



SANTHEM  
RESIDENCES



## *Apartment 33*

Santhem Residences Shenfield  
Rayleigh Close, Shenfield, Essex CM13 1FD

**£625,000**

Other charges apply.

### PROPERTY DETAILS AND FEATURES

This delightful two-bedroom, two-bathroom, second floor home has been designed with space and quality in mind. The designer Hacker kitchen has integrated appliances, including an oven, microwave and dishwasher. The open plan living/dining room has access to the east-facing private balcony and benefits from the lovely morning sunshine.

(The apartments are sold unfurnished)

## APARTMENT 33

### KITCHEN

- Fully fitted Hacker kitchen
- Neff oven, induction hob and microwave
- Integrated Electrolux fridge/freezer and dishwasher
- Glass splashback

### BATHROOM & EN SUITE

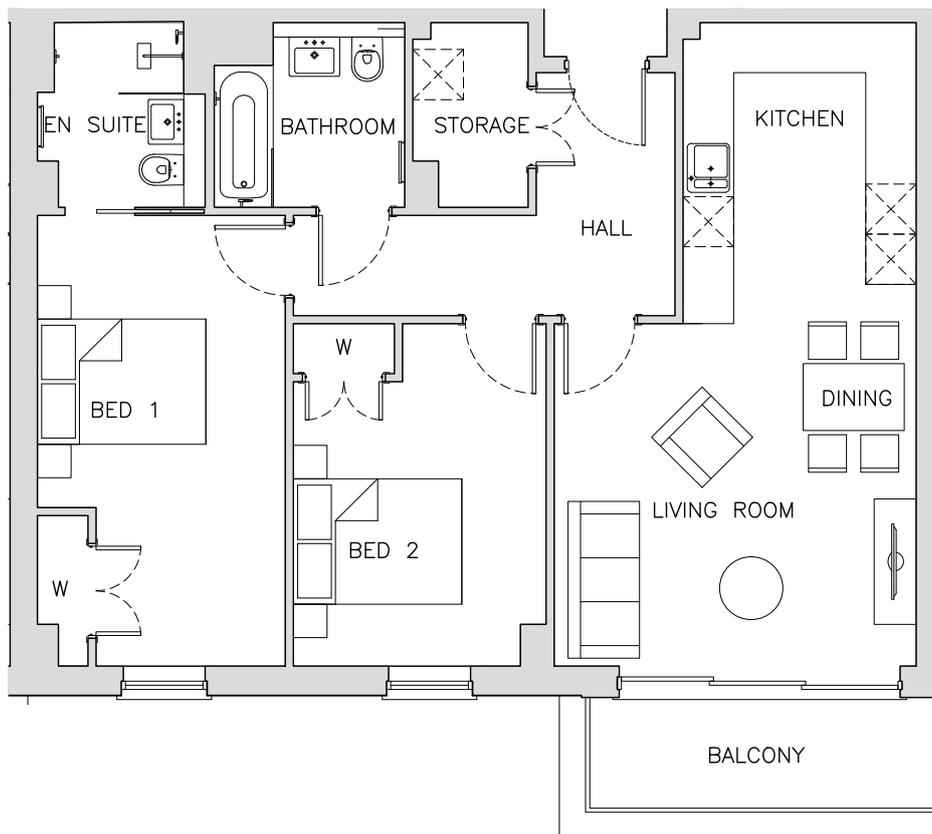
- Bathroom features bath, basin and WC with Villeroy & Boch fittings
- En suite with walk-in shower, basin and WC with Villeroy & Boch fittings
- Overhead shower head and arm
- Chrome electric towel radiator
- Heated mirror fixed to wall above wash basin

### ELECTRICAL AND HEATING

- Downlighters and light fittings throughout
- Laundry cupboard complete with Bosch washing machine and tumble dryer
- Underfloor heating
- Telephone and aerial points throughout

### FLOORING AND FINISHES

- Amtico wooden floor to hallway and kitchen
- Tiled floors to bathroom and en suite
- Carpet to bedrooms and lounge/dining area
- Walnut front door
- Rooms painted neutral colours
- Polished chrome sockets and switches
- Fitted wardrobes in bedrooms
- Private outdoor space in the form of a balcony



Room Name	Metric (m)	Imperial (ft & inches)
<b>Living/Dining</b>	4.1m x 4.3m	13'5" x 14'1"
<b>Kitchen</b>	3.6m x 2.8m	11'10" x 9'1"
<b>Storage</b>	2.2m x 1.4m	7'3" x 4'6"
<b>Bedroom 1</b>	5.4m x 2.9m	17'8" x 9'8"
<b>Wardrobe 1</b>	1.8m x 0.6m	5'11" x 2'0"

Room Name	Metric (m)	Imperial (ft & inches)
<b>En suite</b>	2.2m x 2.0m	7'3" x 6'6"
<b>Bedroom 2</b>	4.1m x 3.0m	13'5" x 9'10"
<b>Wardrobe 2</b>	0.6m x 1.2m	2'0" x 3'11"
<b>Bathroom</b>	2.2m x 2.3m	7'3" x 7'5"
<b>Total Area</b>	<b>78.7m<sup>2</sup></b>	<b>846.81ft<sup>2</sup></b>

*Say Yes! to exceptional retirement living in Essex.*

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