

# Specification

## KITCHEN

- Contemporary range of wall and base units by Stormer
- Quartz stone worktop with upstand
- Under unit feature lighting
- Stainless steel sink with mixer tap
- Glass splashback behind hob
- A range of integrated appliances to include:
  - Bosch fridge/freezer
  - Bosch built in Microwave oven to 1 & 2 beds only
  - Bosch built in combi-oven to 3 & 4 beds only
  - Bosch built in oven, induction hob with extractor fan over
  - Bosch dishwasher
  - Wine cooler
  - Washer/dryer in utility cupboard

## BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic Shower
- Clear glazed bath screen / Shower screen
- Porcelain wall tiling
- Mirror

## HEATING/HOT WATER

- Under floor heating
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

## ELECTRICAL FITTINGS

- LED strip lighting to wall units
- Recessed down lights
- Dimmer switches to living/dining and master bedroom
- Fibre optic internet connection
- Telephone point to living/dining
- Data, Satellite and TV aerial points to Living/dining
- Data and TV aerial points to bedrooms
- Video entry door access
- Shaver socket to bathroom and en-suite
- Pop up electrical sockets to kitchen island\*

## FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Porcelain floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window systems
- Individual post box

## EXTERNAL FINISHES

- Allocated parking per apartment
- Individual post boxes
- Individual surf style lockup
- lighting to balcony
- Communal bin store
- Communal garden areas

### Please Note:

Plots 49 & 50 have Siemens integrated appliances

\*Plot specific - please speak to a sales representative