

# ROSEBANK HOUSE

BILLERICAY





# A striking blend of heritage & modernity

Introducing Rosebank House,  
a statement collection of stylish  
1 & 2 bedroom apartments within  
a restored period building and ideally  
located for making the most of  
Billericay's thriving high street.

*Computer generated image is indicative only*



Step outside and feel part of a vibrant town centre where everything you need is close by.

# A taste of local life

Surrounded by open countryside and green spaces such as Mill Meadows, the thriving town of Billericay offers a warm welcome with period buildings, independent stores, artisan cafés, cosmopolitan restaurants and traditional pubs buzzing with local charm on your doorstep.

Whether dining out or grabbing a drink, everything you need is within reach, from laid-back all-day spots to high-end restaurants. Meet friends for brunch at Gail's, enjoy authentic Thai dishes at the Giggling Squid, or elevate your evening with seafood at Felix and cocktails at Cristi's.



Meet the neighbours...

GAIL'S

WAITROSE  
& PARTNERS

*Giggling Squid*

*Boots*

M&S  
- FOOD -

CRISTI'S

COOK  
[www.cookfood.net](http://www.cookfood.net)

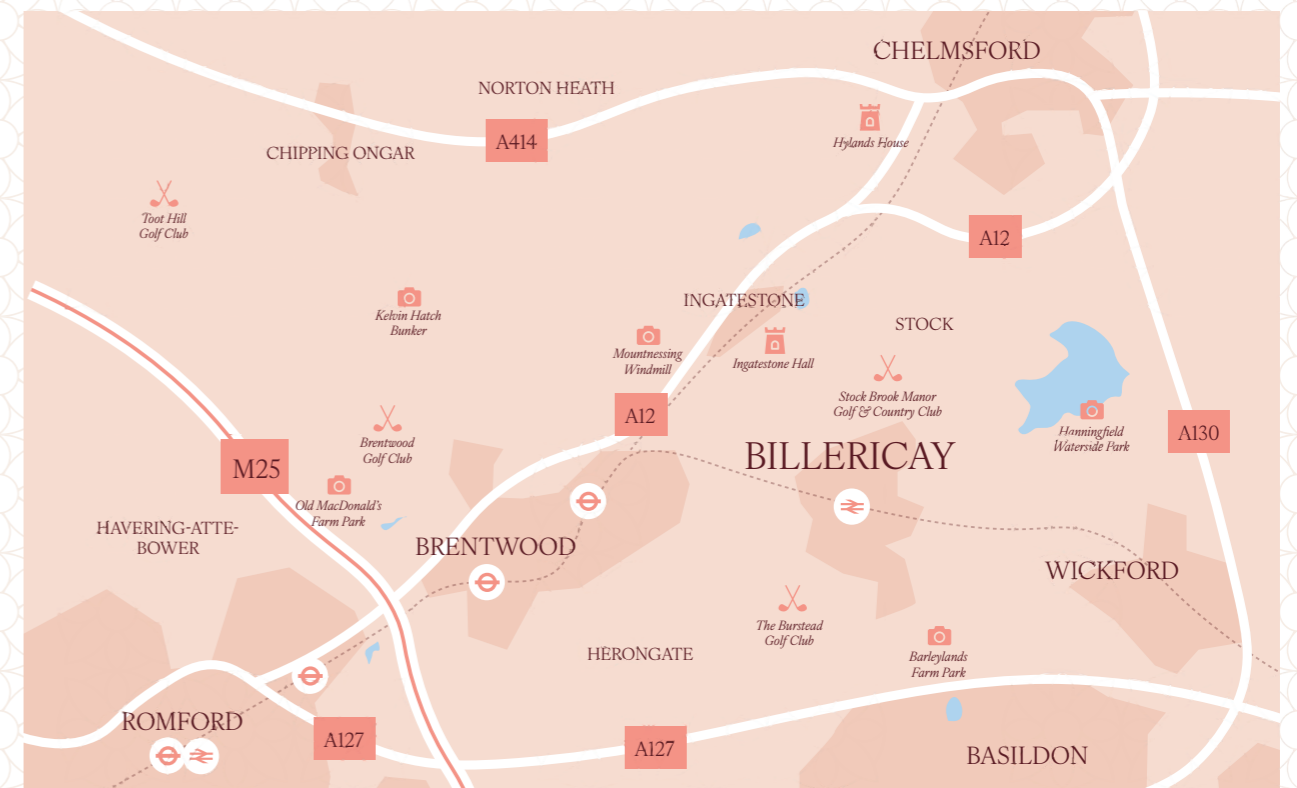
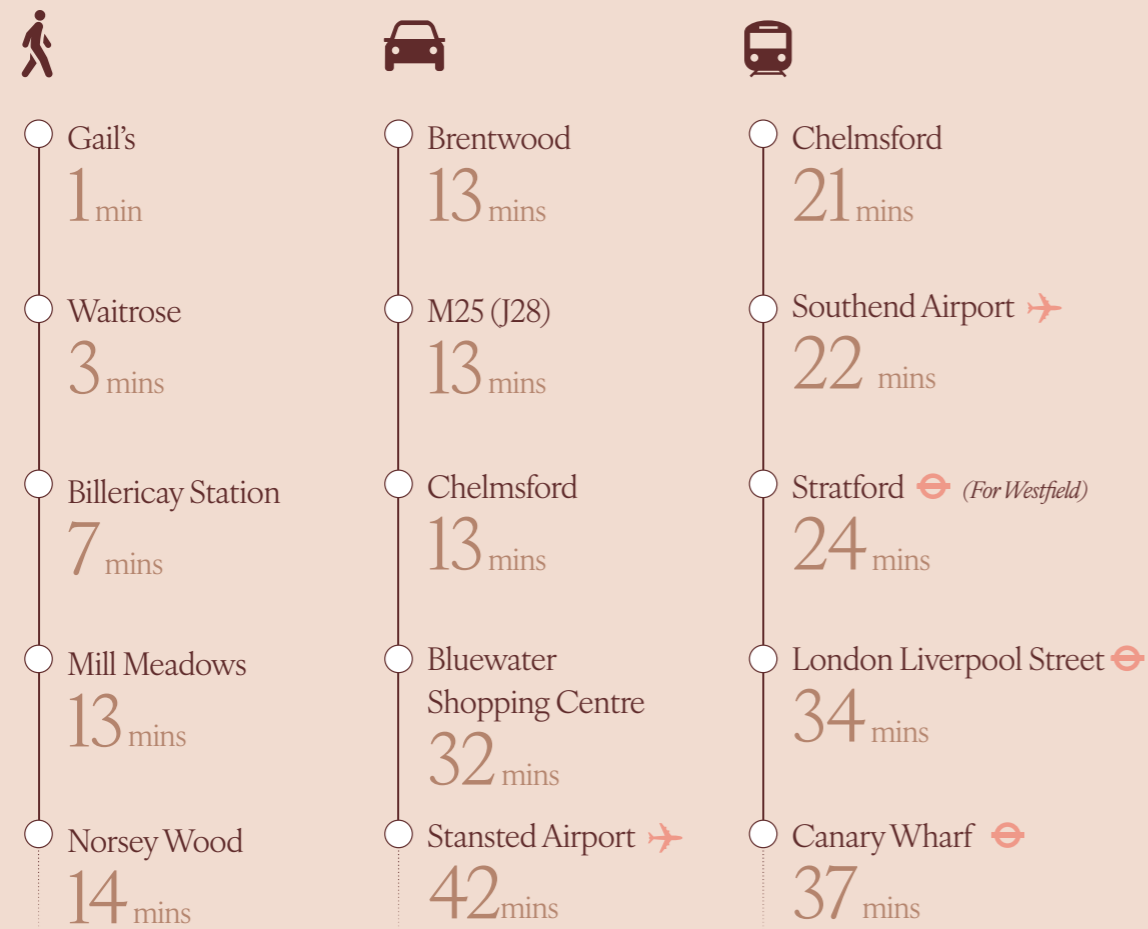
WILDWOOD



# When location is everything

Just a few minutes walk away from Rosebank House, Billericay station runs direct trains into London – perfect for commuting, culture and world-class entertainment in the capital.

