

THE SPECIFICATION



KITCHEN

Contemporary designer Alno kitchen units featuring soft closing matt finish Hemlock Grey cupboards and drawers

Lava Grey Silestone worktops with up-stand and glass splash-backs to cooking area

Inset stainless steel one and a half bowl sink with chrome mixer tap

Integrated appliances to include:

- + Neff stainless-steel oven
 - + Neff 4 zone touch control ceramic hob
 - + Neff integrated re-circulation cooker hood unit
 - + Integrated multifunction dishwasher
 - + Integrated fridge/freezer
- Integrated LED and task lighting to work surfaces

WINDOWS AND DOORS

Painted entrance and internal doors with brushed-steel door furniture

UPVC double glazed windows and doors to balconies

Pre-wired for digital multi-room television with TV outlet to living area and main bedroom

Telephone outlet with broadband capability to living area and main bedroom

Fixed recessed low energy down-lighting to kitchen and bathrooms

Pendant lighting to bedrooms and living room

USB charging points to metal plug sockets in kitchen and main bedroom

BATHROOM

Contemporary white Villeroy & Boch sanitary ware to bathrooms and ensuites

White steel bath with Tempesta 100 shower rail

Glass shower screen to baths

Dual-flush white WC with soft close lid and concealed system

Wall mounted basin with vanity units featuring modern Grohe chrome mixer tap

Large full width mirror above sink

Chrome electric heated towel rail

Large format porcelain Porcelanosa Japan Marine tiles to floor

Fully tiled walls with large format ceramic Porcelanosa Japan Marine tile feature wall combined with large format Japan Blanco tiles

Shaver socket

GENERAL

Code for Sustainable Homes - Level 3

Underfloor heating and hot water powered by modern centralised high performance gas fired communal boiler system, which serves individual heat exchange units in each apartment

Ceiling extractor system to bedrooms and kitchen area

Paved pathways to external communal and access areas

SECURITY

Intercom door entry system and electronic access to communal areas

Mains supply smoke/heat detectors to apartments and common areas

EN SUITE

Contemporary Villeroy & Boch sanitary ware

Separate shower tray with glazed shower screen and Tempesta 100 shower rail set

INTERIOR FINISHES

Fitted wardrobes to principal bedrooms

Wide plank solid oak flooring to kitchen, living room and hallway

Neutral colour carpet to bedrooms

Ceilings, walls, skirting and architraves finished in modern, durable matt emulsion

WARRANTY

Checkmate 10-year New Home Warranty

COMMUNAL AREAS

Carpeting to all corridors and staircases

White painted walls, skirting and architraves

Lift access from front door level and car park to all apartment floors

Landscaping around premises and landscaped amenity deck

CAR PARKING

One car parking space in gated undercroft car park via electronic entry system

Secure residents' bicycle storage