SANTHEM
RESIDENCES

# PENTHOUSE APARTMENT

## PLOT 47

Santhem Residences Shenfield

Rayleigh Close, Shenfield Essex CM13 1FD

**£825,000***

*Management fee and Deferred management fee applies

# *Specification*

As you emerge from the lift and approach the walnut front door, chances are you'll already be impressed. You step inside, admire the stylish hallway with Amtico flooring and then perhaps you'll make a beeline for the bedrooms. First, the generous master bedroom with fitted wardrobes and an ensuite decked with luxury fittings. You might notice the overhead rain showerhead and imagine the hot, relaxing showers that await. Next up, the equally impressive second bedroom. Whether you're looking with a partner or have guests in mind, you'll be confident that they'd be more than happy staying here.

As you head for the main bathroom, you'll already have an idea of what to expect. A flick of an antique bronze switch will confirm your suspicions – another stylish suite with luxury fittings and high-end brands.

Now for the spacious living area. The impressive open-plan kitchen and lounge are far bigger than expected. And as you venture into the conservatory dining area, it might conjure up images of homely Sunday roasts and decadent dinner parties. And that's before you've even been shown the high-tech features that play your music, connect you with the on-site team and keep your home safe.

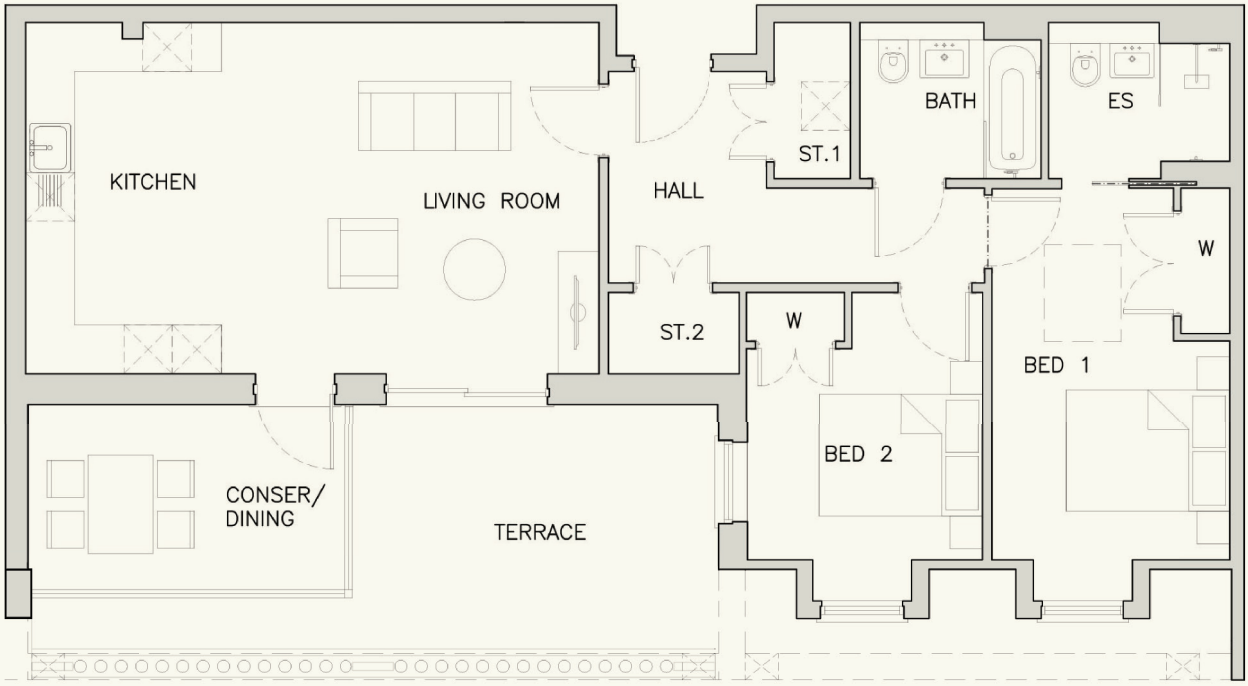
As you look around the room, maybe that's when you notice the feel of the luxury carpet, the neutral colour palette and atmospheric lighting. The USB sockets are a welcome surprise. And as you step out into the conservatory or onto the private terrace, it would be all too easy to picture tranquil mornings with a book and evening socials with a glass or two of wine.

As you head back towards the lift and take in your surroundings one last time, it's possible that you'll feel excited, and will know in that moment if this exquisite penthouse could be your home.

# PENTHOUSE APARTMENT

| | |
|---|---|
| KITCHEN | • Fully fitted handleless Hacker kitchen<br>• Miele oven, induction hob and microwave<br>• Elica telescopic extractor hood<br>• Integrated Bosch fridge freezer and dishwasher |
| BATHROOM & ENSUITE | • Villeroy & Boch fitted bathrooms with Vado and Hansgrohe fittings<br>• Ensuite with walk in shower<br>• Vanity unit under basin with recess led lights and heated over mirror<br>• Chrome electric towel radiator with low surface temperature<br>• Overhead rain showerhead and separate shower arm |
| ELECTRICAL & HEATING | • Downlighters and light fittings throughout<br>• Laundry cupboard complete with Bosch washing machine and tumbler dryer<br>• Telephone and aerial points for television<br>• Underfloor heating<br>• SONOS Music system to lounge and dining<br>• Sky Q access point (subscription needed) |
| FLOORING & FINISHES | • Amtico flooring to hallway and kitchen<br>• Tiles to bathroom floor and ensuites<br>• Carpet to bedrooms and lounge/dining area<br>• Walnut front door<br>• Rooms painted neutral colours<br>• Antique Bronze sockets and switches<br>• USB sockets throughout<br>• Fitted wardrobes in bedroom<br>• Private outdoor space in the form of a roof terrace |
| SECURITY & COMMUNAL AREAS | • An easy-to-use ENS touchscreen device<br>• Secure video entry system incorporated into ENS system<br>• CCTV to car park and entrance<br>• Electronic key access to car park<br>• Fire and Sprinkler system throughout entire building, including apartments<br>• Lift access to all floors from both sides of the building<br>• Concierge service |

# *Floor plan*




| ROOM NAME | METRIC LENGTH X WIDTH (METRES) | IMPERIAL LENGTH X WIDTH (FEET & INCHES) |
|---|---|---|
| LIVING/KITCHEN | 4.3m x 7.0m | 14'1" x 23'1" |
| CONSERV/DINING | 2.3m x 3.9m | 7'6" x 12'9" |
| STORE 1 | 1.9m x 0.9m | 6'1" x 3'1" |
| STORE 2 | 1.0m x 1.6m | 3'3" x 5'3" |
| BEDROOM 1 | 4.6m x 3.0m | 15' x 9'11" |
| WARDROBE 1 | 1.8m x 0.6m | 5'10" x 2' |
| ENSUITE | 1.9m x 2.2m | 6'3" x 7'3" |
| BEDROOM 2 | 3.3m x 2.9m | 10'9" x 9'6" |
| WARDROBE 2 | 0.6m x 1.3m | 2' x 4'3" |
| BATH | 1.9m x 2.2m | 6'3" x 7'3" |
| TOTAL AREA | 93.37m$^2$ | 1004.66ft$^2$ |

The apartments are sold unfurnished

# *Say Yes!*

## *to a retirement unlike any other*

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## *Enquire now*

Find out more

**01277 508999**
**santhemresidences.co.uk**

We look forward to hearing from you.

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