There's also quick and easy access to local shops and destinations further afield by road.





STYLISH INTERIORS

Open-plan interiors thoughtfully crafted to blend modern style with practical living.







## It's all in the detail...

### Kitchen

- Pembridge shaker kitchen cabinets in taupe grey
- Calacatta Dorato Quartz worktops
- Blanco undermounted stainless steel sink
- 4 ring induction hob
- Integrated touch control oven
- LED lights under the kitchen wall units
- Integrated dishwasher
- Integrated microwave
- Integrated washer/dryer
- Integrated fridge/freezer
- 4 in 1 boiling and filtered water tap in matte black

### Main Bathroom

- Lusso Senza wall hung rimless matte toilet with brushed gold flush plate
- Lusso Volini matte white vanity unit with stone basin
- Lusso Regal Brushed Gold Crosshead wall mounted basin mixer
- Lusso Cabina Brushed Gold frameless hinged shower screen
- Lusso Regal Brushed Gold Crosshead thermostatic 3-way bath tap mixer shower system
- Lusso Light Cavour inset bath
- Lusso Luxe Brushed Gold toilet roll holder
- Brushed Gold electric towel rail
- Recessed mirror alcoves
- Recessed niches with feature lighting

### Doors, Flooring, Skirts, Arcs, Switches & Sockets

- Internal doors - Harrow Doors
- Black Athena Lever on round rose handles
- Doors of Distinction Arnhem front door
- Victorian skirting and architrave
- Black sockets & switches
- Brampton Chase Herringbone flooring in ivory white
- Abingdon Snowfall carpets to bedrooms

### En-Suite

- Lusso Senza wall hung rimless matte toilet with matte black flush plate
- Lusso Ethos Stone Resin wall hung basin
- Lusso Regal Matte Black Crosshead wall mounted basin mixer tap
- Lusso Regal Matte Black Crosshead thermostatic 2-way mixer shower system
- Matte Black electric towel rail
- Lusso Luxe Matte Black toilet roll holder
- Matte Black framed glass shower screen
- Recessed mirror alcoves
- Recessed niches with feature lighting

### General

- ICW 10 Year Warranty
- Pre-wired for Sky
- Built-in ceiling speakers to kitchen/living areas
- LED spotlights throughout
- Milano Windsor Column Wifi electric radiator to living areas
- Wifi App controlled electric radiator to bedrooms
- Allocated parking to selected apartments
- Built in wardrobes to selected apartments
- Gated entrance

*Computer generated imagery is indicative only*

# Apartments 1, 2 & 3

## 1 bedroom apartments

### Apartment 1

Kitchen/Dining/Living	7.22m x 3.90m	23'8" x 12'10"
Bedroom	3.88m x 2.86m	12'9" x 9'5"
<b>Total</b>	<b>62 sqm</b>	<b>667 sqft</b>

### Apartment 2

Kitchen/Dining/Living	5.73m x 4.31m	18'10" x 14'2"
Bedroom	3.45m x 3.35m	11'4" x 10'12"
<b>Total</b>	<b>44 sqm</b>	<b>474 sqft</b>

