

# SPECIFICATION

## GENERAL

- New double-glazed timber sash and case windows
- All external walls, floors and roof voids fully insulated
- Walls and ceiling painted in white matt emulsion
- Woodwork painted in white satin
- Architect certificates suitable for mortgage lenders issued with all properties
- Wide plank scratch and water resistant oak effect flooring in halls, living areas, kitchens and cupboards with 25 year manufacturers warranty
- Generous internal storage
- Fully fitted wardrobes to certain rooms
- High quality ironmongery throughout
- Landscaped front and rear gardens to certain apartments
- Lane access to rear gardens of certain apartments
- BT High Speed Fibre Broadband
- Factor managed common areas and centralised plant
- Cycle storage

## LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in ensuites, bathrooms, halls and kitchens
- Pendant LED ceiling lighting to bedrooms, lounge and dining area
- LED kitchen under unit lighting
- Feature LED mirror lighting in principle ensuite
- External feature lighting to certain apartments
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and ensuites
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living areas, kitchen, halls and bedrooms
- High quality low profile white plastic switches and sockets to stores and utility room

## HEATING & VENTILATION

- Centralised plant room with water storage and air source heat pump for heating and hot water
- 24/7 digital heating controls
- Electric underfloor tile heating within the principle ensuite with 24/7 controls
- Contemporary flat panel designer radiators with TRVs throughout (excluding bathroom & ensuite)
- Tall electric towel radiators in bathrooms and ensuites
- Mechanical extract ventilation to kitchens, bathrooms and ensuites, utility and certain cupboards
- Trickle ventilation to windows

## KITCHENS

German kitchens by Riddle & Coghill  
Integrated appliances to include:

- Siemens fan oven
- Siemens microwave or combination oven to certain apartments
- Siemens 70/30 fridge freezer
- Siemens dishwasher
- Siemens 4 zone induction hob with integrated downdraft extractor or integrated canopy hood – dependent on layout
- Silestone solid surface worktop
- Full height mirror splash back
- Stainless steel undermount sink
- LED under unit lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop

## BATHROOMS & EN-SUITES

High quality contemporary bathrooms and ensuites to include:

- Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
- Duravit baths with tiled bath panels

- Duravit vanity units with ceramic basins in bathrooms and ensuites
- Large low profile shower trays with frameless glass screens
- Brushed steel taps and shower & bath valves by Aqualla Brassware
- Tall electric towel radiators
- Large feature mirrors
- LED mirror feature lighting and demister pads in principal ensuite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principle ensuite shower areas
- Electric underfloor tile heating with 24/7 controls in principle ensuite
- Brushed stainless steel shaver sockets

## SAFETY & SECURITY

- Keyed alike mortice deadbolt and mortice light latch to front entrance doors
- Video door entry system to apartments off common hall
- Door bell to main door apartment
- Lockable rear garden gate to certain apartments
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to gardens
- Mains wired interlinked smoke and heat detectors where applicable
- Sprinkler system to all apartments
- PIR lighting with emergency back up in common halls
- Lockable mailboxes in common hall
- Mains wired Carbon Dioxide monitor to principal bedroom

## AUDIO VISUAL

All apartments are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV
- CAT6
- SKY Stream



Bathroom CGI