

## Specification

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### KITCHEN

- Schuller, German kitchen individually designed by Riddle & Coghill to maximise both workspace and storage. The sink & taps are steel & chrome & worktops are laminate. Silestone worktops as standard in penthouse apartments
- A range of high quality Siemens and Candy integrated appliances are fitted throughout each apartment
- Integrated fridge/freezer
- Integrated dishwasher
- 4 burner induction hob
- Washer Dryer

### BATHROOMS & EN SUITES

- Sanitary ware will be provided from the Vitra range, in white, complemented with Hansgrohe taps and fittings
- Silver finished shower enclosures, with white shower trays and Hansgrohe shower valves and heads
- Baths will be served by a wall mounted thermostatic Hansgrohe combined bath filler and shower handset
- Chrome towel warmers will be fitted as standard to the bathroom and en suite
- Wall tiling will be provided at bath, shower and floor areas

*Please consult a Sales Advisor for specific details relating to each individual property*

### DECORATION

- Internal walls will be finished in chalk stone emulsion paint and ceilings will be finished in white
- Skirtings and facings will be finished in white

### WARDROBES

- All wardrobes will have pre-finished sliding doors with hanging rails (*unless specified*)

### PLUMBING AND HEATING

- All apartments will benefit from Direct Mains pressure
- Central heating will be provided via a high efficiency gas Alpha boiler and radiator system

### ELECTRICAL

- Low Energy LED down-lights in kitchen, bathroom and en-suites
- All apartments wired for Sky +HD. Master point in living room with secondary points in bedrooms
- Penthouses are fitted with Sonos speaker system in Living Room - all other apartments are pre-wired, please speak to our sales representative for more information
- Ample double power Sockets in each room, white face plate finish (*penthouse - satin chrome*)
- Telephone point in each bedroom and Living room
- Video entry system to main common entrance
- Lift access to all levels from car park (*except main door apartment*)
- Security alarm on ground floor apartments
- Motion censored lights in communal areas
- Vent Axia MVHR system fitted to each apartment

### OUTSIDE

- The external finishes of the apartments will be in accordance with the development external schedule
- The external finish is a mix of reconstituted stone and an insulated render system
- All apartments will have secure private parking (*one space per apartment*)
- Car park will have lift access to all floors by keycode access
- Certain ground floor apartments benefit from a small private patio/garden area
- Communal garden space is all to the rear of the building with built up shrub beds to the front
- Simply Factors has been appointed to maintain all the common areas within the overall development including lifts
- Bicycle storage in locked area of underground car park

### DOORS & WINDOWS

- Composite timber / aluminium double glazed tilt & turn windows by Nordan
- Internal pass doors will be pre finished oak pannelled with contemporary lever style handles
- Front doors will be secure by design veneered oak with a 3-point locking system

### WARRANTIES

- All properties benefit from 10 year Premier Gaurantee Warranties