



Waterford House

Highland Avenue | Brentwood | Essex CM15 9DD

A private development of ten 1 & 2 bedroom apartments



Hesler Homes

Hesler Homes have created a private development of just ten luxury apartments with a choice of one or two bedrooms, convenient for all the local amenities, and set within a gated environment with landscaped grounds and secure car parking ...



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Located a few minutes walk from the High Street, this exclusive new development provides the perfect opportunity to live in the centre of affluent Brentwood, a town surrounded by countryside and offering plenty in the way of quality shops, restaurants, bars, clubs, sports and leisure activities.

Already an ideal location for commuting into London from Brentwood station just a mile away, travel times and connections will be further enhanced by the completion of CrossRail in a few years time, enabling direct links right through central London and out to Heathrow and Reading in the west.



... a superb place to live!



Computer generated image - Waterford House from Ongar Road

The Apartments



Computer generated image - Apartment Nine, Living Room

Waterford House



Computer generated image - Apartment One, Kitchen

A selection of ten well appointed apartments, each with its own individual character arranged around the secure entrance hall and central spiral staircase.

Each apartment has been carefully designed to create a light and modern living space, with large feature and bay windows, private balconies and terraces (depending on the apartment), all finished to a high specification with specially designed kitchens incorporating integrated appliances. The living areas have been planned to incorporate spacious dining and lounge areas

The contemporary bathrooms feature enamelled steel baths, white sanitary ware, chrome fixtures and polished tiling, a theme reflected also in the ensuite shower rooms.

Further amenities include lift access to all apartments, gated car parking and communal grounds to the rear, audio/video entry system and external feature lighting for an attractive and safe environment.

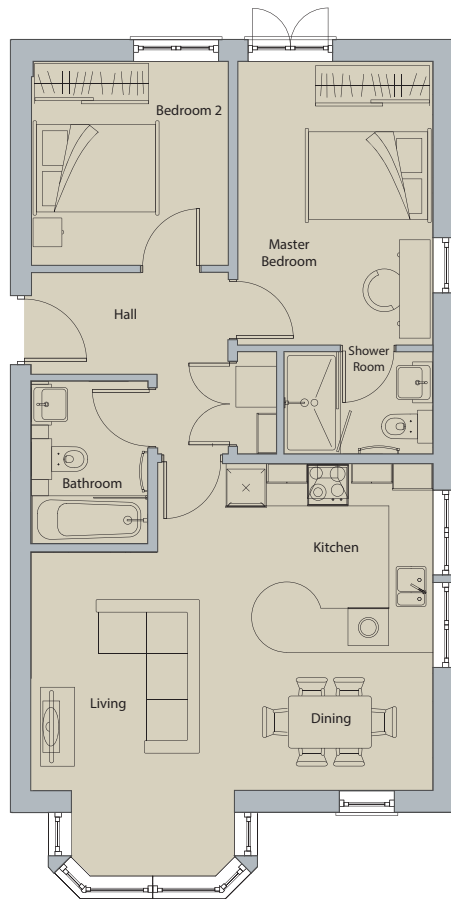


Computer generated image - Apartment Nine, Shower Room



Computer generated image - Apartment Nine, Bedroom

Waterford House

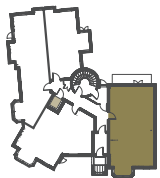


Apartment One

Ground Floor

Kitchen/Living/Dining	6.20m x 5.90m	20'4" x 19'4"
Master Bedroom	4.20m x 2.90m	13'8" x 9'7"
Bedroom Two	3.00m x 2.90m	9'9" x 9'7"

