



Umiya House, Brentwood CM14 4SA

welcome to

Umiya House, Brentwood

A stunning two bedroom penthouse apartment situated on the fifth floor, with four private balconies, three-piece bathroom suite finished to a high spec, master with en-suite & an open plan kitchen/lounge/diner with integrated Bosch appliances, including washer/dryer **READY TO MOVE INTO BY CHRISTMAS!**

Accommodation

Living/kitchen/dining - 14'5" x 19'9" (4.417m x 6.207m)

Bedroom One - 13'10" x 11'10" (4.23m x 3.617m)

En-suite

Bedroom Two - 13'11" narrowing to 9'3" x 14'1" (4.245m narrowing to 2.822 x 4.308m)

Bathroom

Specification

Kitchens

- Bespoke fully fitted kitchens
- Gloss kitchen cabinets with chrome handles
- Marble effect Silestone work surfaces
- Integrated Bosch fan oven
- Bosch electric four ring hob
- Concealed extractor hood
- Concealed Bosch dishwasher
- Concealed Bosch washer/dryer
- Concealed Bosch fridge/freezer
- Stainless steel inset sink
- Wide plank oak wood floors
- Trussed ceiling to penthouses

Bathrooms & en-suites

- Italian porcelain marble effect tiles
- Grohe chromed bath & shower fittings
- Rainfall style shower heads & hand-held head
- Grohe wall mounted WC
- Grohe bathtub & shower trays
- Vanity units & mirrored wall cabinets

Comfort & Wellbeing

- Direct access onto private balconies
- Wide plank oak wood floors
- Contemporary white timber doors with brushed chrome ironmongery
- Mechanical heat recovery ventilation system

throughout the flats

- Chrome towel radiators
- Hot water cylinders
- Anthracite grey double-glazed aluminium frame windows
- Wool carpeted bedrooms

Technology & communication

- Wired for BT & Sky
- Video entry phone system
- Thermostatic heating controls

Security & peace of mind

- Secure & lockable double-glazed windows & doors
- Mains wired smoke detectors
- Dry riser
- 10 year ICW building & defect warranty insurance

The specification is provided as a guide for all apartments. Individual plots may vary so please check any item that is particularly relevant to you upon inspection of your chosen property.

Agents Notes

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.



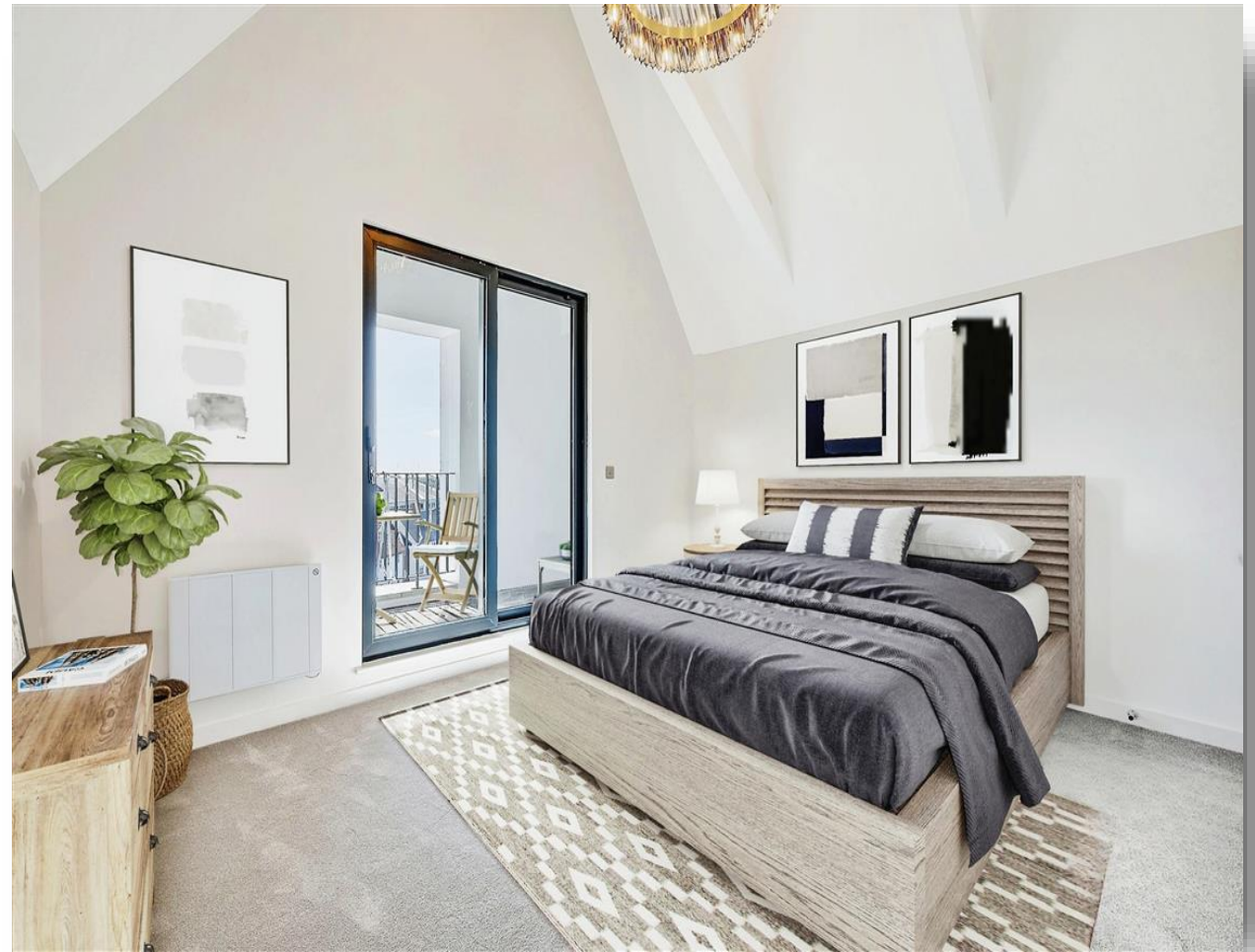
welcome to
**Umiya House,
Brentwood**

- Newly Built Two Bedroom Penhouse Apartment
- Large Bedrooms - Master With En-Suite
- Move in for Christmas
- Bellissimo Intercom Security System
- Open Plan Kitchen/Lounge/Diner

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£415,000



view this property online williamhbrown.co.uk/Property/BET103974



Property Ref:
BET103974 - 0003

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