



OAKHILL

HILDENBOROUGH | KENT

GILLESPIE HOUSE

Berkeley  
Designed for life

# OAKHILL

## AN EXCLUSIVE PARKLAND ESTATE

Tucked away in the heart of the countryside, Oakhill in Hildenborough is one of Kent's best-kept secrets.

Enter the gated estate to discover an exquisite collection of 1, 2 & 3 bedroom apartments and 3, 4 & 5 bedroom houses. They are set in 30 acres of beautiful parkland, surrounding the original 19th-century Oakhill House, which has now been converted into six exclusive apartments. Explore the private Residents' Club with its cinema, gym, BBQ area, padel court and a spacious co-working space. With every step, a new view of the Kentish countryside unfolds.

The 30-acre parkland estate has a grand history. It's been at the heart of Hildenborough village life since its foundation in 1804. Today, Oakhill continues this legacy by returning the Grade II listed Oakhill House to its original residential use, converting existing buildings into elegant apartments, and building new homes inspired by the traditional English style.

Explore further afield and you will discover the vibrant market town of Tonbridge with its medieval castle; wonderful gardens and country walks in the Kentish wilderness; and excellent primary, secondary, private and grammar schools.

The enchanting towns of Sevenoaks and Royal Tunbridge Wells are just 6 and 9 miles away\*, respectively. There, you will find impressive stately homes and Georgian architecture, as well as a selection of galleries, theatres, and Michelin-starred restaurants.

With trains to London Bridge in just 32 minutes\*\* from Hildenborough, Oakhill combines the best of contemporary living with a rural escape in the Garden of England.

\*Source: Google maps \*\*Travel time is approximate only. Source: Trainline.com.





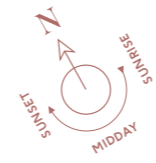






# YOUR PRIVATE VIEW

From the secluded woodlands to the Kentish countryside beyond, the natural world is front of stage at Oakhill House. It's an evolving theatre of changing seasons, flourishing wildlife, and blossoming landscape. Step out of your home into carefully tended grounds and an expansive country park.



Computer generated map of Oakhill. Indicative only.



# ONE BEDROOM APARTMENT

## APARTMENT 96

FLOOR: GROUND

TOTAL AREA: 56.3 SQ M 606 SQ FT

- Generous entrance hall offers storage space with large utility cupboard and an extra cupboard
- Kitchen with contemporary appliances leads into open plan dining and living area with designated desk space
- Living area has a patio door that opens onto private, west-facing terrace
- Bedroom has fitted wardrobe
- Bathroom has contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1

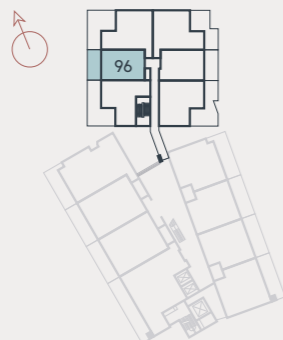
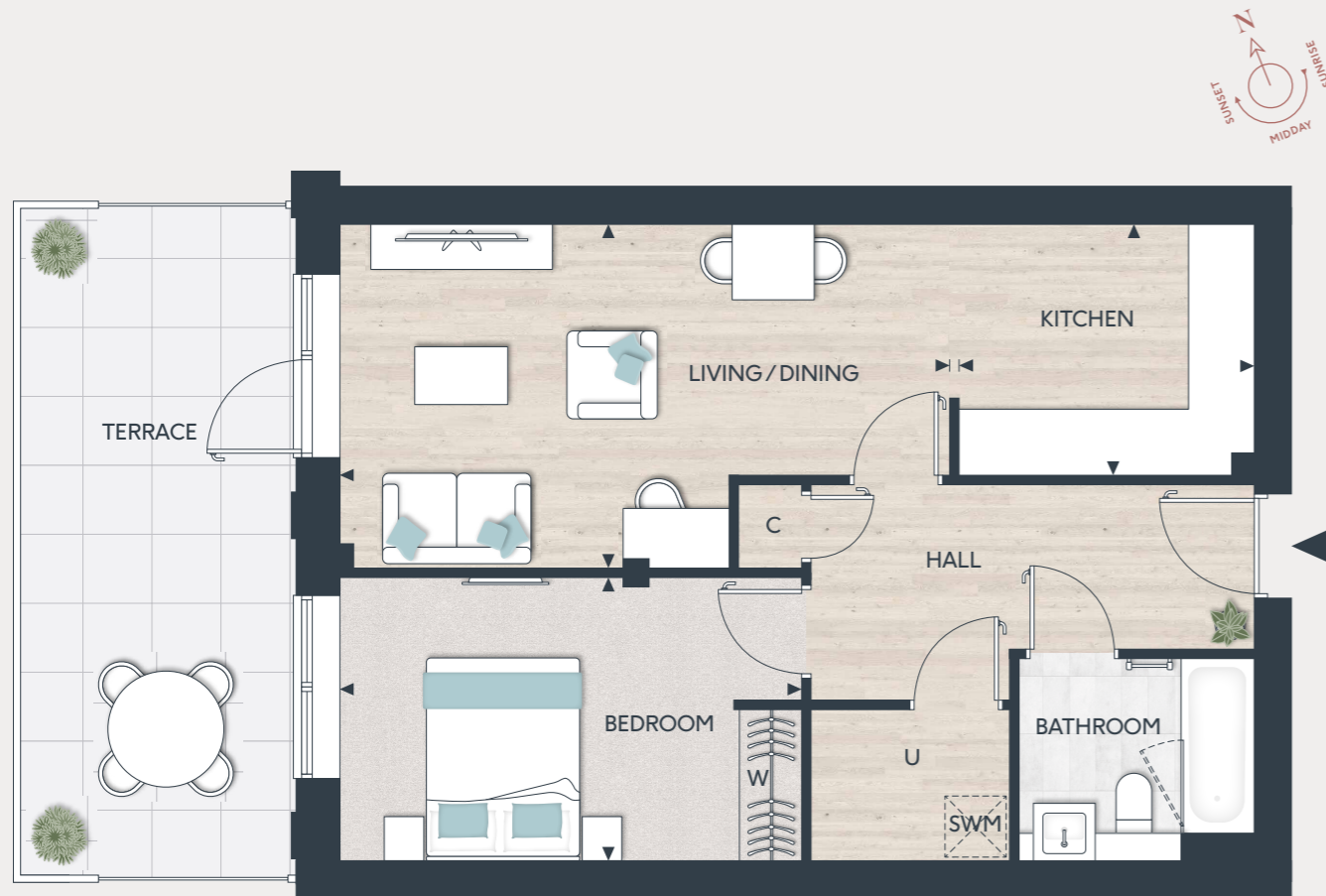
# ONE BEDROOM APARTMENT

