



LAKE RISE

*A stunning development of 7 contemporary
apartments in the heart of Rayleigh*



Set within a secluded close overlooking an established and tranquil lake, this stunning development of seven two-bedroom luxury apartments offers a unique living experience in the heart of Rayleigh, Essex.

Combining the peace and tranquillity of lake side living with the highest quality design and appliances, impeccably designed spaces with high ceilings, natural light are complemented by glass fronted terraces with beautiful lake views.

Within easy walking distance of the local railway station, London is just 50 minutes away by a fast and reliable train service, whilst local shopping, bars, cafés and restaurants are only a short distance away.

FROM LUXURY GERMAN APPLIANCES TO ITALIAN KITCHENS EACH APARTMENT IS PRESENTED WITH THE HIGHEST QUALITY FIXTURES AND FITTINGS.

GENERAL

- Vaulted ceiling, mezzanine terraces and decked areas*
- No through traffic to rear in peaceful close*
- Secure parking on site*
- Phone entry system front and rear*
- 10 year NHBC warranty*
- Karndean flooring, luxury carpet*
- High quality windows*
- Multiple telephone/broadband points*
- Central Sky HD/Q, Freeview and terrestrial TV ready with multiple points*
- Multiple data points, Sonos ready*
- Sound insulation to robust detail specifications*
- Smoke detectors, fire alarm system*
- Short walk from Rayleigh*
- 50 minutes to London by train*

KITCHEN

- Neff integrated appliances throughout (oven, hob, extractor, fridge/freezer, washer/dryer, dishwasher)*
- Bespoke gloss Italian kitchen, quartz worktops*

HEATING

- Gas powered underfloor heating throughout*
- Zoned heating, each room controlled separately by smart phone*

BATHROOMS

- Duravit sanitary ware*
- Hansgrohe taps/showers*
- Geberit toilet system*
- Integrated heated towel rails*
- Heated mirrors*





FLOOR PLANS

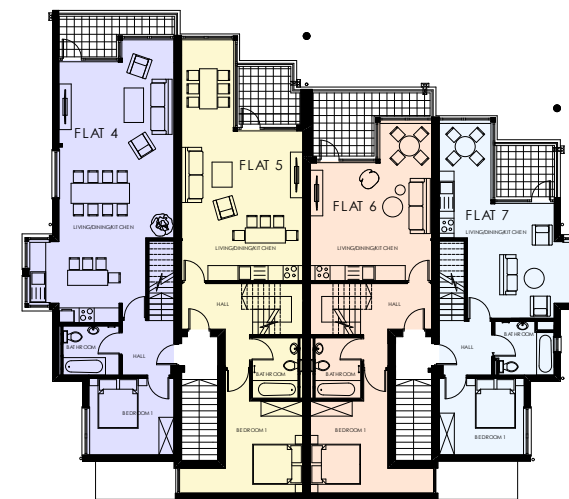
GROUND FLOOR



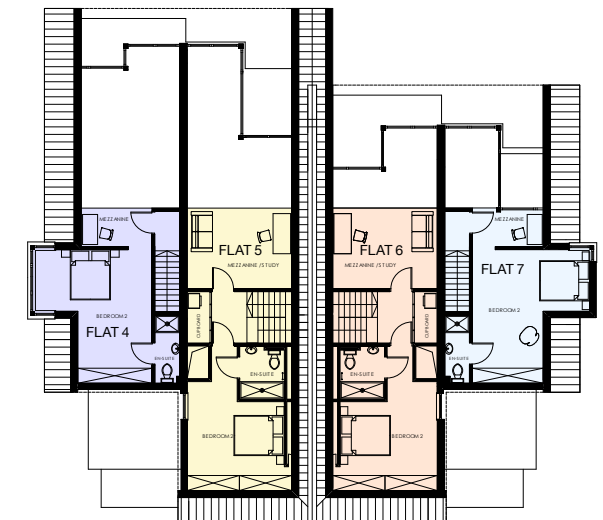
APARTMENT DIMENSIONS

Flat 1	Total Floor Area	58m ²
Flat 2	Total Floor Area	89m ²
Flat 3	Total Floor Area	101m ²
Flat 4	Total Floor Area	110m ²
Flat 5	Total Floor Area	127m ²
Flat 6	Total Floor Area	114m ²
Flat 7	Total Floor Area	94m ²

FIRST FLOOR



SECOND FLOOR - MEZZANINE LEVEL



To arrange a viewing or find out more, call 01268 748 428 or visit lakerise.co.uk



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