All dimensions are approximate and could be subject to some variation



Apartment Two

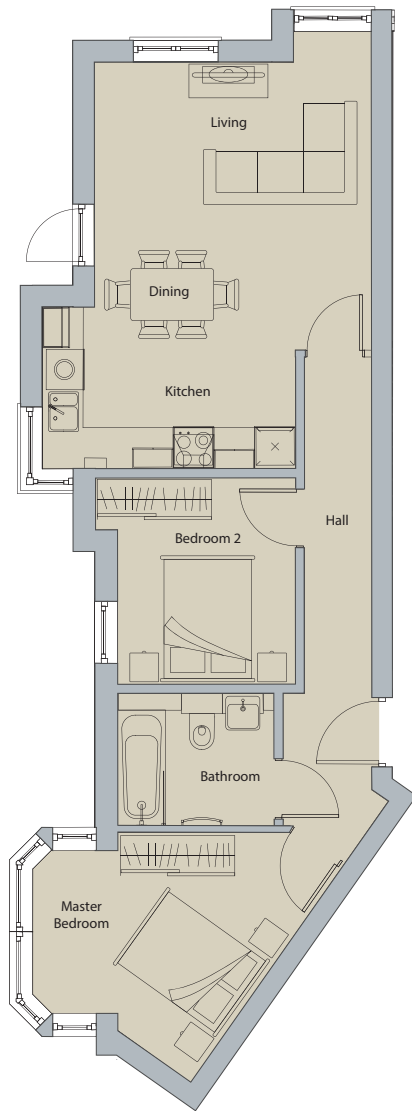
Ground Floor

Living/Dining	6.20m x 4.20m	20'4" x 13'9"
Kitchen	4.10m x 3.60m	13'5" x 11'9"
Bedroom	4.10m x 3.40m	13'5" x 11'2"

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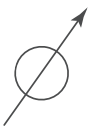
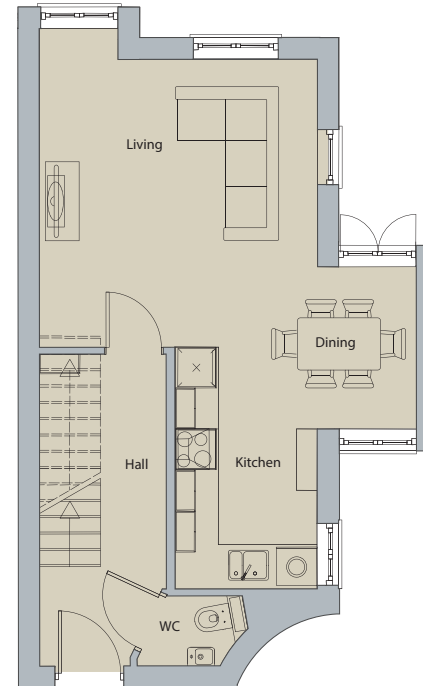
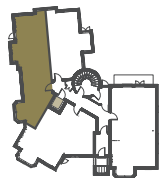


Apartment Three

Ground Floor

Kitchen/Living/Dining	6.10m x 4.10m	19'8" x 13'7"
Master Bedroom	4.20m x 4.00m	13'9" x 13'2"
Bedroom Two	2.90m x 2.80m	9'5" x 9'3"

All dimensions are approximate and could be subject to some variation



Apartment Four

Ground/First Floor Duplex

Living/Dining	5.57m x 4.25m	18'3" x 13'11"
Kitchen	3.55m x 2.12m	11'8" x 6'11"
Master Bedroom	3.40m x 2.94m	11'2" x 9'8"
Bedroom Two	3.58m x 2.70m	11'9" x 8'1"
Study	2.46m x 2.10m	8'1" x 6'1"

