





## St. Katherine House

Brentwood. CM13 1AD

Set within an exclusive gated development only minutes on foot from Shenfield Station, this impressive two-bedroom duplex apartment combines generous accommodation with a high-quality contemporary specification. The development was constructed approximately six years ago and the property benefits from the remaining balance of its original ten-year NHBC warranty. Extending to approximately 1,074 sq ft, the accommodation is arranged over two floors and feels more like a house than a conventional apartment. The principal level opens with an entrance hall and leads into a striking open-plan kitchen, living and dining room extending to more than 33 feet. Designed for entertaining as well as everyday living, this spacious room features underfloor heating and wide bi-fold doors opening directly onto a private south-west-facing balcony – an ideal spot for enjoying the afternoon and evening sun.

The kitchen is fitted with a stylish range of cabinetry, granite work surfaces and a selection of integrated appliances, while the generous layout provides ample room for both dining and relaxed seating areas. Also on this level is a substantial double bedroom measuring up to 18 feet, served by its own en-suite shower room. A separate WC and useful storage cupboard complete the first floor.

On the second floor is a further spacious double bedroom, measuring to almost 15 feet, together with a well-appointed bathroom featuring Villeroy & Boch sanitary ware. An additional storage cupboard is accessed from the landing. The flexible arrangement is ideal for couples, or those wanting a dedicated home office or guest space.

Outside, the apartment benefits from an allocated parking space within the gated development. Shenfield's shops, cafés and everyday amenities are close at hand, while the station provides fast mainline services to London Liverpool Street and direct Elizabeth line connections across central London and beyond.

Offering an excellent combination of space, specification, private outside space and exceptional convenience, this distinctive duplex apartment is particularly well suited to commuters and buyers seeking a modern, low-maintenance home in one of Shenfield's most desirable locations.

# St. Katherine House

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A spacious two-bedroom duplex apartment in an exclusive gated development, featuring a south-west-facing balcony, allocated parking and excellent access to Shenfield Station and Elizabeth Line.

Council Tax band: E

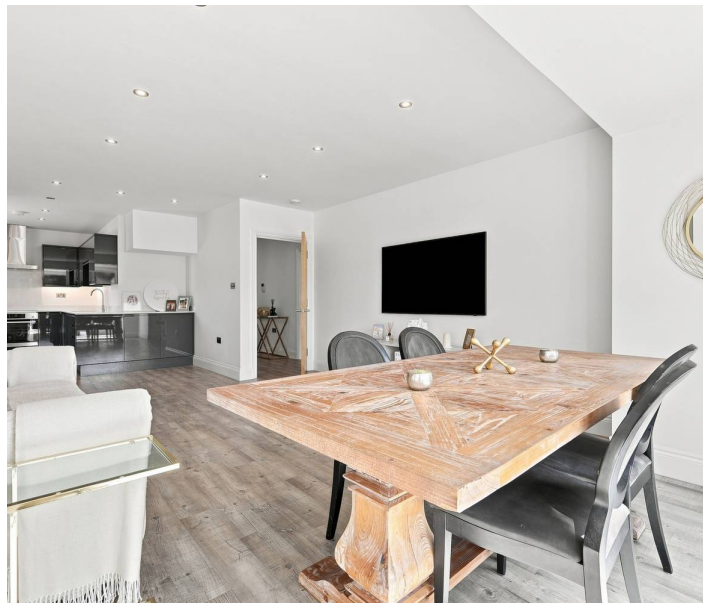
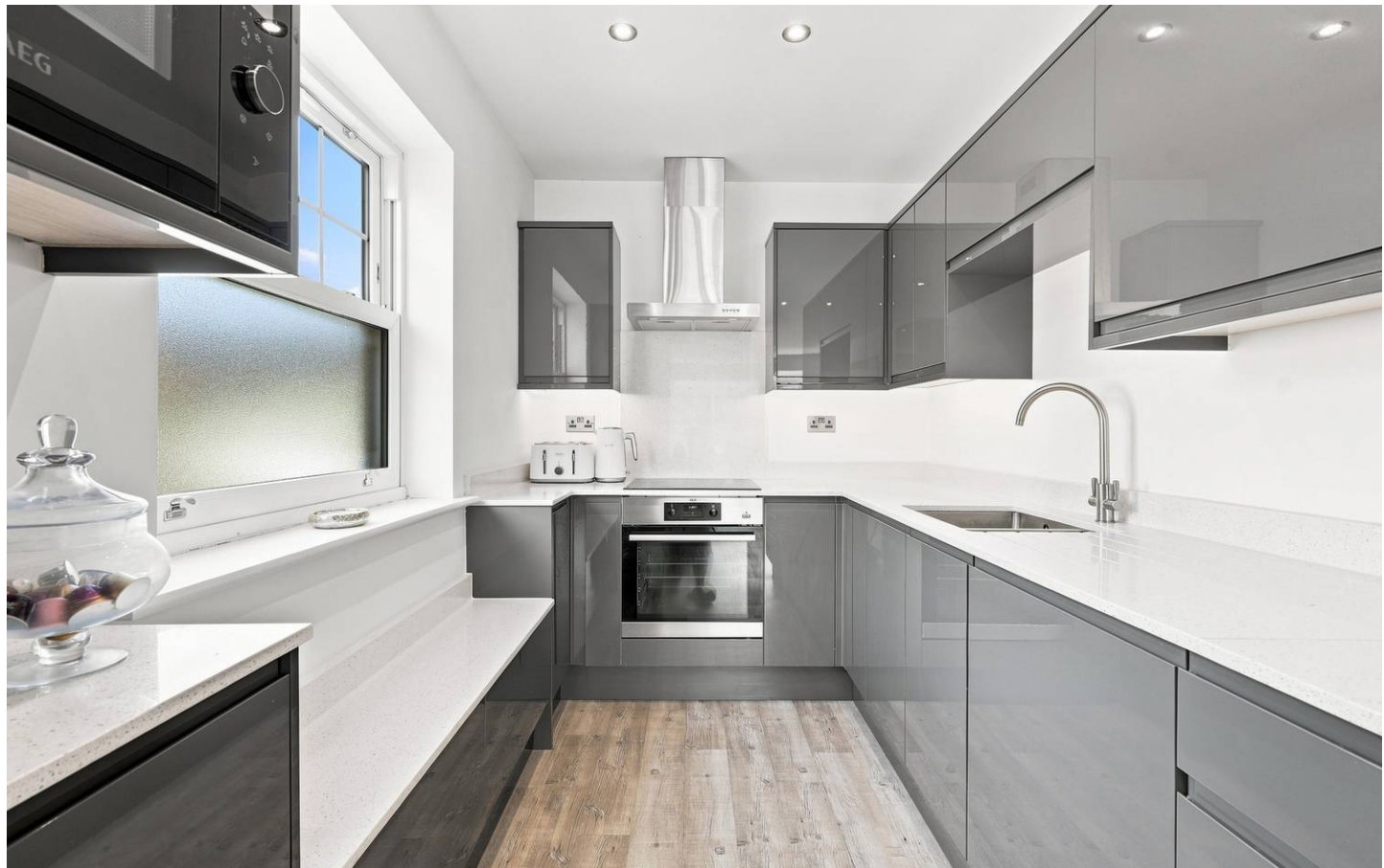
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

## Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your moving journey, and Mover Protection which is designed to help recoup certain costs if your sale or purchase should fail to complete through no fault of your own (terms and limits apply).











## Ground Floor

Approx. 68.8 sq. metres (740.8 sq. feet)  
(excluding Balcony)



## First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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