

SPECIFICATION

KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop and upstands
Colour choices available - subject to build stage
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and mixer tap
- Range of integrated appliances to include:
 - 70/30 fridge/freezer
 - Built-in multifunction single oven
 - Built-in microwave
 - Induction hob
 - Extractor fan
 - Dishwasher
- Caesarstone splash back behind hob

To selected properties*:

- Full size fridge and under-counter freezer
- Built-in wine cooler
- Boiling tap
- Downdraft hob
- Built-in combination microwave oven

UTILITY (where applicable)

- Space and plumbing for washing machine/dryer

To selected properties*:

- Fitted units and Caesarstone worktop

BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall-mounted wash basin
- Polished chrome brassware by Vado to include:
 - Wall-mounted taps
 - Hand-shower set over bath
 - Wall-mounted slimline shower head and hand-shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding clear glazed door to en-suite shower
- Porcelain floor tiling
- Full height porcelain wall tiling to bath and shower

ELECTRICAL FITTINGS & COMMUNICATIONS

- Mixture of low energy recessed LED downlights and pendants
- Sky TV aerial and data points to living room and master bedroom
- TV aerial and data points to bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas

- CAT6 network to each room
- Brushed stainless steel and white sockets and switches to kitchen
- White sockets and switches everywhere else
- External light to front entry and patio/balcony
- Brushed stainless steel door bell
- White shaver socket in bathroom and en-suite

To selected properties:

- Photovoltaic (PV) Panels

HEATING, VENTILATION AND HOT WATER

- Highly-efficient Worcester Bosch boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

To selected properties:

- Underfloor heating throughout ground floor
- Wall-mounted panel radiators to first and second floors

SPECIFICATION

INTERIOR FINISHES

- Walls and ceiling painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless ironmongery

EXTERIOR WINDOWS AND DOORS

- Oversized front door with side or overhead light, spyhole and external letter boxes (to houses)
- Oversized front door with spyhole (to apartments)
- High performance triple glazed windows and doors
- Roof lights where indicated on floor plans

EXTERNAL FINISHES

- Communal bin stores to apartments
- Bin stores in garden/garages to houses

To selected properties:

- External double socket to rear garden
- Cold water outside tap
- Turfed rear garden with paved area

CAR PARKING

- Communal electric car charging facility

To selected properties:

- Allocated off-street parking and/or garage
- Lighting and power to garage

SECURITY

- Multi-point locking system to front doors and windows
- Smoke and heat detectors
- Carbon Monoxide alarm

PEACE OF MIND

- 10 year ICW warranty
- Remus appointed as management company and includes:
 - Maintenance of all public open spaces and landscaping
 - Building insurance
 - Window cleaning
 - Cleaning of communal space within the apartment building

