters Bar (First Capital Connect) to
King's Cross 17 mins
Moorgate 32 mins
Peterborough 34 mins
Cambridge 64 mins

Underground

Cockfosters (Northern line) 3 miles
High Barnet (Northern line) 4.5 miles

Road

Central London 18 miles
M25 (Junction 24) 0.5 mile
M25/A1(M) (Junction 23) 4.2 miles
M1 (Junction 6A) 11.2 miles
Luton Airport 23 miles
Stansted Airport 29 miles