## APARTMENT 99

FLOOR: GROUND

TOTAL AREA: 57.0 SQ M 613 SQ FT

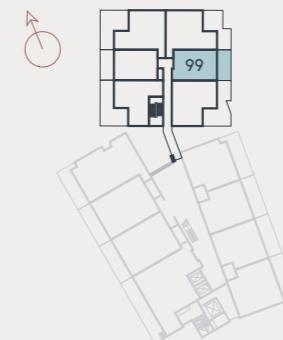
- Open plan kitchen/living/dining area with quality appliances and designated desk space
- Living area has patio door that opens onto private, east-facing terrace
- Bedroom has fitted wardrobe
- Bathroom has contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN	2.90M X 2.45M	9'6" X 8'0"
LIVING/DINING	5.99M X 3.37M	19'8" X 11'1"
BEDROOM	4.54M X 2.79M	14'11" X 9'2"
TERRACE	17.8 SQ M	191 SQ FT

**KEY**

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



KITCHEN / DINING	3.60M X 4.14M	11' 10" X 13' 7"
LIVING	5.30M X 3.37M	17' 5" X 11' 1"
BEDROOM	4.96M X 2.78M	16' 3" X 9' 2"
TERRACE	17.8 SQ M	191 SQ FT

**KEY**

◄►	Measurement Points	SW	Space for Wardrobe
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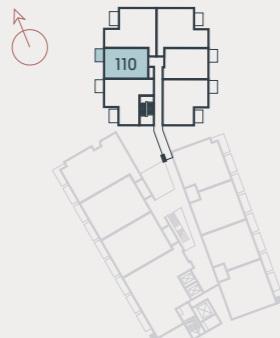
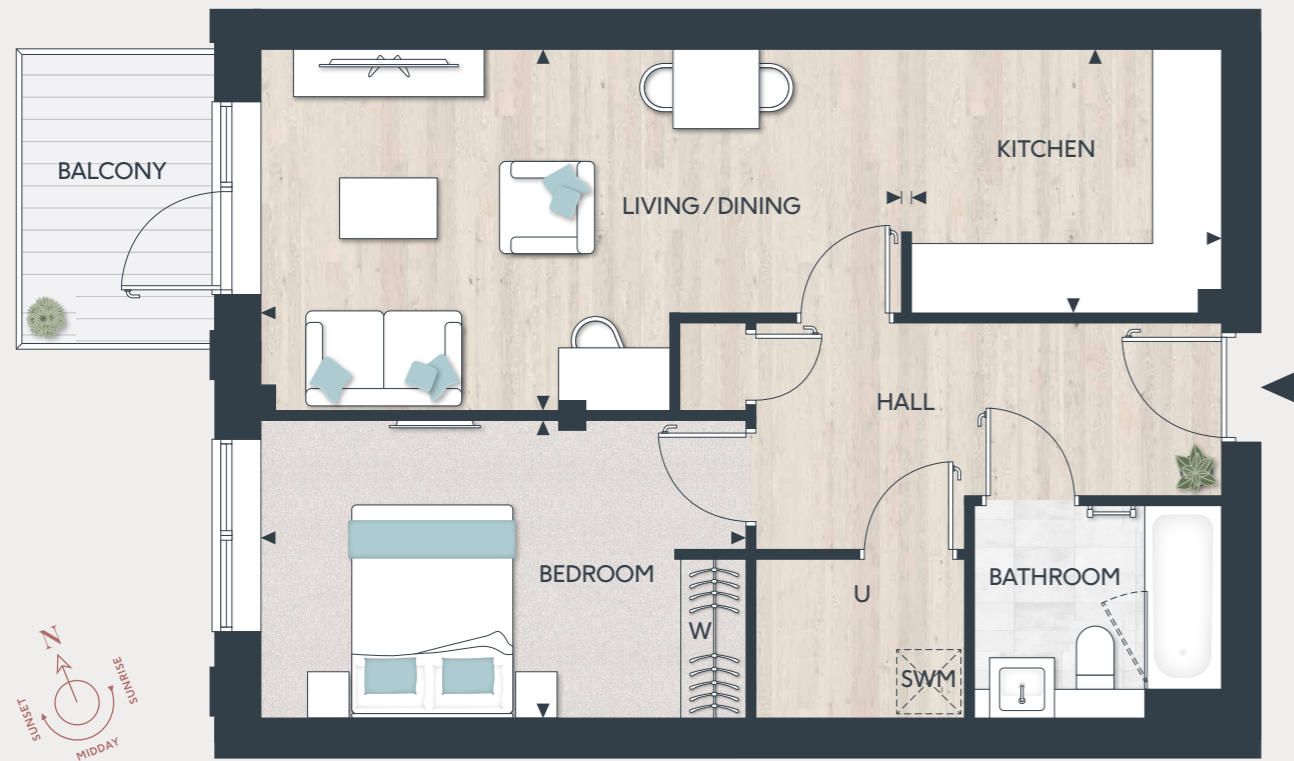
# ONE BEDROOM APARTMENT

## APARTMENT 110

FLOOR: FIRST

TOTAL AREA: 56.3 SQ M 606 SQ FT

- Generous entrance hall offers storage space with large utility cupboard and an extra cupboard
- Kitchen with contemporary appliances leads into open plan dining and living area with designated desk space
- Living area has a patio door that opens onto private, west-facing balcony
- Bedroom has fitted wardrobe
- Bathroom has contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN	2.90M X 2.45M	9'6" X 8'0"
LIVING/DINING	5.99M X 3.37M	19'8" X 11'1"
BEDROOM	4.54M X 2.79M	14'11" X 9'2"
BALCONY	4.9 SQ M	52 SQ FT

