

# SPECIFICATIONS

A specification that matches the highest standards. It's the finishing touches that makes The Avenue a place to call home.



## Hallways

Contemporary and sophisticated, oak veneer wooden flooring runs throughout the hallways of each apartment. Residents' safety and assurance is paramount, with advanced, high security multi-point locking systems installed with all entrance doors.

- Oak veneer wooden flooring
- Electronic video entry phone system
- High security multi-point locking entrance door
- Veneer or painted skirtings and architraves

## Reception Rooms

Flawlessly finished, each reception room is cosy, comfortable and exceptionally stylish. Equipped with the latest technology access points, residents can install and enjoy state-of-the-art entertainment systems.

- Oak veneer wooden flooring
- Veneer or painted skirtings and architraves
- Satellite/cable, TV, radio, data outlet point
- Telephone outlet point

## Kitchens

The hub of the home, all kitchens have been considered to be elegant and functional in design. Stunning quartz stone worktops, chic German units and high-tech integrated appliances, create a space perfect for entertaining and relaxing.

- Contemporary German kitchen units with handleless painted doors
- Quartz worktop with an integral drainer and matching upstands
- Stainless steel undermount sink
- Contemporary chrome kitchen tap
- Siemens appliances
- Integrated fridge/freezer
- Stainless steel fan assisted electric oven
- Four ring hob
- Telescopic style extractor hood
- Integrated washing machine (unless located in a built-in cupboard elsewhere in the apartment)
- Integrated multi-function dishwasher
- Oak veneer wooden flooring
- Veneer or painted skirtings and architraves
- Integrated wine coolers (In 2 & 3 bedroom apartments)
- Integrated microwaves (In 2 & 3 bedroom apartments)

## Bedrooms

A haven away from the bustling city, every bedroom is warm and welcoming. Luxurious carpets and modern, built-in fitted wardrobes, enable both indulgence and practicality.

- High quality fitted carpet with high quality underlay in all bedrooms (Studio apartment sleeping areas will feature single strip oak veneer wooden flooring)
- Veneer or painted skirtings and architraves
- Fitted wardrobe to all bedrooms
- Satellite/cable, TV, radio, data outlet point
- Telephone outlet point

## Bathrooms/Shower Rooms

Fashionable white suites, striking wall and floor tiles and Grohe chrome fittings combine to create a sanctuary where residents can unwind after an eventful day.

- Natural stone/ceramic wall and floor tiles to all bath/shower rooms around bath or shower area
- Contemporary white suites
- Grohe chrome fittings
- Chrome ladder style heated towel rail
- Chrome shaver points
- Ventilation system
- Vanity unit
- Fitted wall mirror

## General

The development hosts an array of fantastic facilities, including an advanced fitness suite and private concierge service, available to cater to residents' every need. CCTV is also in operation to safeguard and put residents at ease. Thermostatically controlled underfloor heating and refined recessed downlights, feature throughout the entire development.

- Thermostatically controlled underfloor heating
- Recessed downlights throughout
- Stainless steel ironmongery
- Wood veneer doors
- Contemporary white electric flush to wall plates for power and light switches
- Integrated building and individual apartment fire detection system
- CCTV to internal entrance and external common areas
- Concierge
- Gym