



## SPECIFICATION

### KITCHEN

- Fully fitted contemporary kitchen by Leicht
- Bianco quartz worktop with upstand
- LED under wall unit lighting
- Stainless steel under-mounted sink with mixer tap and drainer grooves
- Siemens stainless steel single oven and microwave combination oven
- Siemens frameless touch control induction hob
- Integrated Siemens extractor hood
- Siemens integrated 70/30 fridge/freezer
- Siemens integrated dishwasher
- Built-in recycling bin with space-saving compartments

### UTILITY ROOM

- Units to colour match kitchen
- Plumbing for washing machine
- Space for tumble dryer

### CLOAKROOM

- White contemporary sanitary ware
- Chrome taps
- Chrome heated towel rail
- Ceramic floor tiles

### BATHROOM

- White contemporary sanitary ware
- Wall-mounted chrome taps
- Chrome heated towel rail
- Bath with tiled side panel and shower screen
- Thermostatic shower over bath
- Shaver socket
- Ceramic floor tiles
- Full height wall tiling to bath

### EN-SUITE

- White contemporary sanitary ware
- Wall-mounted chrome taps
- Chrome heated towel rail
- Over sized shower tray with glass screen
- Thermostatic shower with wall-mounted shower head and separate hand held shower
- Shaver socket
- Ceramic floor tiles
- Full height wall tiling to shower

### BALCONIES / TERRACES

- Upper floor balconies with glass balustrade
- Ground floor terrace extending out to the sea wall
- UPM profi decking to balconies and ground floor terraces
- Paving slabs to top floor terraces
- External socket to ground floor terrace
- Outside tap to ground floor terrace
- External light to all balconies and terraces



### WINDOWS AND DOORS

- Over-sized front door with spyhole and low-level letter box
- White solid core internal doors
- High-performance triple glazed Velfac composite aluminium window system
- Glazed doors leading on terraces and balconies

### INTERIOR FINISHES

- Walls and ceilings painted in white matt emulsion
- Painted white square profile architrave and skirting
- Contemporary chrome ironmongery
- Solid spine continuous staircase with in-built lighting
- Houses 6, 7 & 8 have been designed to accommodate a lift to all floors. This is available at an additional cost. Speak to Sales Advisor for details.

### FLOORING

- Coir matwell inside front entrance
- Engineered timber flooring to kitchen/dining room and living room
- Carpet to bedrooms, stairs and landings
- Polished tiled flooring to cloakroom, bathroom and en-suite

### ELECTRICAL FITTINGS

- Slim profile white light switches and sockets
- USB socket to kitchen and master bedroom
- Mix of recessed downlights and pendants
- Dimmable light switches where applicable
- In-built stair lighting
- Sky TV (by subscription) and BT points to master bedroom and living room
- TV and home network points to master bedroom and living room
- Shaver socket to bathroom and en-suite

### HEATING / COOLING

- Highly efficient gas boiler with 5 year warranty
- Radiator to each room
- Chrome heated towel rail to cloakroom, bathroom and en-suite

### EXTERNAL AND COMMUNAL

- Communal bin store
- Surface water run-off drained straight into the estuary

### SECURITY

- Pre wired for alarm
- Multi-point locking system to front door
- Smoke detectors and carbon monoxide alarm

### HARD AND SOFT LANDSCAPING

- Landscape planting to the rear of the parking spaces and the hillside to the north
- Steps from ground floor terrace to Marine Parade for emergency access