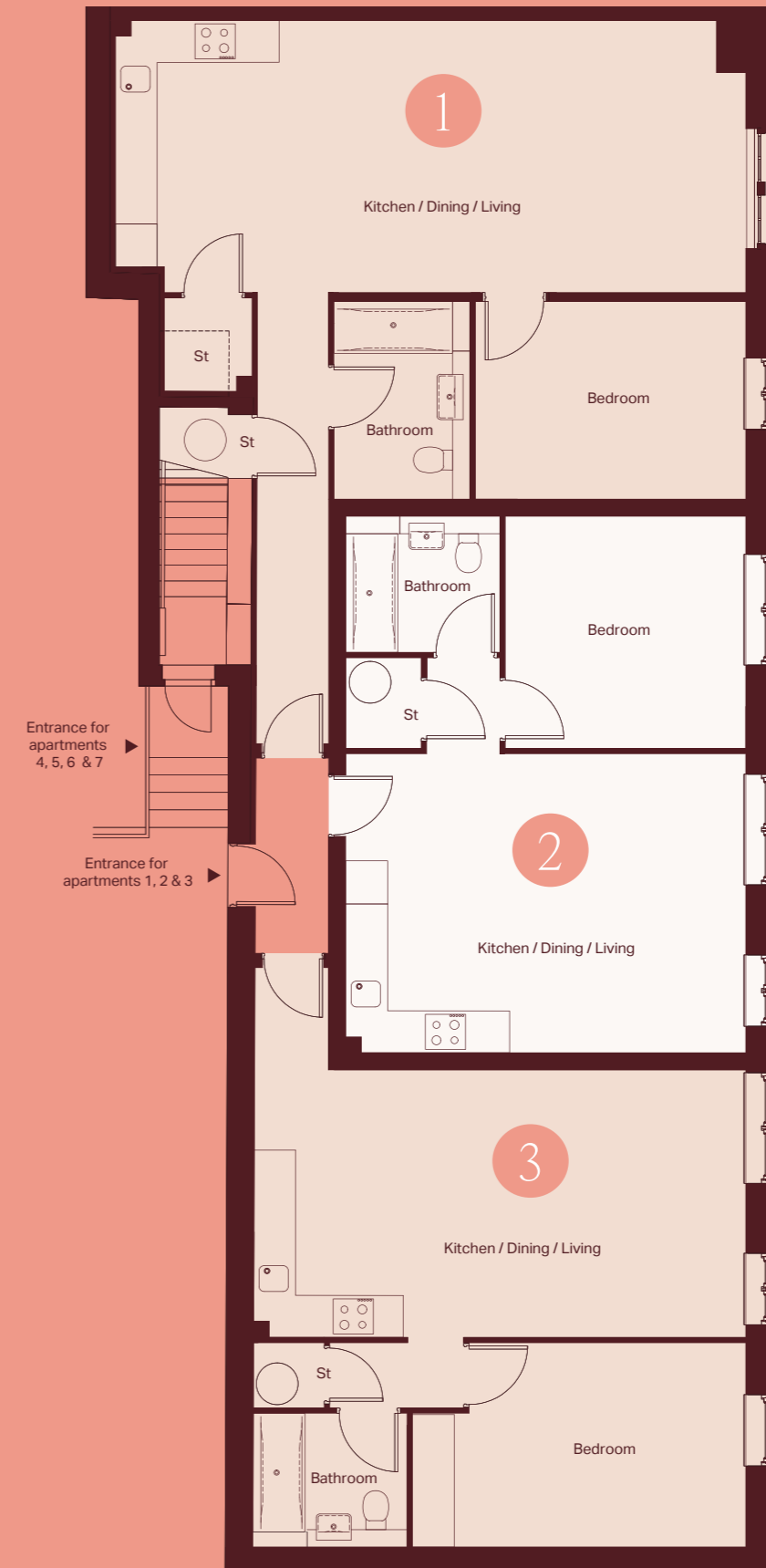
### Apartment 3

Kitchen/Dining/Living	7.22m x 3.86m	23'8" x 12'8"
Bedroom	3.87m x 3.02m	15'12" x 9'11"
<b>Total</b>	<b>50 sqm</b>	<b>538 sqft</b>



External entrance area – Computer generated image is indicative only.