**KEY**

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

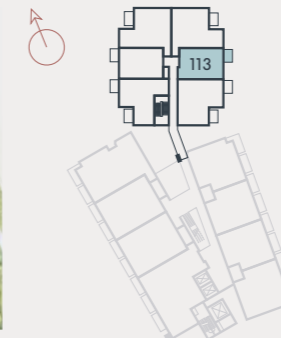
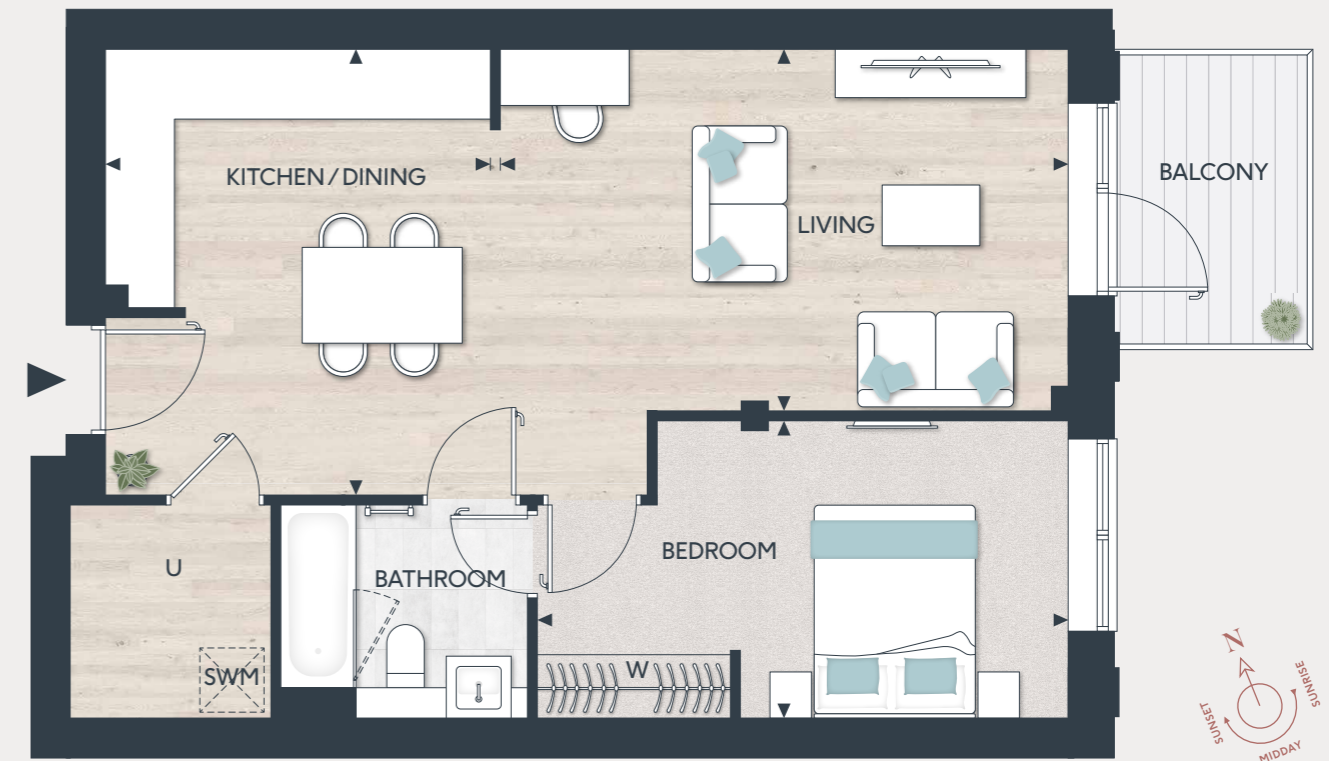
# ONE BEDROOM APARTMENT

## APARTMENT 113

FLOOR: FIRST

TOTAL AREA: 57.0 SQ M 613 SQ FT

- Open plan kitchen/living/dining area with quality appliances and designated desk space
- Living area has patio door that opens onto private, east-facing balcony
- Bedroom has fitted wardrobe and direct access to bathroom
- Bathroom has contemporary steel bath and bespoke cabinetry
- Residents' Club located nearby in basement level 1



KITCHEN/DINING	3.60M X 4.14M	11'10" X 13'7"
LIVING	5.30M X 3.37M	17'5" X 11'1"
BEDROOM	4.96M X 2.78M	16'3" X 9'2"
BALCONY	4.9 SQ M	52 SQ FT

**KEY**

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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# ONE BEDROOM SPECIFICATION

## KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Undermount sink with stylish matt black mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4-zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

## UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

## BATHROOM

- Bespoke cabinetry to bathroom including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft-closing function below washbasin(s)
  - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

GILLESPIE HOUSE



## INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard (where possible)
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedroom, bathroom and ensuite
- Luxury carpet fitted to bedroom
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedroom
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the apartment

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedroom
- Dimmer switch to living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedroom
- Shaver socket to bathroom and ensuite

## HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)

## COMMUNAL AREAS

- Lift access to all floors
- Cycle storage
- Bin storage

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door guard and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team



# TWO BEDROOM APARTMENT

OAKHILL

## APARTMENT 95

FLOOR: GROUND

TOTAL AREA: 76.2 SQ M 820 SQ FT

- Generous entrance hall has large utility cupboard and ample space for a desk
- Open plan kitchen/living/dining area fitted with quality appliances
- Both kitchen and living area have patio doors that open onto the private terrace
- Bedrooms 1 and 2 span approximately 130 sq ft each
- Bathroom with contemporary fittings and steel bath
- Bedroom 1 has large, fitted wardrobes and a dressing area
- Residents' Club located nearby in basement level 1



KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
TERRACE	27.8 SQ M	299 SQ FT

## KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

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# TWO BEDROOM APARTMENT

## APARTMENT 97

FLOOR: GROUND

TOTAL AREA: 64.9 SQ M 698 SQ FT

- Impressive open plan kitchen/living/dining area spans nearly 240 sq ft opening out to private terrace
- Generous hallway maximises space with a large utility cupboard
- Bedroom 1 spans 144 sq ft with fitted wardrobe and access out onto the terrace
- Bathroom has bespoke fittings and contemporary steel bath
- Residents' Club located nearby in basement level I



