

ATTENTION TO DETAIL...

# A SUPERIOR SPECIFICATION

## KITCHEN

- Contemporary fitted kitchen by Stormer with Caesarstone worktop and splashback
- Stainless steel under mounted single bowl sink with mixer tap
- LED under lit wall units
- A range of integrated appliances to include:
  - Siemens 70/30 fridge/freezer
  - Siemens induction hob
  - Siemens hidden extractor
  - Siemens single oven
  - Siemens dishwasher
  - Wine cooler to plots 8 & 9
- Plumbing for washer/dryer in utility cupboard

## BATHROOM/ EN-SUITE

- Contemporary design white sanitary ware by VitrA
- Wall mounted WC with soft close seat, concealed cistern and dual flush plate
- Wall hung vanity unit with basin by Novum Prima
- Contemporary brassware with chrome mixer tap by VADO
- Concealed wall mounted chrome thermostatic shower by VADO
- Porcelain floor and wall tiling
- Chrome heated towel rail
- Full height bathroom mirror above vanity unit
- Toughened clear glazed shower screen
- Low level shower tray
- Shaver socket

## INTERIOR FINISHING

- Walls and ceilings painted in matt emulsion to Interior Designer's specification
- Engineered wood flooring to hall, kitchen/living space
- Neutral carpet to bedrooms

## HEATING & HOT WATER

- Wet underfloor heating from energy efficient Air Source Heat Pump communal heating system

## ELECTRICAL FITTINGS

- Mixture of recessed LED downlights and pendants
- TV point to reception room and bedrooms
- Telephone and data point to living area and master bedroom
- Sky+ and SkyQ compatible (subject to subscription)

## WINDOWS & DOORS

- Apartment front doors by Viacama
- Composite timber/alu clad windows by VELFAC
- Internal oak veneer doors by Viacama
- Electric roof lights to plots 8 & 9 mezzanine levels
- Satin chrome door handles

## EXTERNAL AMENITIES

- Individual mailbox in communal entrance hall
- Communal bin area
- Secure internal communal bike store

## SECURITY

- Mains operated smoke and fire alarm with battery back up
- Video-entry system

## MANAGEMENT COMPANY

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

## PEACE OF MIND

- 10 year structural warranty through Build Zone
- 250 year lease

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developers accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. May 2020