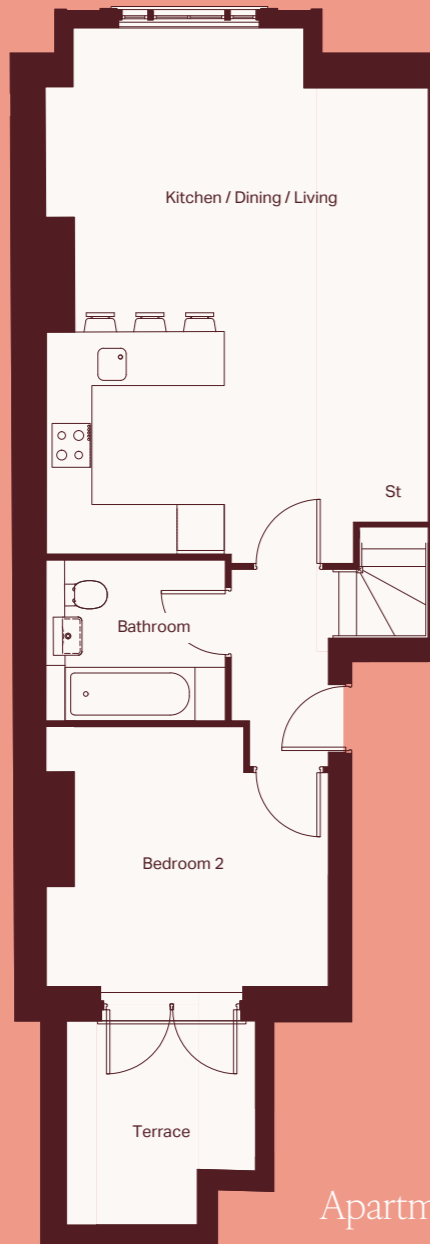
## Ground Floor



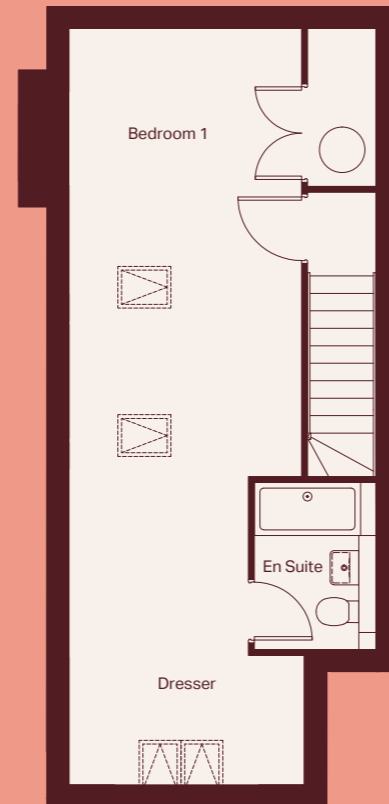
# Apartment 4

2 bedroom duplex apartment

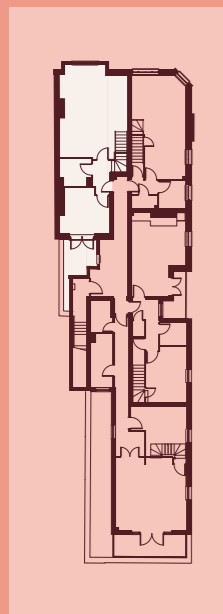
1st Floor



2nd Floor



Accommodation locator

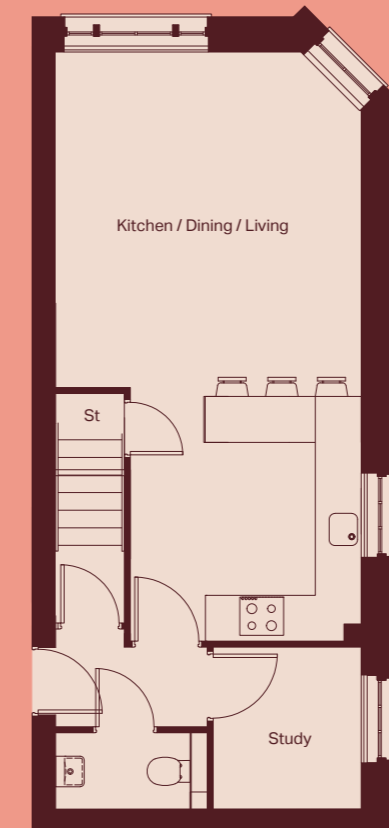


<b>Apartment 4</b>	<b>1st Floor (Lower Floor)</b>	
Kitchen/Dining/Living	6.97m x 5.12m	22'10" x 16'10"
Bedroom 2	3.49m x 3.29m	11'5" x 10'10"
Terrace	3.53m x 1.77m	11'7" x 5'10"
<b>Total</b>	<b>51 sqm</b>	<b>549 sqft</b>
<b>Apartment 4</b>	<b>2nd Floor (Upper Floor)</b>	
Bedroom 1	10.04m x 4.06m	32'11" x 13'4"
<b>Total</b>	<b>33 sqm</b>	<b>355 sqft</b>

