

Finishes Specification

General

Private gardens & terraces to all apartments
High specification Marshalls Argent block paving to from driveway
Traditional timber sash windows
Coffered ceiling entrance lobby with underfloor heating, plastered in spotlights and bespoke water droplet glass feature lighting
Underfloor heating throughout
10 year Buildzone building warranty
Very low service charges with solar generation and feed in tariff to reduce service charges further
Split face natural stone cladding to external landscape wall (where applicable)
Cast stone pier caps and coping stones
999 year leases
£0 ground rent

Kitchens

Bespoke designed Italian kitchens with glass panelled doors
Solid Quartz worktops and full backsplashes
Miele appliances including: induction hob, oven, microwave, integrated fridge and freezer, washer dryers (where applicable)
Full underfloor heating throughout
Integrated Bluetooth ceiling music systems to all living, dining and WC areas (where applicable)
Coffered ceilings with plastered in spotlights and bespoke light fittings
Remote S wave curtain rails with recessed head

Bathrooms

Italian large format tiles on all walls & flooring
Continuous fans with automatic boost function
Bespoke brushed brass shower, bath and tap fittings, 3 mode shower valves with push button selection for rain and waterfall shower modes
Stone vanity units
Brushed brass tile edging
Anti fog illuminated brushed brass mirrors
Large wall mounted shower heads with rain and waterfall function
Frameless brushed brass shower enclosures
Fluted brushed brass bath screens

Electrical

Buster & Punch dimming and toggle light switches
Buster & Punch brushed brass sockets with USB connections
Hard wired data points to living and sleeping area
Integrated Bluetooth ceiling music systems to all living, dining and WC areas (where applicable)
Colour screen smart underfloor heating controls
High speed Virgin Media connections to all apartments
Integrated plaster in flush tilt down lighting with designer brass hanging light fittings

Security

ABS Avocet high security locks to all apartment doors
Secure parking space to each apartment
Hikvision video door entry system
Bespoke electronically controlled spear top gates
Bespoke electronically controlled main communal and pedestrian doors
High perimeter walls and fences

Carpentry

Buster & Punch brushed brass door hardware
Bespoke custom sizes extra tall panelled doors to all rooms
Extra Tall skirting boards with matching architrave
Natural Oak staircases
Bespoke prime grade herringbone flooring with brass inlay detail and wide plank boarder