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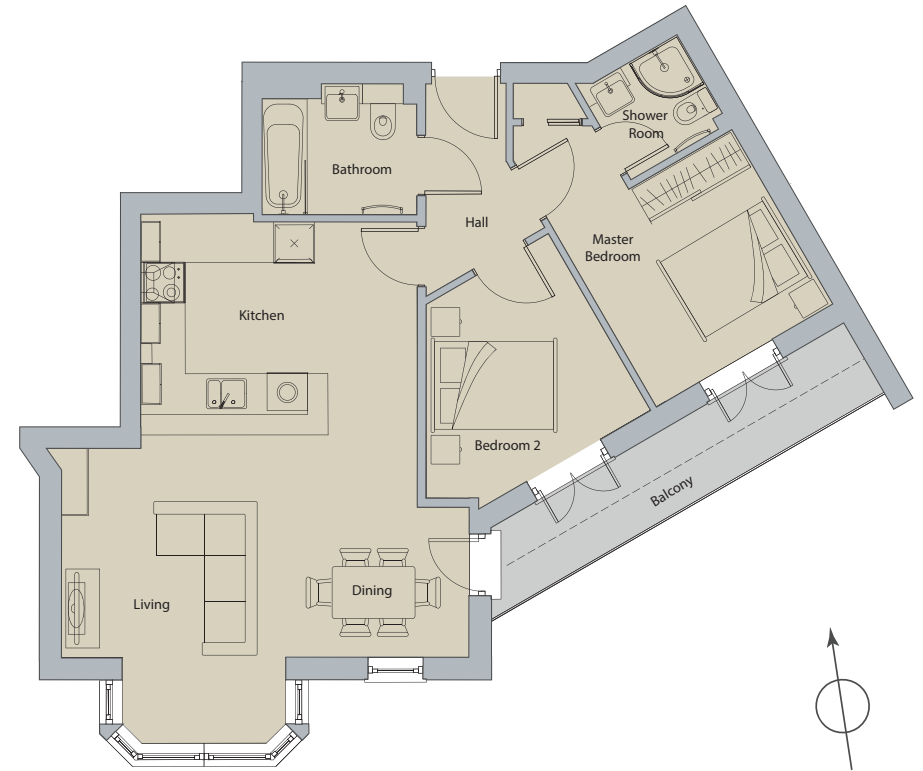
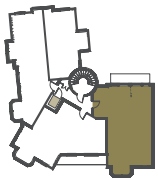


Apartment Five

First Floor

Kitchen/Living/Dining	5.92m x 5.35m	19'5" x 17'7"
Master Bedroom	4.17m x 2.90m	13'8" x 9'6"
Bedroom Two	3.00m x 3.00m	9'1" x 9'1"

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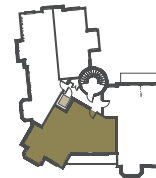


Apartment Six

First Floor

Kitchen/Living/Dining	7.80m x 6.00m	25'7" x 19'8"
Master Bedroom	4.26m x 3.00m	14'0" x 9'1"
Bedroom Two	3.33m x 3.00m	10'11" x 9'1"

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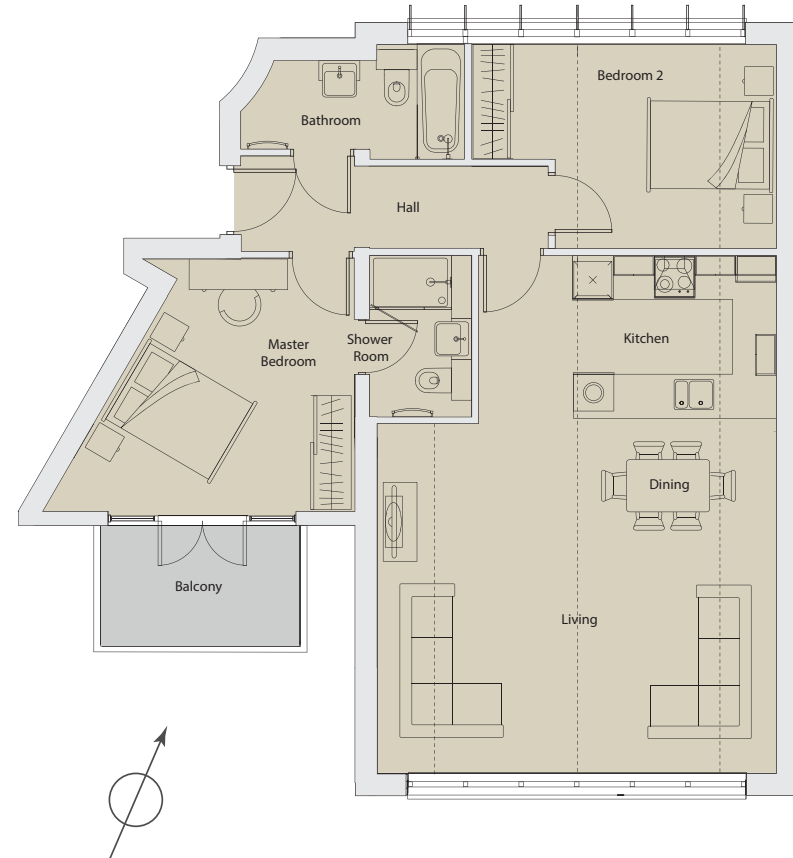
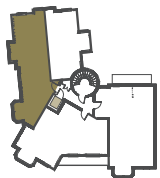


