



The Astwick



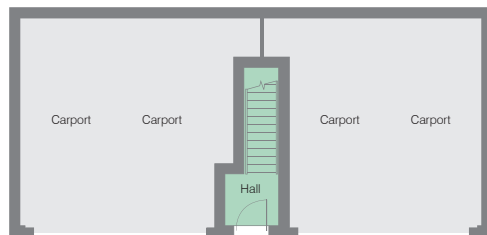
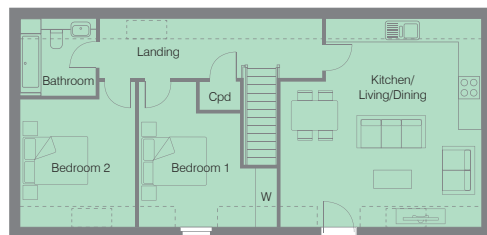
*A charming 2 bedroom 1st floor Apartment in the style of a Cart Lodge.
With a front door leading to an entrance hall and stairs up to an open plan living space,
2 double bedrooms and a stunning bathroom. Underneath there is one parking space.*

Ground Floor

- Entrance Hall

First Floor

- Living/ Kitchen/ Dining 5.97m x 5.76m max
19'5" x 18'9" max
- Bedroom 1 3.24m plus recess x 2.88m plus recess
10'6" plus recess x 9'4" plus recess
- Bedroom 2 3.31m x 3.65m
10'8" x 11'9"
- Bathroom



Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.



The Astwick - Quality & Style

Kitchens

- Choice of JT Ellis Contemporary flat fronted handle free doors in a range of matt and wood effect finish with soft close hinges.
- Abode sink and mixer tap.
- Silestone worktops with upstand.

Appliances

- Extractor hood.
- Bosch 60cm black single oven.
- Bosch 60cm induction hob.
- Bosch 60cm integrated dishwasher.
- Bosch Integrated tall fridge/freezer.
- Bosch Integrated washer/dryer.

Sanitary ware

- WC – Roca low level WC with wall mounted wash hand basin.
- Bathroom – White Roca suite, contemporary style Hansgrohe taps, concealed thermostatic shower valve and multi-function slide rail shower. Lakes shower screen, illuminated white bath panel. Low level WC with soft close seat, fitted, illuminated mirror (where possible) and heated towel rail.

Décor

All walls and ceiling painted in Crown matt white. Skirting boards, architrave and 6 panelled moulded smooth internal doors, painted in Crown acrylic satin wood white, with polished chrome leaver handles and hinges.

Wardrobes

Fitted wardrobes to main bedroom with shelf and hanging rail.

Heating

- Gas central heating with Ideal Logic System S wall mounted boiler, with white wall hung thermostatically controlled radiators. Electric chrome heated towel rails to bathroom.
- Nest controller for smart phone operation.

Electrical Specification

- White inset LED spotlights to; kitchen, landing and bathroom.
- Outside lights to front of the property.
- Outside power point.
- Euro plate multi-function outlet to sitting room.
- Mains wired smoke and carbon monoxide detectors.
- Pre-wired for BT Home Hub in Lounge.
- TV point to sitting room.
- BT points to sitting room.
- Socket with USB charging points to bedroom 1 and kitchen.
- Loft light
- Low energy pendant lighting to sitting room, dining areas and bedrooms.
- Doorbell.

Tiling

- Cloakroom - choice of Porcelanosa ceramic wall tiles full height behind WC; glass splashback to basin.
- Bathroom – choice of large format Porcelanosa ceramic wall tiles, with full height tiling around bath and feature tiling behind wash hand basin and WC.

Flooring

- Choice of luxury vinyl flooring to Open Plan Kitchen/Dining/Sitting Room and Bathroom.
- Choice of Furlong, Elegance range carpets to sitting room, stairs, landing and bedrooms.

Outside

- Outside tap, power point.

*All choices are subject to the stage of construction.
The specification is a guide and some items may vary from time to time.*