



Specifications

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Kitchens

- High specification contemporary fitted kitchen featuring a quartz stone composite worktop combined with lacquered doors and feature splash back
- Stainless steel under mounted sink and stainless steel monobloc mixer tap
- Concealed worktop lighting and ceiling down lighters
- Bosch, Siemens or similar stainless steel oven, extractor hood and 4 ring induction hob
- Bosch, Siemens or similar dishwasher
- Bosch, Siemens or similar fridge freezer
- Bosch, Siemens or similar integrated microwave

Master Bathrooms

- White designer bath with porcelain tile or stone bath panel, or walk in style shower enclosure with large format tray
- Wall mounted mixer valve with bath filler and handset on flexible hose
- Thermostatic shower mixer valve with wall mounted shower head
- Glass hinged bath screen and door
- Dual flush WC with easy access cistern panel
- Large wall mounted designer wash basin with satin stainless steel mixer
- Large format porcelain or stone wall tiles
- Large format porcelain or stone floor tiles
- Shaver point, recessed lighting and de-mist mirrors

Ensuite Shower Room

- Walk in style shower enclosure with large format tray
- Thermostatic shower mixer valve with wall mounted shower head
- Glass hinged shower screen and door
- Wall mounted designer wash basin with satin stainless steel mixer
- Dual flush wall mounted WC with concealed cistern
- Shaver point, recessed lighting and de-mist mirrors
- Large format porcelain or stone wall tiles
- Large format porcelain or stone floor tiles

Interior Finishes

- Interior solid core full height apartment entrance doors with matching hardwood frames
- White satin finish internal doors with matching frames and architraves
- Satin stainless steel ironmongery throughout
- Walls to be finished in matt warm white
- Hardwood engineered flooring to living / dining / kitchen area and hallways



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Heating & Cooling

- Integrated reverse air heating / cooling system with individual controls to living / dining room areas and bedrooms

Electrical

- Recessed LED luminaires throughout
- Provision for washing machine and condensing tumble dryer in separate utility cupboard

AV Telephone & Data Systems

- Wiring for cable and fibre IPTV
- TV outlets to living areas and bedrooms
- Telephone outlets with broadband capability to living areas and bedrooms
- Wireless access point

Balconies & Terraces

- Large glazed sliding doors with iron grey profiles
- Large format tile or timber decking on floor
- Glass balustrades with satin stainless steel ironmongery

Security

- Access to building via electronic video entry system
- Smoke / heat detectors to all apartments
- CCTV coverage to main entrances
- High security multi point locking entrance door with spy hole viewer to each apartment
- Secure post boxes in main entrance lobby

Building Amenities

- Health club with swimming pool, gym, sauna & steam room facilities
- Contemporary cafe style eatery
- Visitor parking

Lifts

- Dual high speed smart lifts
- Contemporary high specification interiors to lift cars
- Contemporary high specification lift lobbies at each residential floor

Car Parking

- Secure access control elevated car park
- CCTV security