



## Flat 8 - Specification

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- Outstanding location - 50m from beach
  - 3 bedrooms /Study
  - 1400 ft<sup>2</sup>
  - Contemporary, high spec design
  - 2 allocated secure parking spaces
  - Choice of some finishes
  - Integrated smartphone capabilities
  - Balcony
  - 10 year structural warranty
  - Lift access from basement
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### Finishes

- Modern Scandinavian style veneer flush doors with chrome furniture
- Contemporary bespoke wardrobes with hanging and storage space and a choice of finishes
- Fully glazed doors to kitchen and living area
- Contemporary skirting throughout
- Fully fitted carpets to bedrooms
- Luxury Vinyl Tiling (LVT) flooring through hallway, kitchen and living areas
- Dulux paints to all walls and ceilings

### Kitchen

- Contemporary designed kitchen with clean lines and a blend of textures and finishes
- Bosch appliances including a double oven, microwave, induction hob, full height fridge/freezer, dishwasher and washer/dryer
- Soft close drawers, integrated LED lighting, pantry cupboard and drawer packs

### Bathroom and Ensuites

- Modern bathrooms with large format tiling to all walls and floors
- White Villeroy and Boch bathroom suites with textured and lacquered vanity units
- Vado chrome concealed thermostatic shower and bath valves
- Large recessed mirrors

### Electrical and Lighting

- Dimmable recessed low energy 8W LED lighting throughout
- CAT6, BT and SKY+HD/Q wiring to living areas, and all bedrooms
- Freeview wiring to living area and both bedrooms
- Wiring installed for 7.4KW EV charging point in basement parking space
- Shaver points and recessed mirror lighting to bathroom and ensuite
- Central hub for all CAT 6 wiring with BT point within hall cupboard

### Heating

- Zoned underfloor gas central heating with individual room controls
- Central LCD heating controls with facility for remote smartphone operation
- Chrome ladder towel radiators with timers to bath room and ensuite

### Security

- Electric entrance gates for basement parking Keypad and remotely operated
- Video door entry for front door and basement gates
- Coded basement pedestrian gate
- NSI intruder alarm system with motion detectors, door contacts and facility for remote smartphone operation
- Fire lever security locks to all entrance doors
- Smoke and heat alarms to apartment

### Communal areas

- Secure underground parking for 2 vehicles
- Private basement storeroom with power
- Lift access for all floors
- Smoke and heat alarms
- Fully carpeted communal areas
- Glass and stainless steel balustrades to carpeted staircase
- Secure A3 post box for each apartment

### External areas

- Balcony finished with frameless glass screens and contemporary composite decking
- LED lighting
- Outside tap
- Landscaped grounds

### Warranty

- All apartments benefit from a 10 Year Structural Home Warranty

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.