

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
- Large store room in Lower Ground Floor
- Private terrace
- Two private parking spaces
- BT High Speed Fibre Broadband
- Factor managed common areas and centralised plant

Lighting & Electrical

- Recessed LED ceiling lighting in en-suites, 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 en-suite
- External feature lighting to certain areas
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and en-suites
- 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
- Underfloor heating throughout
- 24/7 digital zoned heating controls
- Tall electric towel radiators in bathrooms and en-suites
- Mechanical extract ventilation to kitchens, bathrooms and en-suites, utility and certain cupboards

Kitchens

- German kitchens by Riddle & Coghill
- Integrated appliances to include:
 - Siemens fan oven
 - Siemens combination oven
 - Siemens full height fridge
 - Siemens full height freezer
 - Siemens dishwasher
 - Siemens 4 zone induction hob with downdraft extractor
- Wine cooler
- Quooker boiling tap
- Siemens plate warming drawer
- Silestone solid surface worktop
- Full height mirror splash back
- Stainless steel undermount sink
- LED under unit lighting
- Utility area plumbed and wired for washing machine and condensing drier, with worktop over

Bathrooms & En-suites

- High quality contemporary bathrooms and en-suites 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 en-suites
 - 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 en-suite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principal en-suites shower areas
- Brushed stainless steel shaver sockets
- Underfloor heating

Safety & Security

- Multi locking front door
- Video door entry system
- Door viewer to all entrance door
- Locking windows where appropriate
- External lighting to terrace
- 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