Apartment Seven

First Floor

Kitchen/Living/Dining	6.00m x 4.10m	19'8" x 13'5"
Master Bedroom	4.47m x 3.63m	14'8" x 12'1"
Bedroom Two	3.07m x 2.62m	10'9" x 8'7"

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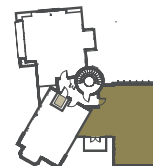


Apartment Eight

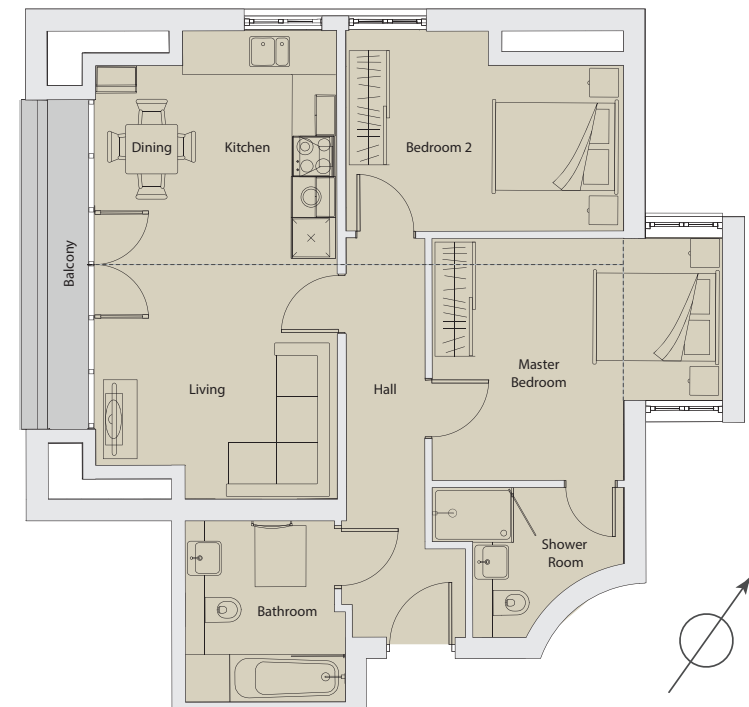
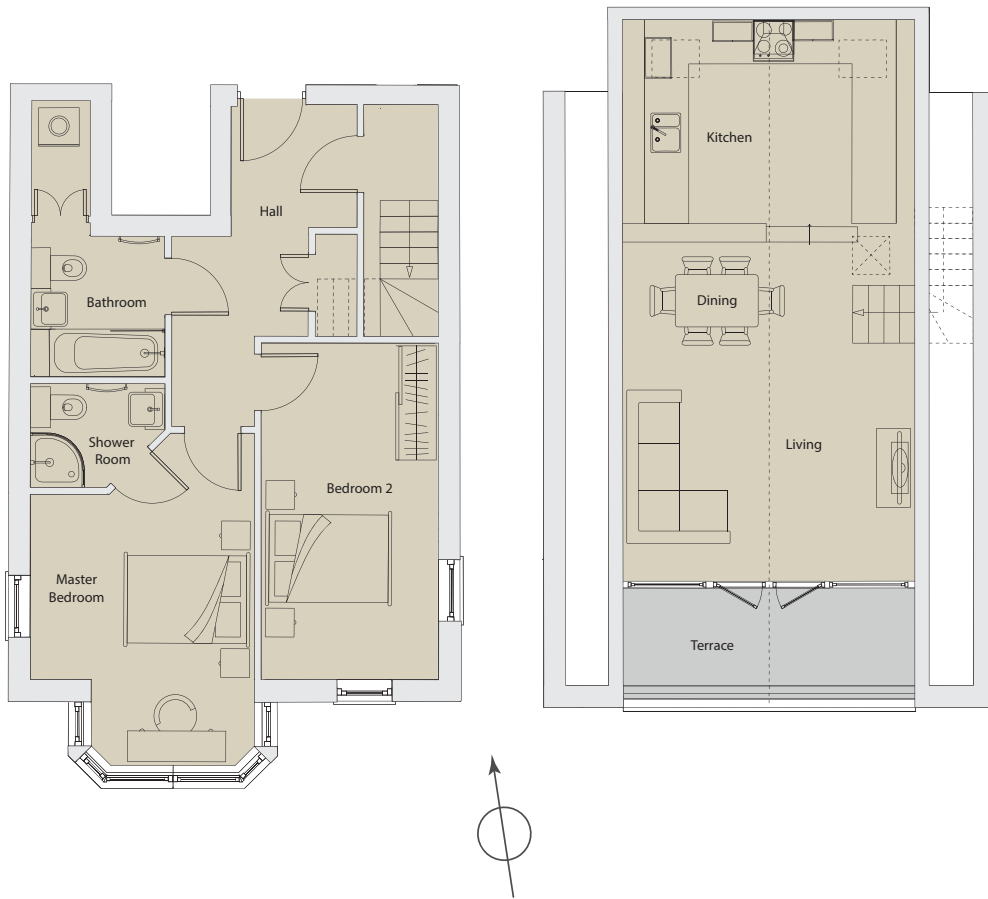
Second Floor

