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# APARTMENT 2A, SYCAMORE SQUARE

Offers Over £368,500

TWO BEDROOM | TWO BATHROOM | FIRST FLOOR | 951 SQ.FT



# APARTMENT 5A, SYCAMORE SQUARE

Offers Over £350,000

TWO BEDROOM | TWO BATHROOM | SECOND FLOOR | 998 SQ.FT



# APARTMENT 7A, SYCAMORE SQUARE

Offers Over £357,500

TWO BEDROOM | TWO BATHROOM | SECOND FLOOR | 951 SQ.FT



# SPECIFICATION

## INTERNAL FINISHES

- White emulsion finish to all walls
- White emulsion finish to ceilings
- Modern architraves and skirtings finished to match walls
- Satinwood for finish for all joinery
- Special 5 panel door secure by design

## KITCHEN

- Modern Luna range kitchen in Matt grey
- 38mm A5 Laminate worktops with matching worktop upstands in Sude stone
- Stainless steel 1.5 bowl sink
- 4 ring combi induction hob
- Zanussi multifunction oven

## BATHROOMS AND ENSUITE

- Porcelanosa wall-hung WC to bathroom and ensuite
- White contemporary bath with Grohe chrome mixer taps
- Half height Porcelanosa ceramic tiling to wet walls

## ELECTRICAL

- Pendent lighting to bathrooms
- White plastic electrics throughout
- Mains connected smoke and heat detectors
- 7 electric vehicle charging points (1 per apartment)

## HEATING SYSTEM

- Gas central heating
- Ideal Standard combi boiler
- Honeywell heating control system with Smart APP

## EXTERNAL

- Two turfed communal areas
- Double glazed windows in anthracite grey
- Allocated car parking space
- Lift access
- Security intercom entry system

## SALES INCENTIVES (PROVIDED FREE OF CHARGE)

### KITCHEN

- Upgraded 4 ring combi induction hob
- Upgraded multifunction oven and combination microwave/oven
- Undercounter fridge and freezer for Apartment 5 only, all other apartments include an integrated fridge freezer
- Dishwasher

### BATHROOMS AND ENSUITE

- Vanity unit to main bathroom
- Upgraded Rain shower heads with detachable hand shower
- Upgraded tiling to full height to showers
- Porcelanosa floor tiling to bathrooms

### ELECTRICAL

- White downlighters to all areas except bedrooms

# SITEPLAN







SANDERSON  
YOUNG

FOR MORE INFORMATION PLEASE CONTACT  
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