

SPECIFICATION

Building/Communal areas

- Single garage allocated to each apartment at rear of property, with remote control electric doors
- Front and rear landscaped communal gardens
- Secure bike store
- Six person lift to all floors with stainless steel doors
- High quality carpet fitted to communal areas
- Feature staircase with stainless steel handrail and frameless glass balustrade
- Secure internal post box for each apartment
- 10 year structural building warranty

Kitchen

- Luxury German kitchen by Pronorm to include cabinetry in a mix of styles, colours and finishes, Blanco sink and Quartz worktops.
- High quality integrated appliances including an oven, microwave, induction hob, extractor unit, integrated fridge freezer and dishwasher.
- Large format luxury tiled floor

Utility (where applicable)

- A range of units and worktops to match the kitchen with space for washing machine and dryer and Duropal worktops
- Large format luxury tiled floor to match kitchen

Security

- Audio door entry system linked to the front door of the building
- Five lever security lock, spy hole and chain to apartment entrance door
- Alarm system, linked with smart phone device

Bathrooms

- The bathrooms feature brilliant white contemporary suites by Villeroy and Boch with chrome fittings, heated towel rails and vanity units. En-suites have large walk in showers

Electrical

- Dimmable recessed 10w LED low energy down lighters to all areas
- Shaver points to all bathrooms
- TV points to all bedrooms and living room with outlet for SKY+
- BT telephone and Cat 6 cabling point to living room and bedroom 1
- Under floor gas fired central heating individually controlled in each room/area plus Smart central control and link to smart phone device

Finishes

- Oak wood veneer doors with feature chrome door furniture
- Fully glazed doors to living room (where applicable)
- Contemporary skirting finished in white satin wood throughout
- Walls finished in Dulux Chalky Downs
- Fully fitted carpet throughout
- Bespoke fitted wardrobes to master bedroom by Made 2 Measure
- Smooth plaster ceilings
- Linen cupboard with 3 slatted shelves (where applicable)
- Hall cupboard with shelving and hooks (where applicable)

External (where applicable)

- Large private decked terracing for ground floor apartments leading onto fully landscaped communal gardens
- Outside tap to each apartment
- Balconies to first and second floor apartments
- Frameless glass screens with composite decking and outside lighting to upper floors

Please note that the descriptions in the proposed specification are intended as an indication of the quality of fixtures and fittings to be supplied. Where specific brand names are used, the developer reserves the right to alter these to an item of equal, or better quality.
