

Specification

Kitchen

- Designer fitted kitchen featuring handleless soft closing units by Schuller
- Caesarstone work surface with drainer grooves
- Caesarstone upstand and splashback behind hob
- Under-mounted stainless steel sink with brushed nickel tap
- A range of Bosch integrated appliances to include:
 - 70/30 Fridge/freezer
 - Induction hob with extractor
 - Oven
 - Microwave oven*
 - WiFi controlled dishwasher
- Wine cooler
- Under-wall unit LED lighting

Additions to Penthouses & Houses

Kitchen

- Quartz worktops and splashback
- Bespoke coffee station unit
- A range of Siemens integrated appliances to include:
 - Two single ovens
 - Microwave
 - WiFi controlled dishwasher
 - Full height larder fridge
 - Full height larder freezer
- Elica vented induction hob

Utility

- Siemens WiFi controlled washing machine
- Siemens WiFi controlled tumble drier

Bathroom

- Contemporary style bath by Duravit with tiled bath panel and toughened glass screen
- Wash hand basin and WC by Duravit with soft close seat
- Contemporary brassware with chrome mixer taps by Bagno Design
- Thermostatically controlled shower by Bagno Design
- Mirrored cabinet with light or full height mirror behind sink*
- Composite stone vanity tops

Electrical Fittings

- Ladder style heated towel rail to bathroom and en-suite
- Under cupboard LED lighting in kitchen
- Recessed LED downlights to hallway, kitchen, living area and bedrooms
- Shaver socket to bathroom and en-suite
- Integral USB charging ports in living area and master bedroom

Flooring & Finishing Touches

- Karndean flooring to hallway, living and kitchen area (Porcelain tiles to penthouse living area)
- Tiling to bathroom and en-suite
- Carpet to bedrooms
- Matt emulsion painted walls and ceilings
- Contemporary ironmongery

External Finishes

- Paving and lighting to ground floor terraces
- Tiled balconies and roof terraces with lighting
- Allocated parking spaces with one EV charging point per home
- Communal bin store area
- Large landscaped communal grounds
- Solar PV panels to houses and apartments

Heating / Hot Water

- Underfloor heating throughout
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system
- Communal air source heat pump with individual HIU to each apartment
- Heating and hot water provided by an air source heat pump with hot water cylinder to houses
- Mechanical Ventilation Heat Recovery system

Peace of Mind

- 10-year structural warranty

Security

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door
- Smart ring doorbell to houses
- Video entry system to apartments



Computer Generated Image of Gannel Waterside House