Kitchen/Living/Dining	7.61m x 5.90m	24'11" x 19'4"
Master Bedroom	4.30m x 3.80m	14'1" x 12'6"
Bedroom Two	4.50m x 3.00m	14'9" x 9'1"

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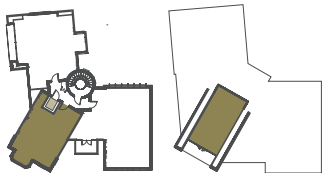


Apartment Nine

Second / Third Floor Duplex

Kitchen/Living/Dining	8.20m x 4.32m	26'1" x 14'2"
Master Bedroom	4.90m x 5.30m	16'1" x 11'0"
Bedroom Two	4.90m x 2.60m	16'1" x 8'6"
Terrace	4.30m x 1.40m	14'1" x 4'7"

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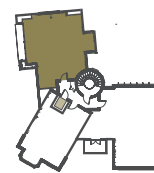


Apartment Ten

Second Floor

Kitchen/Living/Dining	6.90m x 3.60m	22'8" x 12'0"
Master Bedroom	4.30m x 3.50m	14'1" x 11'6"
Bedroom Two	4.00m x 3.00m	13'1" x 9'1"
Balcony	4.80m x 1.00m	15'9" x 3'3"

All dimensions are approximate and could be subject to some variation



Specification and finishes

Internal finishes

- Underfloor heating throughout with thermostatic temperature controls
- Walnut entrance doors
- Video/audio door link door release entry system
- Internal doors, flush and painted white
- Chrome finished internal door furniture throughout
- Internal walls and ceilings finished in white emulsion
- Internal skirtings and architraves - square edge and painted white
- Natural Oak effect laminate flooring to hallway and living rooms
- Carpet to bedrooms
- Chrome frame and sliding mirror door wardrobes to main bedrooms