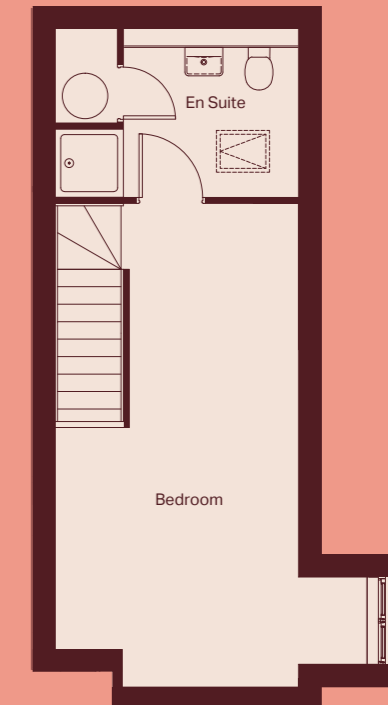
# Apartment 5

1 bedroom duplex apartment

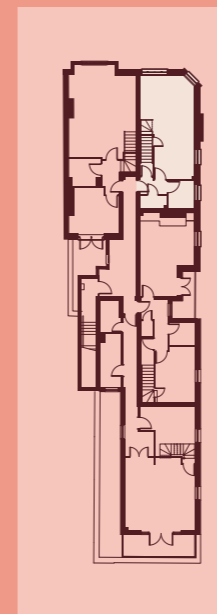
1st Floor



2nd Floor



Accommodation locator

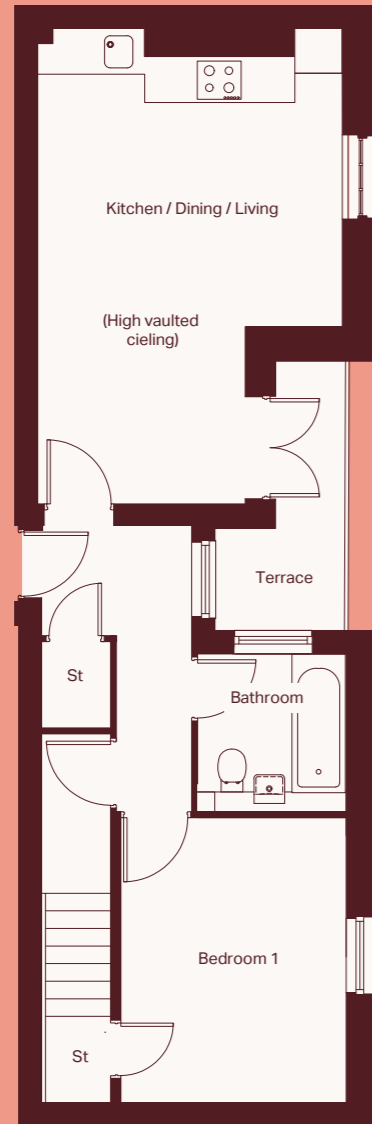


<b>Apartment 5</b>	<b>1st Floor (Lower Floor)</b>	
Kitchen/Dining/Living	7.80m x 4.23m	25'7" x 13'11"
Study	2.13m x 1.95m	7'0" x 6'5"
<b>Total</b>	<b>41sqm</b>	<b>441 sqft</b>
<b>Apartment 5</b>	<b>2nd Floor (Upper Floor)</b>	
Bedroom	8.65m x 4.38m	28'5" x 14'4"
<b>Total</b>	<b>26 sqm</b>	<b>280 sqft</b>