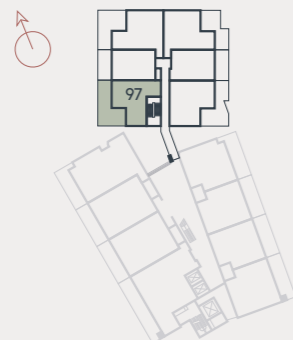
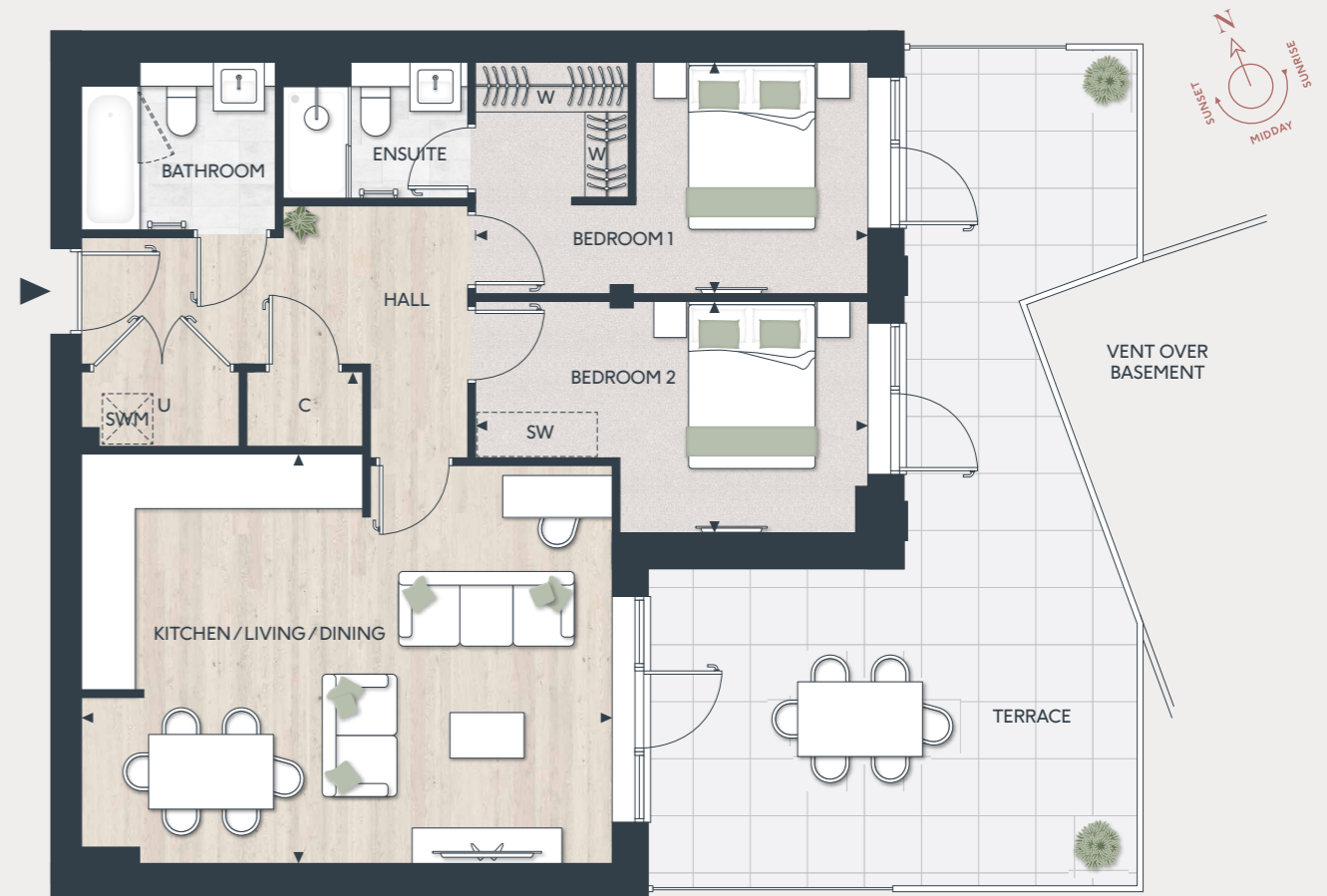
# TWO BEDROOM APARTMENT

## APARTMENT 98

FLOOR: GROUND

TOTAL AREA: 77.2 SQ M 830.6 SQ FT

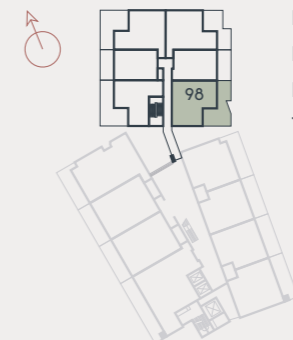
- Impressive open plan kitchen/living/dining area spans nearly 331 sq ft opening out to private terrace
- Generous hallway maximises space with a large utility cupboard
- Bedroom 1 spans 138 sq ft with an ensuite, fitted wardrobe and access out onto the terrace
- Bathroom has bespoke fittings and contemporary steel bath
- Residents' Club located nearby in basement level I



