

# SPECIFICATIONS

## HALLWAY

- Colour video entry phone system
- White high security multi-point locking entrance door
- White painted skirting and architraves
- Wood flooring

## KITCHEN

- Contemporary designer kitchen units featuring soft close doors
- Downlights positioned to underside of wall units
- Composite worktop with inset drainer grooves
- Stainless steel bowl under-mounted sink
- Contemporary single lever chrome kitchen tap
- Siemens integrated stainless steel fan assisted multi-function oven
- Siemens four ring hob
- Siemens extractor hood
- Siemens integrated fridge/freezer
- Siemens integrated washing/drying machine (unless located in hallway cupboard)
- Siemens integrated multi-function dishwasher
- Siemens integrated microwave (in 2 & 3 bedroom apartments)
- Integrated wine cooler unit (in 2 & 3 bedroom apartments)
- Wood flooring
- White painted skirting and architraves

## LIVING/DINING ROOM

- Satellite/cable socket
- TV socket
- Data outlet socket
- Telephone outlet point
- Wood flooring
- White painted skirting and architraves

## BEDROOM

- High quality fitted carpet and underlay in all bedrooms
- White painted skirting and architraves
- Fitted wardrobe to all bedrooms with hanging rail and contrasting internal shelving
- Satellite/cable socket
- TV socket
- Data outlet socket
- Telephone outlet point

## BATHROOM

- Contemporary white sanitaryware
- Polished chrome fittings
- Chrome ladder style heated towel rail
- Shaver point
- Ventilation system
- Wall mounted porcelain washbasin
- Wall hung WC with push button flush
- Wall mounted mirror or fitted mirrored wall cabinet
- Glass bath screen/shower enclosure
- Ceramic/porcelain wall tiles to bath and shower areas
- Ceramic/porcelain floor tiles to all bathrooms and shower rooms

## GENERAL

- Double glazed windows and external doors
- White painted walls and ceilings
- Programmable thermostatically controlled under floor heating
- Recessed downlight fittings throughout
- Stainless steel ironmongery and door furniture
- White veneer doors
- Contemporary flush white switchplates and light switches
- Built-in storage cupboard to all apartment hallways

## WELL-BEING

- Residents' landscaped courtyard podium
- Residents' landscaped roof terraces
- Well-equipped modern fitness suite featuring ergonomic Technogym equipment
- Residents' cinema screening room
- Residents' Club Lounge

## SECURITY AND ASSURANCE

- Concierge service
- Integrated building fire detection system
- CCTV to communal entrances and external common areas
- High security multi-point locking entrance door to all apartments
- 10-year building warranty cover

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.

