



SANTHEM

RESIDENCES



APARTMENT 10

Santhem Residences Shenfield
Rayleigh Close, Shenfield Essex CM13 1FD

£540,000*

*Management fee and Deferred management fee applies



Specification

From the moment you open the walnut front door you'll know if this ample ground-floor, one-bedroom apartment could be your ideal home. Perhaps you'll notice the stylish Amtico flooring, before making a beeline for the open-plan living area with a generous kitchen, which feels spacious, yet cosy. You may not notice the little touches at first – the polished chrome fittings, the luxury carpet, the northwest aspect – but closer inspection reveals just how much thought has gone into every decision.

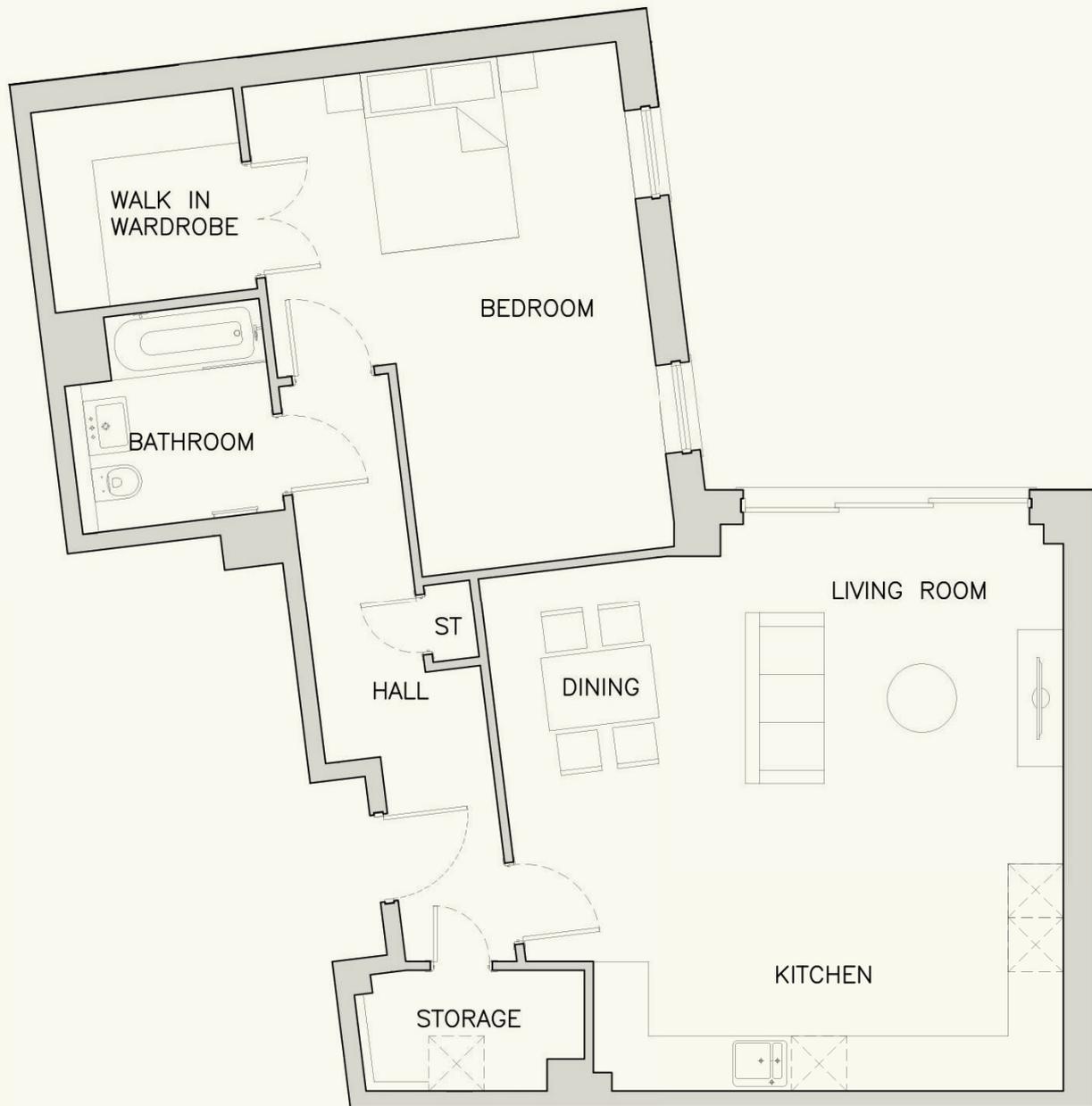
As you step out onto the private patio, you might picture leisurely morning coffees and social wines in the evenings. And as you're shown all the high-tech features that keep your home safe and connect you with the on-site team, you'll see that the apartment offers more than just style and comfort. Next up, the light and airy bedroom. You'll open up the walk-in wardrobe and take a grand step inside. The high standard continues in the bathroom – quality fittings, luxury brands and stylish tiles throughout.

Just before you go, you might take a quick look at the laundry cupboard and feel reassured that although you're looking to downsize, you'll be gaining a well-thought out and practical space. And as you head out and look back one last time, it's quite possible that you'll know if this exquisite apartment could feel like home.

ONE BEDROOM APARTMENT

- | | |
|---------------------------------|--|
| KITCHEN | <ul style="list-style-type: none">• Fully fitted Hacker kitchen• Neff oven, induction hob and microwave• Integrated Electrolux fridge/freezer and dishwasher• Glass splashback |
| BATHROOM | <ul style="list-style-type: none">• Villeroy and Boch bath, basin and WC• Overhead shower head and arm• Chrome electric towel radiator• Heated mirror fixed to wall above wash basin |
| ELECTRICAL
& HEATING | <ul style="list-style-type: none">• Downlighters and light fittings throughout• Laundry cupboard complete with Electrolux washing machine and tumbler dryer• Underfloor heating• Telephone and Aerial points throughout• Sky Q access point (subscription needed) |
| FLOORING
& FINISHES | <ul style="list-style-type: none">• Amtico wooden floor to hallway and kitchen• Tiled floors to bathroom• Carpet to bedrooms and lounge/dining area• Walnut front door• Rooms painted neutral colours• Polished chrome sockets and switches• Fitted walk in wardrobe in bedroom• Private outdoor space in the form of a patio |
| SECURITY &
COMMUNAL
AREAS | <ul style="list-style-type: none">• ENS touchscreen device• Electronic key to access to car park• CCTV to car park and entrances• Fire and Sprinkler system throughout entire building, including apartments• Lift access• Concierge service |

Floor plan



ROOM NAME	METRIC LENGTH X WIDTH (METRES)	IMPERIAL LENGTH X WIDTH (FEET & INCHES)
LIVING	3.8m x 4.3m	12'6" x 14'1"
DINING	4.2m x 2.1m	13'10" x 6'10"
KITCHEN	2.4m x 4.2m	7'10" x 17'1"
STORE 1	1.3m x 2.4m	4'4" x 7'9"
STORE 2	0.8m x 0.5m	2'10" x 1'8"
BEDROOM 1	5.6m x 4.1m	18'3" x 13'5"
WALK-IN WARDROBE	2.2m x 2.2m	7'3" x 7'3"
BATH	2.3m x 2.2m	7'8" x 7'3"
TOTAL AREA	79.3m ²	853.27ft ²

The apartments are sold unfurnished

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We look forward to hearing from you.



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