

SPECIFICATION

GENERAL

- New high performance double-glazed timber aluminium clad windows
- Lift access
- All external walls, floors and roof voids fully insulated
- Walls and ceiling painted in white matt emulsion
- Woodwork painted in white satin
- Wide plank scratch and water resistant oak effect flooring in halls, living areas, kitchens and cupboards with 25 year manufacturer's warranty
- Architect certificates suitable for mortgage lenders issued with all properties
- Generous internal storage
- Fully fitted wardrobes to certain rooms
- High quality ironmongery throughout
- Landscaped common grounds
- Cycle storage
- Private terrace with certain apartments
- Private parking available by separate negotiation
- BT High Speed Fibre Broadband
- Factor managed common areas and centralised plant

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 principal 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
- Generous hot water storage
- 24/7 digital heating controls
- Electric underfloor tile heating within the principal 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 either 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 over

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 principal ensuites shower areas
- Electric underfloor tile heating with 24/7 controls in principal 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 viewer to all entrance doors
- Locking windows where appropriate
- External lighting to certain apartments
- Sprinkler system to all apartments
- Mains wired interlinked smoke and heat detectors where applicable
- 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