THE LINKS
REST BAY · PORTHCAWL

STUDIO, 1, 2 & 3 BEDROOM APARTMENTS
NUMBERS 3, 4, 5, 8, 10, 11, 19, 20, 21, 22, 23, 24, 32, 33, 34 & 35
Positioned in an exquisite seafront location these apartments benefit from outstanding rural, coastal and courtyard views.

A collection of homes set in the centre of the Grade II listed building, with the majority of the properties directly overlooking Rest Bay. Each apartment has been carefully designed to maximise the use of space to create expansive living areas and large windows to fill rooms with natural light.

Every apartment has individual features retained ranging from large bay windows, exposed beams and archways making each home truly unique. Many have private access, and those located to the rear of the building will have direct access to the landscaped courtyard. Some apartments will not only enjoy communal landscaped grounds, but they will also benefit from a private balcony or terrace to enjoy the outstanding views.
These details are intended to give a general indication of the development and do not form part of any contract. Due to the nature of the development and the apartments being located within an existing building, some details may be subject to change at the point of construction. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Block C 06/19
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SPECIFICATION

KITCHEN
- Contemporary fully fitted handleless kitchen by Leicht
- Stone worktop
- Under wall unit LED lighting
- Stainless steel undermount sink with brushed steel single lever tap
- Glass splashback behind hob
- Brushed sockets above worktop
- A range of Bosch integrated appliances to include:
  - Fridge/freezer
  - Induction hob
  - Built in single oven
  - Integrated extractor hood
  - Dishwasher
  - Built in microwave

UTILITY
- Plumbing and space for washing machine

INTERIOR FINISHES
- Carpet to bedrooms
- Engineered wood flooring to hall, kitchen, living and dining areas
- Walls and ceilings painted in Dulux neutral and brilliant white paint
- Light grey architrave and skirting
- Brushed ironmongery
- White light switches and sockets

WINDOWS AND DOORS
- High performance aluminium window system
- White solid core internal doors with single panel
- Refurbished original front doors where possible (replica doors where not)

BATHROOM/EN-SUITE
- White sanitary ware
- Contemporary Monobloc mixer tap
- Porcelain floor and wall tiling with feature wall to bath/shower recess
- Wall mounted thermostatic shower to bathroom
- Wall hung toilet with soft closing toilet seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray to en-suite

HEATING AND HOT WATER
- Communal heating systems with mechanical extract ventilation system (MEV) or mechanical ventilation with heat recovery system (MVHR) within individual apartments
- Heatmiser Neostat wifi controlled heating thermostat
- Electric heated towel rail to bathroom and en-suite
- Underfloor heating throughout

ELECTRICAL FITTINGS
- Sky/BT multipoint with CAT6 network to living room and bedrooms (subject to subscription)
- A mixture of LED lighting and pendants throughout with wall lights to selected plots
- USB points to kitchen, living room and selected bedrooms
- Shaver socket to bathroom and en-suite

SECURITY
- Smoke detectors
- Multi-point locking system to front door
- Video door entry system only to apartments accessed through communal entrances
- Individual mail boxes

EXTERNAL FINISHES
- Timco composite decking in grey to balcony
- Steel spindles or glass to balconies
- Paving slabs to patio
- Landscaped communal gardens, feature plants and lawn areas
- Communal courtyard benches
- Cycle store
- Communal bin store
- Listed garden shelter

COMMUNAL AREAS
- Tiled flooring to entrance hall with inset coir mat
- Original staircases to selected areas
- Lift access to selected apartments

PARKING
- Allocated parking per apartment
- Visitor parking

MANAGEMENT COMPANY
- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage communal stores, bin, lighting and landscaping

PEACE OF MIND
- 10 year Build Zone structural warranty
- 250 year lease

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Subject to build stage we are able to offer a selection of kitchen and tile colour choices