

# Specification. High Standards.

## KITCHENS

- Kitchens by Riddle & Coghill
- Integrated appliances to include:
  - Siemens oven
  - Siemens combination microwave oven
  - Siemens fridge freezer
  - Siemens dishwasher
  - Siemens plate warming drawer (in certain apartments)
- Caple wine fridges (in certain apartments)
- Siemens induction hob with integrated downdraft extractor
- Quooker boiling water tap
- Solid surface worktop
- Full height splash back panels
- Stainless steel undermount sink
- LED lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop and units in certain apartments

## LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and certain kitchens
- Pendant and fixed surface mounted LED ceiling lighting to bedrooms, living areas & certain kitchens
- 5 amp lighting circuit to living areas
- Bedside light switching in master bedrooms
- LED kitchen unit lighting in certain kitchens
- Feature LED lighting in bathrooms and en-suites
- Feature external lighting

- Integrated USB charging in certain power sockets
- External power sockets in lower ground floor garden apartments
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- High quality low profile screwless chrome shaver sockets in bathrooms and en-suites

## BATHROOMS & EN-SUITES

- High quality contemporary bathrooms and en-suites to include:
  - Duravit wall mounted WC's with chrome flush plates and concealed cisterns
  - Duravit baths with tiled bath panels, free standing in certain apartments
  - Bauhaus vanity units with moulded basins in bathrooms
  - Duravit vanity units with ceramic basin in master en-suites
  - Duravit ceramic basins in en-suites
  - Large low profile shower trays with frameless glass screens
  - Polished chrome wall mounted taps and shower bath valves by Crosswater
  - Tall chrome towel radiators with summer heating elements
  - Electric underfloor tile heating with 24-7 controls
  - Large feature mirrors with LED lighting, demister pads in en-suites and bathrooms
  - Full bodied porcelain tiles on floors and full height on certain walls
  - Chrome shaver sockets

## HEATING & VENTILATION

- High efficiency A rated combination boilers
- High efficiency A rated system boilers with separate hot water storage in larger units
- All boilers have 5-year warranty
- 24-7 digital heating controls
- Electric underfloor tile heating within all bathrooms and en-suites with 24-7 controls
- Traditional column style radiators in living rooms, kitchens, bedrooms & halls with TRVs
- Tall chrome towel radiators in bathrooms and en-suites with summer heating elements
- Centralised mechanical extract ventilation systems in kitchen, bathrooms and en-suites with integrated humidity controls
- Trickle ventilation to all windows
- Marble fireplaces with slate hearths and working gas fires (in certain apartments)
- Electric wall mounted gas effect fires with slate surrounds (in certain apartments)

## SECURITY

- Video entry phone system to apartments accessed from ground floor
- Keyed alike 5-lever mortice deadbolt & mortice light latch to entrance doors
- Door viewer to all entrance doors
- Locking windows where appropriate
- PIR controlled and emergency LED lighting system to common halls
- External Lower Ground Floor and terrace wall lighting

## FLOORING

- Large format engineered oak flooring in halls, living areas, kitchens & cupboards
- Luxury deep pile carpet in all bedrooms with purchaser colour choice
- Full bodied Italian porcelain tiles in all bathrooms and en-suites
- Purchaser carpet choice is programme dependent

## AUDIO VISUAL

- All apartments are wired for the following:  
BT | Digital TV | CAT6 | SKY Q

## GENERAL

- Refurbished and draught-proofed timber sash and case windows
- Walls and ceiling painted in matt emulsion finish
- Tiled common areas with PIR and emergency fittings
- Architect certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Dry lined cellars with Lower Ground Floor apartments
- Common areas will be factor managed
- High quality stainless steel ironmongery throughout
- Ability to apply for on-street residents' permit parking
- External power and taps in Lower Ground Floor apartments
- Private parking spaces available by separate negotiation
- Parking spaces can be electric car charger enabled by purchaser