KITCHEN/LIVING/DINING	4.11M X 5.50M	13'6" X 18'0"
BEDROOM 1	5.15M X 2.74M	16'11" X 9'0"
BEDROOM 2	2.94M X 2.76M	9'8" X 9'1"
TERRACE	39.2 SQ M	421 SQ FT

**KEY**

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine



KITCHEN/LIVING/DINING	6.28M X 4.89M	20' 7" X 16'11"
BEDROOM 1	4.65M X 2.74M	15' 5" X 9'0"
BEDROOM 2	4.65M X 2.76M	15' 5" X 9'2"
TERRACE	35.8 SQ M	385.3 SQ FT

**KEY**

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

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# TWO BEDROOM APARTMENT

# TWO BEDROOM APARTMENT

## APARTMENT 100

## APARTMENT 109

FLOOR: GROUND

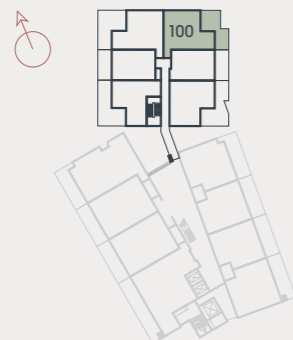
FLOOR: FIRST

TOTAL AREA: 76.2 SQ M 820 SQ FT

TOTAL AREA: 76.2 SQ M 820 SQ FT

- Generous entrance hall has large utility cupboard and ample space for a desk
- Open plan kitchen/living/dining area fitted with quality appliances
- Both kitchen and living area have patio doors that open onto the private terrace
- Bedrooms 1 and 2 span approximately 130 sq ft each
- Bathroom with contemporary fittings and steel bath
- Bedroom 1 has large, fitted wardrobes and a dressing area
- Residents' Club located nearby in basement level 1

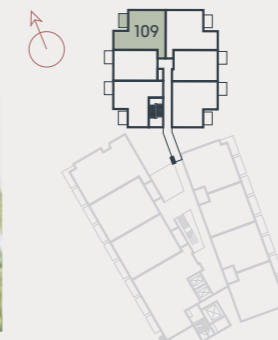
- Bespoke fitted kitchen opens onto private balcony with views over landscaped gardens
- Open plan living and dining area spans 200 sq ft with west-facing window and easy access to kitchen
- Bedroom 1 has fitted wardrobes and a dressing area
- Family bathroom with bespoke fittings and contemporary steel bath
- Residents' Club located nearby in basement level 1



KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
TERRACE	28.1 SQ M	302 SQ FT

**KEY**

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine



KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
BALCONY	5.5 SQ M	59 SQ FT

**KEY**

◄►	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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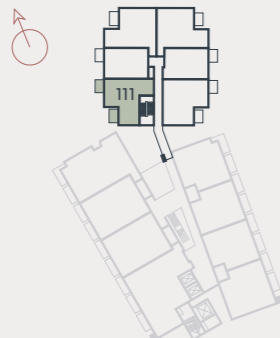
# TWO BEDROOM APARTMENT

## APARTMENT 111

FLOOR: FIRST

TOTAL AREA: 64.9 SQ M 698 SQ FT

- Impressive first floor apartment has two private west-facing balconies
- Open plan kitchen/living/dining area spans 244 sq ft with patio door onto balcony
- Bedroom 1 has two fitted wardrobes, direct access to bathroom and a balcony
- Family bathroom with bespoke fittings and contemporary steel bath
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	4.11M X 5.50M	13'6" X 18'0"
BEDROOM 1	5.15M X 2.74M	16'11" X 9'0"
BEDROOM 2	2.94M X 2.76M	9'8" X 9'1"
BALCONY 1	4.9 SQ M	52 SQ FT
BALCONY 2	5.5 SQ M	59 SQ FT

**KEY**

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

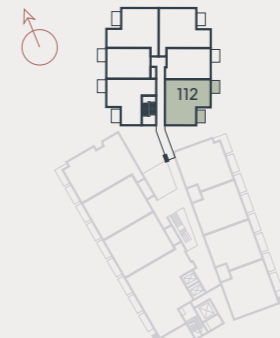
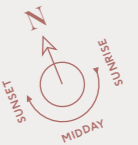
# TWO BEDROOM APARTMENT

## APARTMENT 112

FLOOR: FIRST

TOTAL AREA: 77.2 SQ M 830.6 SQ FT

- Impressive first floor apartment has two private east-facing balconies with views over landscaped gardens
- Open plan kitchen/living/dining area spans 331 sq ft with patio door onto balcony
- Bedroom 1 has a large fitted wardrobe, an ensuite shower room and a balcony
- Family bathroom with bespoke fittings and contemporary steel bath
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	6.28M X 4.89M	20' 7" X 16' 1"
BEDROOM 1	4.65M X 2.74M	15' 5" X 9' 0"
BEDROOM 2	4.65M X 2.76M	15' 5" X 9' 2"
BALCONY 1	5.5 SQ M	59 SQ FT
BALCONY 2	4.9 SQ M	52 SQ FT