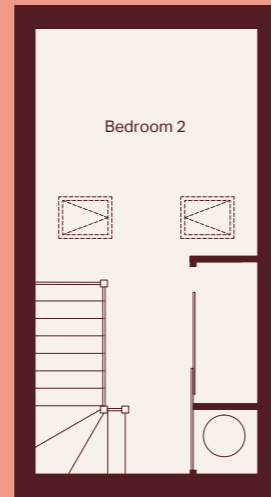
# Apartment 6

2 bedroom duplex apartment

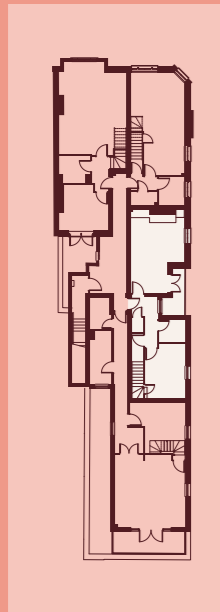
1st Floor



2nd Floor



Accommodation locator

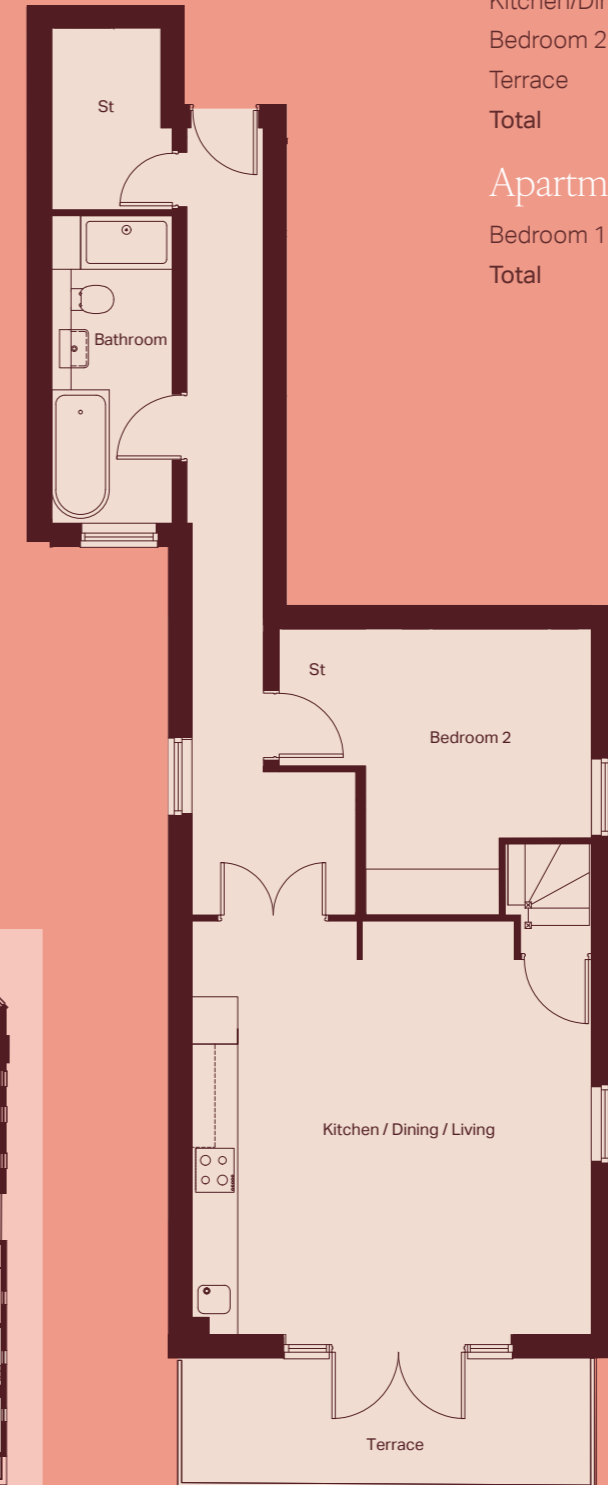


<b>Apartment 6</b>	<b>1st Floor (Lower Floor)</b>	
Kitchen/Dining/Living	6.27m x 4.23m	20'7" x 13'11"
Bedroom 1	4.17m x 3.24m	13'8" x 10'8"
Terrace	2.67m x 2.47m	8'9" x 8'1"
<b>Total</b>	<b>50 sqm</b>	<b>538 sqft</b>
<b>Apartment 6</b>	<b>2nd Floor (Upper Floor)</b>	
Bedroom 2	5.98m x 3.01m	19'7" x 9'11"
<b>Total</b>	<b>13 sqm</b>	<b>140 sqft</b>

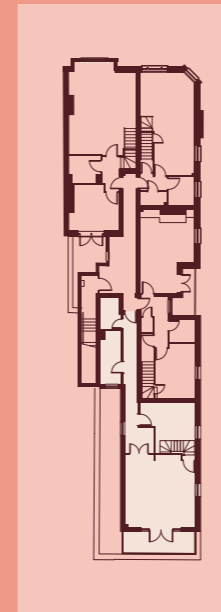
# Apartment 7

2 bedroom duplex apartment

