

specification

Hallway entrance

Stainless-steel apartment number panel with integrated doorbell and/or intercom system

Full-height, solid-core timber veneered front door with matching timber threshold strips, multi-point lock and brushed stainless steel ironmongery

Hall/living area

Oak-engineered timber flooring in hall, kitchen, and living areas

Wall-mounted video intercom system with access control, built-in hall utility cupboard

Kitchen

High-quality kitchen with glass finish and Symphony Linear units

Soft-closing handleless cabinetry

Quartz worktops (20mm thick) and splashback above cooker only

Under-cabinet LED-strip feature lighting

Contemporary single lever monobloc chrome tapware

Franke 1.5 bowl undermount kitchen sink

Siemens integrated fridge/freezer (A+ Energy Rating)

Siemens integrated dishwasher (A+ Energy Rating)

Siemens integrated single electric combined oven and grill

Siemens induction hob

Siemens integrated overhead canopy kitchen unit extractor

Cutlery tray and built-in waste/recycling bins

Main bathroom

Mirror-fronted wall-hung storage cabinets

Contemporary built-in white bathtub with clear glass shower screen and multi-set chrome thermostatic shower system and rain shower

Contemporary chrome heated towel rail

Floor-standing WC with soft close lid and concealed cistern

White ceramic wash-hand basin with single lever polished chrome tapware

Ceramic floor and wall tiling

Full-height ceramic tiling around bathtub

Extractor system

En suites (where applicable)

Mirror-fronted wall-hung storage cabinets

Shower tray and shower screen with multi-set chrome thermostatic overhead rain shower system and separate hand shower

Contemporary chrome heated towel rail

Floor-standing WC with soft close lid and concealed cistern

White ceramic wash-hand basin with single lever polished chrome tapware

Ceramic floor and wall tiling

Full-height ceramic tiling around shower with feature tile wall to one side of shower

Extractor system

Bedrooms

Full-height built-in sliding glass wardrobe with chrome hanging rail

Full-height built-in sliding glass wardrobe with chrome hanging rail in secondary bedrooms

Wool twist carpet with acoustic underlay

Television and data-point wall outlets

Telecommunications

Openreach high-speed fibre-optic connection

Communal terrestrial and satellite television (e.g. Sky) reception system

Other

Under-floor heating throughout with individual thermostat controllers

LED ceiling down-lights throughout living areas and bedrooms

Freestanding Siemens combined washing machine/dryer in hallway storage cupboard (B Energy Rating)

Internal doors – paint with a white satin wood finish

Architraves and skirting boards – contemporary white satinwood paint finish throughout

Walls and ceilings – diamond brilliant white matt emulsion paint finish throughout

External balcony with timber flooring, clear-glazed safety glass balustrade, stainless-steel handrail, integrated drainage and lighting

Common areas

Communal bike storage

Secure ground floor entry with door entry call system

Porcelain-tiled lobby

Secure built-in contemporary letterbox

Shared communal ground floor refuse room

CCTV coverage of car park and bicycle storage rooms

New home warranty

NHBC Buildmark 10-year cover