**KEY**

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

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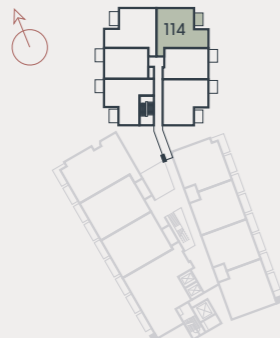
# TWO BEDROOM APARTMENT

## APARTMENT 114

FLOOR: FIRST

TOTAL AREA: 76.2 SQ M 820 SQ FT

- Bespoke fitted kitchen opens onto private balcony with views over landscaped gardens
- Open plan living and dining area spans 200 sq ft with east-facing window and easy access to kitchen
- Bedroom 1 has fitted wardrobes and a dressing area
- Family bathroom with bespoke fittings and contemporary steel bath
- Residents' Club located nearby in basement level 1



KITCHEN	2.06M X 4.29M	6'9" X 14'1"
LIVING/DINING	4.89M X 3.78M	16'0" X 12'5"
BEDROOM 1	2.75M X 4.86M	9'0" X 15'11"
BEDROOM 2	2.65M X 4.28M	8'8" X 14'1"
BALCONY	5.5 SQ M	59 SQ FT

**KEY**

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

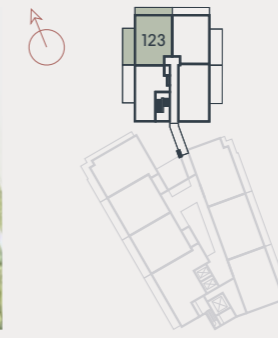
# TWO BEDROOM APARTMENT

## APARTMENT 123

FLOOR: SECOND

TOTAL AREA: 75.9 SQ M 817 SQ FT

- Impressive second floor apartment offers generous living space and two private terraces
- Fully fitted contemporary kitchen/living/dining area with access to private terrace
- Bedroom 1 spans 157 sq ft with fitted wardrobe, ensuite shower room and patio door onto private terrace
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	7.65M X 3.73M	25'1" X 12'3"
BEDROOM 1	4.26M X 3.58M	14'0" X 11'9"
BEDROOM 2	4.26M X 2.82M	14'0" X 9'3"
TERRACE 1	20.4 SQ M	219.5 SQ FT
TERRACE 2	11.2 SQ M	120.5 SQ FT

**KEY**

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe
- U Utility Cupboard
- SWM Space for Washing Machine

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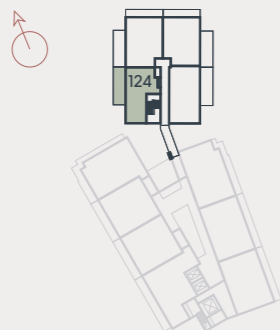
# TWO BEDROOM APARTMENT

## APARTMENT 124

FLOOR: SECOND

TOTAL AREA: 62.9 SQ M 677 SQ FT

- Impressive second floor apartment offers generous living space and private terrace with exceptional views
- Generous hallway maximises space with a large utility cupboard and additional cupboard
- Fully fitted contemporary kitchen/living/dining area with access to private balcony
- Bedroom 1 spans 120 sq ft with fitted wardrobe and with patio door onto terrace
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	4.11M X 6.25M	13' 6" X 20' 6"
BEDROOM 1	3.55M X 3.16M	11' 8" X 10' 4"
BEDROOM 2	2.80M X 2.43M	9' 2" X 8' 0"
TERRACE	21.0 SQ M	226 SQ FT

**KEY**

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

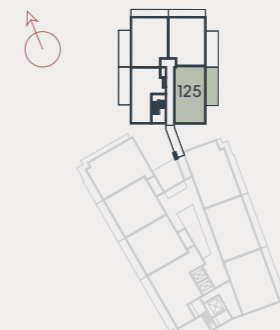
# TWO BEDROOM APARTMENT

## APARTMENT 125

FLOOR: SECOND

TOTAL AREA: 75.5 SQ M 812 SQ FT

- Impressive second floor apartment offers generous living space and private balcony with exceptional views over surrounding countryside
- Fully fitted contemporary kitchen/living/dining area with access to private terrace
- Bedroom 1 spans 157 sq ft with fitted wardrobe and ensuite shower room
- Bedroom 2 spans 139 sq ft with patio door onto terrace and direct access to bathroom with contemporary steel bath
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	6.30M X 3.79M	20'8" X 12'5"
BEDROOM 1	3.90M X 3.70M	12'9" X 12'2"
BEDROOM 2	2.94M X 4.32M	9'8" X 14'2"
BALCONY	21.0 SQ M	226 SQ FT

**KEY**

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.



