

# EDITION

BIRMINGHAM

*Apartment & Development  
Specifications*









# Internal Finishes & Flooring

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- Amtico acoustically treated LVT (or similar and approved supplier) throughout all apartment living areas (corridor, living rooms, kitchens) laid in straight plank style
- Stain-proof carpet to bedrooms
- Fully integrated wardrobes with sliding doors in all bedrooms
- Upgraded black ironmongery to all resident doors
- Tiling in bathrooms and ensuites
- Living space ceiling height typically 2450mm, and 2300mm in bathrooms

# Bathrooms & Ensuites

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- Bathroom fixtures supplied by Porcelanosa
- Integrated, internally lit storage
- Shaver sockets
- High specification sanitaryware, rainfall shower heads
- Walk in/walk out showers in ensuite bathrooms
- Glazed bath screens (no shower curtains)
- All apartments have access to at least one bath
- Full height floor to ceiling tiling to all bathrooms



# Kitchens

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- 24mm Krión solid surface worktops by Porcelanosa
- All appliances to be fully integrated and provided by Samsung
- CDA wine coolers to the majority of apartments

<b>Appliance</b>	<b>Rating</b>	<b>Comment</b>
Oven	A+	60cm Stainless Steel Dual Fan Oven, Pyrolytic Cleaning, Wi Fi Enabled, <i>A+ Energy Rating</i>
Hob	C	60 cm 4 Burner Induction Hob, <i>C Energy rating</i>
Dishwasher	B	60 cm Fully Built In Full Size Rotary Dishwasher, 14 Place Setting, 3 Baskets, Wi Fi Enabled, <i>B Energy Rating</i>
Hood (Wall)	A	60 cm Extractor Hood with Bluetooth Connectivity, ( to selected hobs). Includes re circulation pack & filters. <i>A Energy Rating</i>
Fridge / Freezer	D	60cm Wide, 70/30 Integrated Fridge Freezer, Twin Cooling, Slide Hinge, <i>D Energy Rating</i>
Washer/Dryer	E	8 kg Wash/ 5kg Dry Free standing Washer Dryer, <i>E Energy Rating</i>
Microwave Oven		22ML Capacity, Ceramic, LED Display
Wine Cooler		300mm, 20 bottle capacity, electric temperature control, humidifier and temperature alarm.



# Lighting, Electrical & Communication

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- Blackout blinds to all rooms including metal chain
- Recessed LED downlights to all residential units and residential floor corridors save for feature pendants in bedroom and living areas
- Ultra-fast broadband with options to increase speeds up to 1GB
- Combined washer/drier located in utility cupboard





# Safety, Security & Warranty

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- Market leading access control system to all amenity and residential areas provided by TLJ (or equivalent). Provides for digitally controlled entry and access via mobile phones. No more lost keys or fobs
- 24/7 concierge
- Smoke and heat detectors in kitchens, entrance halls and communal areas
- Sprinkler system throughout building in accordance with latest building regulations
- Automated secure parcel storage provided by Parcel SafePlace
- 10-year home warranty

# Sustainability

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- Energy efficient LED lighting throughout
- Floor to ceiling opening vents to all rooms as well as mechanically ventilated comfort cooling
- Triple glazing in all doors and windows as appropriate
- A and A\* rated appliances where possible
- Energy efficient Air Source Heat Pumps
- Minimum of EPC B to all units



A strategic partnership between



To the best of our knowledge, the information contained in this specification document is correct at the time of first publication. Non-material changes to the specification are sometimes made during the course of the development cycle due to the availability of product lines and subject to the developer's ability to source exact materials.

Select Property accept no liability for changes in the apartment or common area specification after the publication of this document but before the development is completed and handed over.