



SANTHEM  
RESIDENCES



## *Penthouse Apartment 48*

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

**£875,000**

Other charges apply.

### PROPERTY DETAILS AND FEATURES

A simply stunning third floor penthouse apartment with a spacious terrace and two en suite bedrooms. With east-facing views, the morning sun can be enjoyed from the terrace, which can be accessed via the dining area or the hallway. Multiple storage cupboards, fitted built-in wardrobes and a separate cloakroom all add to the appeal of this property. The superior specification features include an integrated Sonos music system in the open plan lounge and dining area as well as high quality appliances, fixtures and fitting.

(The apartments are sold unfurnished)

# PENTHOUSE APARTMENT 48

## KITCHEN

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

## EN SUITE BATHROOMS

- Master bedroom en suite with a bath, basin and WC with Villeroy & Boch fittings
- Second bedroom 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

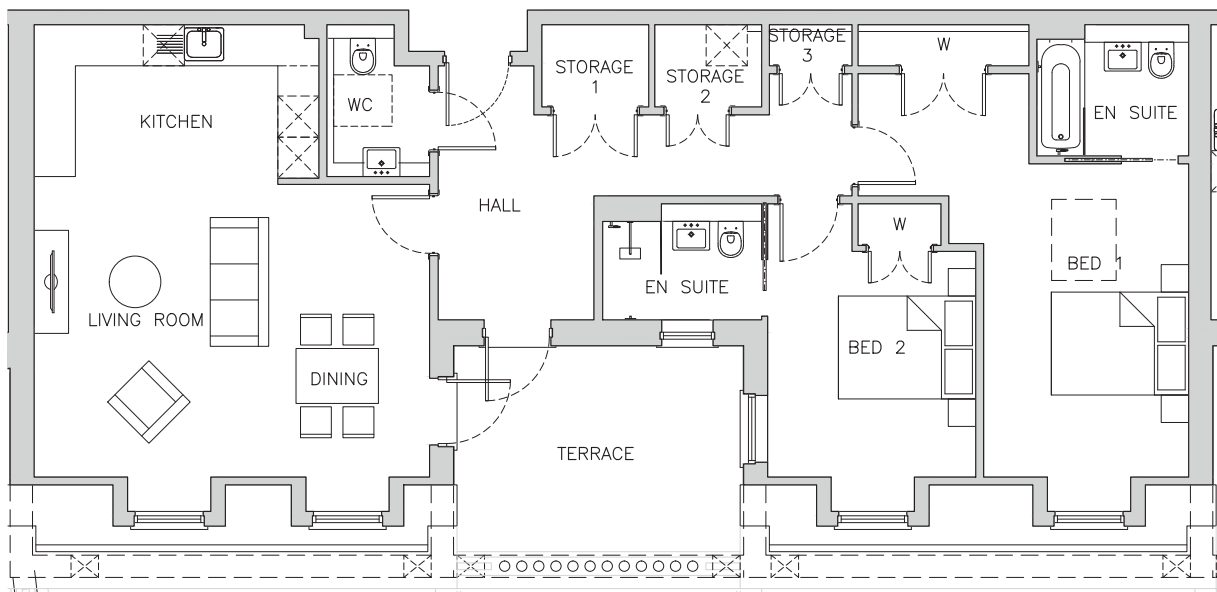
- Telephone and aerial points throughout

## FLOORING AND FINISHES

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

## ADDITIONAL FEATURES

- Skylight with a blind in the master bedroom
- Three storage cupboards in the hallway



Room Name	Metric (m)	Imperial (ft & inches)
<b>Living/Dining</b>	4.4m x 5.8m	14'3" x 18'11"
<b>Kitchen</b>	2.2m x 4.1m	7'4" x 13'7"
<b>WC</b>	2.2m x 1.5m	7'3" x 4'11"
<b>Storage 1</b>	1.2m x 1.6m	3'11" x 5'1"
<b>Storage 2</b>	1.2m x 1.6m	3'11" x 5'1"
<b>Storage 3</b>	0.5m x 1.2m	1'8" x 3'11"

Room Name	Metric (m)	Imperial (ft & inches)
<b>Bedroom 1</b>	4.6m x 3.0m	15'0" x 9'10"
<b>Wardrobe 1</b>	0.5m x 2.5m	1'8" x 8'2"
<b>En suite 1</b>	1.9m x 2.2m	6'3" x 7'3"
<b>Bedroom 2</b>	3.3m x 3.0m	10'9" x 9'11"
<b>Wardrobe 2</b>	0.6m x 1.2m	2'0" x 4'0"
<b>En suite 2</b>	1.7m x 2.3m	5'7" x 7'7"
<b>Total Area</b>	<b>100.6m<sup>2</sup></b>	<b>1082.45ft<sup>2</sup></b>