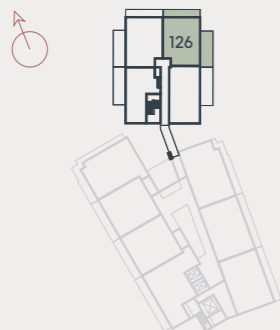
# TWO BEDROOM APARTMENT

APARTMENT 126

FLOOR: SECOND

TOTAL AREA: 75.9 SQ M 817 SQ FT

- Impressive second floor apartment offers generous living space and two private terraces with exceptional views over surrounding countryside
- Fully fitted contemporary kitchen/living/dining area with access to private terrace
- Bedroom 1 spans 157 sq ft with fitted wardrobe, ensuite shower room and patio door onto private terrace
- Residents' Club located nearby in basement level 1



KITCHEN/LIVING/DINING	7.65M X 3.73M	25'1" X 12'3"
BEDROOM 1	4.26M X 3.58M	14'0" X 11'9"
BEDROOM 2	4.26M X 2.82M	14'0" X 9'3"
TERRACE 1	20.4 SQ M	219.5 SQ FT
TERRACE 2	11.2 SQ M	120.5 SQ FT

**KEY**

◀▶	Measurement Points	SW	Space for Wardrobe
W	Wardrobe	U	Utility Cupboard
C	Cupboard	SWM	Space for Washing Machine

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# TWO BEDROOM SPECIFICATION

## KITCHEN

- Flat panel cabinet doors in a matt lacquer finish
- Framed fluted glass wall cabinets above (or near) to sink
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 20mm Silestone worktops
- Feature Silestone step detail to hob run, including concealed ledge for condiments, and glass splashback above. Glass splashback and/or Silestone upstand to remaining areas
- LED strip lighting to underside of wall cabinets
- Undermount sink with stylish matt black mixer tap
- Integrated waste separation recycling bins
- Siemens built-in single oven
- Siemens built-in microwave oven with hot air
- Siemens 4-zone induction hob
- Elica concealed extractor above induction hob
- Bosch fully integrated dishwasher
- Built-in fridge freezer

## UTILITY CUPBOARD

- Space and plumbing for washing machine or washer dryer

## BATHROOM

- Bespoke cabinetry to bathroom including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft-closing function below washbasin(s)
  - Bath panel with removable front fascia and feature groove detail
- Silestone vanity top
- Roca over countertop washbasin(s)
- Luxury steel bath with glass screen, bath filler waste and overflow, and slide rail shower kit
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls

## EN SUITE

- Bespoke cabinetry to en suite including:
  - Wall mounted mirrors with feature framing and contemporary wall lights to washbasin wall
  - Drawer unit(s) with soft closing function below washbasin(s)
- Silestone vanity top
- Roca over countertop washbasin(s)
- Shower enclosure with ceiling mounted shower head and hand-held shower
- Stylish brushed brass brassware including:
  - Single lever basin mixer(s)
  - Concealed thermostatic bath/shower valves
  - Robe hooks
  - Paper holder
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated brushed brass towel radiator
- Contemporary floor tiles
- Full height wall tiling to shower enclosure and walls above bath. Bespoke cabinetry to washbasin and WC wall. Tiled skirting and paint finish to remaining walls



Computer generated image. Indicative only.

## INTERIOR FINISHES

- White painted 1 panel internal doors with feature groove detail
- Stylish satin nickel lever handles
- White painted skirting boards and architraves with stepped chamfer profile
- Wire shelving system to linen cupboard (where possible)
- Amtico wood-effect vinyl flooring laid in stripwood pattern, to all areas except bedrooms, bathroom and ensuite
- Luxury carpet fitted to bedrooms
- Bespoke fitted wardrobes with full height hinged doors to bedroom 1. Internal fittings to include shelf, hanging rail and mirror to inside of hinged door. LED strip light installed to underside of shelf

## HOME ENTERTAINMENT

- Television point with wiring for Sky Q (subject to future purchaser subscription) provided to living area and bedrooms
- Telephone point provided to hall cupboard and living area
- Openreach fibre optic broadband connectivity is available in every property, with convenient data points around the apartment

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, living/dining area, WC, bathroom and ensuite
- Pendant lights to bedrooms
- Dimmer switch to living/dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Stainless steel sockets above kitchen worktops
- USB socket to kitchen, living area, bedrooms 1 and 2
- Shaver socket to bathroom and ensuite

## HEATING & HOT WATER

- Electric heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)

## COMMUNAL AREAS

- Lift access to all floors
- Cycle storage
- Bin storage

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat detectors
- Door guard and spy hole to apartment entrance door
- Video entry system linked to main entrance doors
- 2-year Berkeley warranty with our dedicated customer service team



Maps not to scale and show approximate positions only.

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