

specification

Hallway entrance

Full-height, solid-core timber veneered front door with aluminium thresholds 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

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

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 in master bedrooms

Telecommunications

Openreach high-speed fibre-optic connection

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

Other

Underfloor heating throughout (except bathrooms) with individual thermostat controllers

LED ceiling down-lights throughout living areas and bedrooms

Freestanding Siemens combined washing/drying machine (energy rating B) in studio and one bedroom apartments. Freestanding Siemens washing machine and separate drying machine (energy rating B) in two and three bedroom apartments. Washing and drying machines located in hallway utility cupboard

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 effect composite deck flooring, clear-glazed safety glass balustrade, stainless steel-steel handrail, integrated drainage and lighting

Common areas

Communal bike storage

Secure ground floor entry with door entry call system

Porcelain-tiled lobby

Secure 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