

SPECIFICATION

Kitchen

- Fully fitted contemporary kitchen with handleless silk finish doors by Sigma3
- Silestone worktop and upstand
- LED under wall unit lighting
- Stainless steel under-mounted sink with chrome Monobloc mixer tap
- Smeg stainless steel single oven and microwave combination oven
- Smeg electric ceramic hob with hidden extractor
- Caple integrated 70/30 fridge/freezer
- Caple integrated dishwasher
- Plumbing for washer/dryer located in utility cupboard

Bathroom

- White contemporary sanitary ware
- Contemporary brushed stainless taps
- Stainless steel heated towel rail
- Bath with tiled side panel
- Shaver socket
- Ceramic floor tiles
- Full height bathroom mirror
- Wall tiling

En-suite

- White contemporary sanitary ware
- Contemporary brushed stainless taps
- Stainless steel heated towel rail
- Concealed wall mounted chrome thermostatic shower
- Shaver socket
- Low level shower tray with glass screen
- Ceramic floor tiles
- Full height tiling to shower

Heating and hot water

- Individual boiler within each apartment
- Gas fired underfloor heating to kitchen/dining/living spaces, bedrooms and hallway
- Electronic programming for heating system controlled by wifi

Interior finishes

- Walls and ceilings painted in matt white emulsion
- Painted white square profile architrave and skirting
- Contemporary brushed stainless ironmongery

Flooring

- Wood effect ceramic floor tiles to kitchen/living/dining area and hallway
- Carpet to bedrooms
- Ceramic wall and floor tiles to bathroom and en-suite

Windows and doors

- White solid core internal doors
- High performance double glazed Velfac window system
- Fully glazed doors leading onto terrace and balconies

Balconies/Terraces

- Upper floor balconies with glass balustrade and Timco decking
- Ground floor terrace with patio slabs
- External light

Electrical fittings

- Audio and visual door entry access
- Individual access to apartment 1
- Sky/BT multipoint with CAT6 network to living area and master bedroom (subject to subscription)
- USB point to kitchen, master bedroom and bedroom 2
- Mix of LED downlights and pendants
- Slim profile white light switches and sockets

External and communal finishes

- Landscaped communal garden areas, feature plants and lawned areas
- Two allocated parking spaces to each apartment
- Communal bin store
- Glazed communal hallway doors to allow natural light in

