



▲ BATHROOM CGI



SPECIFICATION

GENERAL

- 10 year Build Zone new home warranty suitable for mortgage lenders issued with all properties
- Common parts managed by property factor
- Common Roof terrace access for all properties
- Common Cycle storage for all properties
- Lift access to all floors
- Walls and ceiling painted in white matt emulsion
- Woodwork painted in white satin
- High quality Frelan ironmongery throughout
- BT High Speed Fibre Broadband
- Wide plank scratch and water resistant oak effect flooring in halls, kitchens, living areas and cupboards with 25 year manufacturer's warranty
- Bespoke fitted wardrobes in certain bedrooms, please refer to floor plans

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and kitchens
- LED kitchen under unit lighting
- Feature LED lighting in principal en-suite
- External lighting to upper terraces
- High quality low profile screwless matt white switches and sockets in living areas, kitchen, halls and bedrooms
- Integrated USB charging in certain power sockets
- High quality low profile white plastic switches and sockets to stores and utility room (where applicable)
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and en-suites

HEATING & VENTILATION

- Heating and hot water from centralised air source heat pumps with heat meters for each property
- 24/7 digital heating controls
- Electric underfloor tile heating within principal en-suite with 24/7 controls
- Contemporary flat panel designer radiators in living areas, kitchens, bedrooms and halls, with TRVs
- Tall electric towel radiators in bathrooms and en-suites
- Mechanical ventilation with heat Recovery (MVHR)

SAFETY & SECURITY

- Video Door Entry to all properties off common stairs
- Multi point locking system and door viewer to property front doors
- Mains wired interlinked smoke and heat detectors
- Mains wired Carbon Dioxide monitor

KITCHENS

- German kitchens by Nolte with integrated appliances to all properties including:
- Siemens fan oven
- Siemens combination microwave/oven to certain properties
- Siemens fridge freezer, Liebherr in studios
- Siemens dishwasher
- Siemens 4 zone induction hob as standard, flex induction hob in studios
- Integrated extractor
- Silestone solid surface worktop
- Feature tiled splash back
- Undermounted sink
- LED under unit lighting
- Utility areas plumbed and wired for washing machines and condensing driers where possible

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
- Crosswater vanity units with ceramic basins in en-suites
- Duravit ceramic basins to all Bathrooms
- Large low profile shower trays with framed glazed screens
- Brushed nickel taps and shower & bath valves by Aqualla Brassware
- Tall electric towel radiators
- Large feature mirrors with LED feature lighting and demister pads in principal en-suite
- Aqualla framed mirror with demister pad in all bathrooms
- Porcelain tiles on floors and full height on certain walls
- Electric underfloor tile heating with 24/7 controls in principal en-suite

AUDIO VISUAL

All properties are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV
- CAT6
- SKY Stream