

# SPECIFICATION



Interior computer generated image of Apartment 7

## Kitchen

- Contemporary fitted kitchen  
*Choice of colour subject to build stage*
- Soft closing hinge mechanism
- Stone worktop, upstand and splashback behind hob
- Brushed stainless steel undermounted sink and polished chrome mixer tap
- Integrated extractor fan
- Under-wall unit LED lighting

Range of Siemens integrated appliances to include:

- 70/30 Fridge/freezer
- Smart dishwasher
- Multifunction single oven
- Microwave oven
- 4 cooking zone induction hob
- Washer dryer (where specified)

## Bathroom & En-suite

- Contemporary design white sanitary ware with bacteria-inhibiting ion technology to include:
  - Back-to-wall toilet with soft closing seat, concealed cistern and dual flush plate
  - Wall-hung basin with black nickle brassware
- Brassware to include:
  - Slimline mixer taps
  - Slide rail shower kit over bath
  - Hand-shower set over bath
  - Wall-mounted slim-line shower head
- Glazed shower screen
- Full-height contemporary porcelain wall tiling around bath and shower, tiling behind sink
- Large format porcelain tiled floor
- Mirrored cabinet above sink
- Shaver socket to bathroom
- Brushed black nickle heated towel rail to bathroom

## Exterior Finishes

- Landscape architect designed public realm
- PIR LED lighting to communal doors

## Interior Finishes

- Walls painted to Interior Designer's specification
- Ceilings painted in white matt emulsion
- Painted white satin square edge profile skirting and architraves
- White painted internal doors
- Contemporary black nickel ironmongery
- Karndean flooring to hall, kitchen, living and dining area
- Carpet to bedrooms

## Heating & Hot Water

- Smart heating controls
- Heating and hot water generated by an Air Source Heat Pump\*
- Hot water generated by an Air Source Heat Pump^
- High-efficiency heat pump hot water cylinder
- Wall-mounted radiators\*
- Wall-mounted electric panel radiators^

## Windows & Doors

- Solid timber internal doors
- High-performance double-glazed windows

## Balconies and terraces (selected apartments)

- Composite decking / patio
- External light



\*New build apartments only

^Apartments in conversion only

## Communal Areas

- Communal bin store
- Post boxes located in main entrance
- Secure bike store
- Lift access to selected apartments

## Car Parking

- Allocated parking spaces available to purchase separately
- Select spaces available with electric vehicle charging point

## Security

- Windows and doors are secure by design and part Q compliant providing a high level of protection to your home
- Smoke and heat detectors
- Multi-point locking and video-entry system to internal doors

## Peace of Mind

- 10 year structural warranty provided by ICW
- Appointed management agent to maintain all public open spaces

## Electrical Fittings & Communications

- Mix of low energy recessed LED downlights and pendants
- TV aerial to living space and all bedrooms
- Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- USB double sockets to kitchen and bedrooms
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere