



## SPECIFICATIONS

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Each penthouse apartment has been finished to the highest specification. All features have been meticulously considered, from the striking stone surfaces to the charming wooden floors. Using leading suppliers and the finest interior stylists, attention to detail, luxury and elegance are at the forefront of each room's design.

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<p>HALLWAYS</p>	<p>Contemporary steel balustrade and warm wood handrail to staircase Luxury wooden flooring laid in a herringbone pattern throughout hallway and staircase White hardwood painted skirtings and architraves</p>	<p>BEDROOMS</p>	<p>Designer pendant lighting to master bedroom High quality fitted carpet with superior underlay in all bedrooms White hardwood painted skirtings and architraves Fitted wardrobes to all bedrooms with chrome hanging rail and contrasting internal shelving Satellite/cable socket TV socket Data outlet socket Telephone outlet point</p>	<p>GENERAL</p>	<p>Double glazed windows and external doors with powder coated finish Walls and ceilings finished in matt white Programmable thermostatically controlled individual zone under floor heating throughout Recessed downlight fittings throughout Stainless steel ironmongery and door furniture with lever door handles and rose White wood veneer doors with four horizontal feature grooves Contemporary white flush switch plates Built-in storage cupboards to all apartments Washing machine to utility cupboard Air conditioning throughout</p>
<p>KITCHENS</p>	<p>Contemporary designer German kitchen units featuring matt finish soft closing doors and concealed handles Downlights positioned to underside of wall units Quartz stone worktop with drainer and matching upstands Breakfast bar Stainless steel bowl under-mounted sink Contemporary single lever chrome kitchen tap Antique glass effect splashback Meile appliances Integrated tall fridge/freezer Integrated stainless steel fan assisted multi-function oven Five ring induction hob Telescopic worktop extractor Integrated multi-function dishwasher Herringbone wood flooring White hardwood painted skirtings and architraves</p>	<p>BATHROOM/EN SUITE/ GLOAKROOM</p>	<p>Natural porcelain floor tiles Natural porcelain wall tiles to bath and shower areas Contemporary white sanitaryware Chrome fittings Chrome heated towel rail Shaver points to bathroom and en suite Ventilation system Semi-recessed porcelain washbasin, wall hung WC with push button flush, concealed plumbing and stone counter top Flush to wall tile inset TV to one end of bath with inset ceiling speaker</p>	<p>SECURITY AND ASSURANCE</p>	<p>24 hour Concierge service Integrated building and individual apartment fire detection system CCTV to communal entrances and external common areas High security multi-point locking entrance door to all apartments Electronic colour video entry phone system to all apartments Fob access to communal doors at ground level 10 year building warranty cover</p>
<p>LIVING/DINING ROOMS</p>	<p>Herringbone wood flooring White hardwood painted skirtings and architraves Satellite/cable socket TV socket Data outlet socket Telephone outlet point</p>	<p>COMMUNAL AREAS</p>	<p>Double height entrance lobby with porcelain tiling and feature lighting Carpeting to all residential communal hallways Walls and ceilings to all residential communal hallways in matt painted finish Lift access to all levels Bicycle storage for all residents</p>	<p>All apartments are now complete and specifications shown are final</p>	