

SPECIFICATION

KITCHEN

- Stone worktop and glass splashback
- Contemporary matte kitchen units by Stormer
- LED under lit wall units
- Stainless steel under mounted single bowl sink with mixer tap
- A range of integrated appliances to include:
 - Fridge/freezer
 - Induction hob
 - Hidden extractor
 - Oven
 - Dishwasher

BATHROOM/EN-SUITE

- Contemporary white sanitary ware
- Modern brassware with chrome mixer tap
- Wall mounted chrome thermostatic shower
- Ceramic wall tiling
- Recessed fitted mirror
- Floor mounted toilet with soft closing toilet seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray
- Shaver socket

FLOORING AND INTERNAL FINISH

- Engineered wood flooring to hall and kitchen/living/dining room
- Carpet to bedrooms
- Ceramic floor tiling in bathroom and en-suite
- Walls in soft grey and ceilings in white emulsion

WINDOWS AND DOORS

- Timber front door to each apartment
- UPVC sliding sash windows
- White solid core internal doors

HEATING AND HOT WATER

- Underfloor heating throughout
- Communal gas heating system with heat interface units within individual apartments
- Plumbing for washer/condensing dryer in store cupboard

ELECTRICAL FITTINGS

- Recessed down lights and pendants
- Dimmer switches to living/dining and master bedroom
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and master bedroom
- Video entry door access

EXTERNAL FINISHES

- Individual mailbox in main entrance hall
- Communal bin area
- Allocated parking space to selected apartments
- Communal bike store

MANAGEMENT COMPANY

- Appointed local management company to maintain all communal areas and instruct maintenance contracts on communal facilities

COMMUNAL AREA

- Lift access to all floors

SECURITY

- Communal fire alarm system to provide cover to all corridors, lobbies and stairwells
- Combined heat detector sounder in each apartment

PEACE OF MIND

- 10 year building warranty
- Leasehold - 125 years