Kitchen

- Individually designed kitchens with soft close drawers and doors by Lemon Grass
- 40mm composite stone worktop and matching upstand.
- Stainless steel under-mounted bowl and a half sink with mixer tap
- Under-wall unit lighting
- Ceramic floor tiling
- Stainless steel electric fan assisted single oven with stainless steel chimney extract hood
- Frameless glass four zone ceramic hob
- Stainless steel splash back to rear of hob
- Integrated Fridge freezer
- Washer dryer

Bathrooms

- A collection of contemporary white sanitary ware accompanied with chrome plated brassware.
- Mirrored vanity unit and storage shelf
- Wall mounted WCs with concealed cisterns

- White steel bath with thermostatic blending filler tap
- Surface mounted shower over bath with clear glass bath screen (where indicated)
- Chrome curved towel radiator
- Combination of polished dual floor and wall tiles

Shower Rooms

- A collection of contemporary white sanitary ware accompanied with chrome plated brassware.
- Walk in shower with frameless glass screen or pivotal door where applicable
- Ceiling mounted showerhead with thermostatically controlled shower mixer and wall mounted handset
- Mirrored vanity unit and storage shelf
- Wall mounted WCs with concealed cisterns
- Chrome curved towel radiator
- Combination of polished dual floor and wall tiles

Lighting and Electrical

- Dimmable low energy downlights to living, dining, kitchen, bathrooms and shower rooms
- White switchplates and sockets throughout
- External lighting to balconies and terraces
- Telephone points in living room
- Communal digital TV aerial and satellite dish with cabling for Sky + HD with outlets provided in lounge and master bedroom

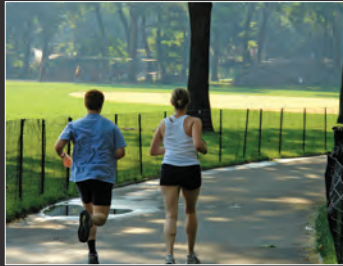
Common Parts

- Floor tiling to lobby area and carpet to stairs and corridors
- Central spiral staircase
- Passenger lift access
- Post boxes located internally within ground floor lobby



Security

- Secure pedestrian access
- Secure gated access to parking and development
- Cycle storage
- Dawn to dusk external light to car park
- Communal fire alarm system to all flats
- 10-year NHBC Buildmark scheme guarantee



Location

Brentwood is an affluent town located north east of London, just outside the M25 London Orbital Motorway at its junction with the A12, it therefore benefits from direct links to the national motorway network and into the City. Within a few years CrossRail will be completed with Shenfield as its eastern terminus, trains times into London will make Brentwood a very desirable place to live.

Surrounded by the open countryside of London's Green Belt there are country parks, several golf courses and cricket greens to enjoy at your leisure. In the evenings there are a number of nightlife venues including the Sugarhut Village.

For your everyday shopping there is a large Sainsbury's superstore, a few minutes walk to the south of Waterford House. The high street, with the Baytree Shopping Centre, has an extensive range of both local independent along with well known high street brand stores.



Times and Distances

By Rail (Greater Anglia Trains)

Brentwood station (1 mile) to:	
London Liverpool Street	35 mins
Shenfield station (1.7 miles) to:	
Chelmsford	9 mins

By Road

M25 Junction 28	2.2 miles
A12 Junction 12	2.8 miles
Chelmsford	11 miles
Dartford Crossing	13 miles
Canary Wharf	23 miles
City of London	28 miles

By Air

London City Airport	20 miles
Southend Airport	20 miles
Stansted Airport	25 miles

Estimated times and distances from Waterford House may vary.

A development by



Hesler Homes

All enquiries



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