1st Floor

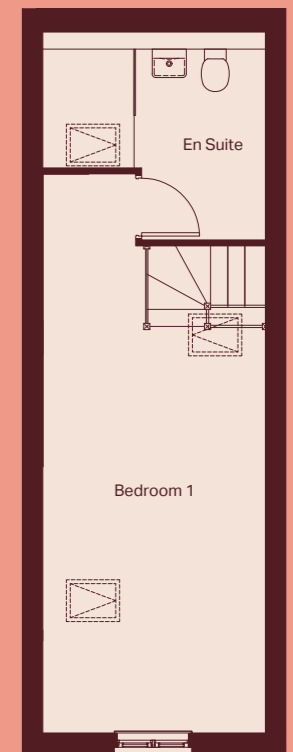


Accommodation locator



<b>Apartment 7</b>	<b>1st Floor (Lower Floor)</b>	
Kitchen/Dining/Living	5.50m x 5.27m	18'5" x 17'4"
Bedroom 2	3.79m x 4.10m	12'5" x 13'5"
Terrace	1.75m x 5.54m	5'9" x 18'2"
<b>Total</b>	<b>66 sqm</b>	<b>710 sqft</b>
<b>Apartment 7</b>	<b>2nd Floor (Upper Floor)</b>	
Bedroom 1	7.36m x 3.01m	24'2" x 9'11"
<b>Total</b>	<b>21 sqm</b>	<b>226 sqft</b>

2nd Floor



A development by



**KLARA HOMES**



For sales enquiries

**01277 654446**

[thepropertyspecialists.co.uk](http://thepropertyspecialists.co.uk)

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