

HIGH STANDARDS



KITCHENS

- Kitchens by Cameron Interiors
- Integrated appliances to include:
 - Full size Siemens single oven with microwave functions included
 - Full size single oven and separate built in combined microwave / hot air oven (larger apartments)
 - Siemens fridge freezer
 - Siemens dishwasher
 - Bora induction hob with integrated downdraft extractor
 - Quooker boiling water tap
 - Solid surface worktop
 - Full height mirrored splashback panels
 - Stainless steel undermount sink
 - LED lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop in certain apartments

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and certain kitchens
- Pendant and fixed surface mounted LED ceiling lighting to bedrooms, living areas and certain kitchens
- 5 amp lighting circuit to living areas
- Bedside light switching in master bedrooms
- LED kitchen unit lighting in certain kitchens
- Feature LED lighting in bathrooms and en-suites
- Feature external lighting
- Integrated USB charging in certain power sockets
- External power sockets in lower ground floor garden apartments
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and en-suites

BATHROOMS & EN-SUITES

- High quality contemporary bathrooms and en-suites to include:
 - Duravit wall mounted WCs with flush plates and concealed cisterns
 - Duravit baths with tiled bath panels, free standing in certain apartments
 - Duravit vanity units with moulded basins in master en-suites and bathrooms
 - Large low profile shower trays with frameless glass screens
 - Wall mounted taps and shower bath valves by Crosswater
 - Electric tall towel radiators in all bathrooms
 - Electric underfloor tile heating with 24-7 controls in all bathrooms
 - Large feature mirrors with LED lighting, demister pads in en-suites and bathrooms
 - Full bodied porcelain tiles on floors and full height on certain walls including feature wall tiles in master bathroom
 - Brushed stainless steel shaver socket

FLOORING

- Large format Kahrs engineered oak flooring in halls, living areas, kitchens and cupboards
- Luxury carpet in all bedrooms with purchaser colour choice (programme dependent)
- Full bodied Italian porcelain tiles in all bathrooms and en-suites

HEATING & VENTILATION

- High efficiency A rated combination boilers
- All boilers have 10-year warranty
- 24-7 digital heating controls
- Electric underfloor tile heating within all bathrooms and en-suites with 24-7 controls
- Traditional column style radiators in living rooms, kitchens, bedrooms and halls, with TRVs in certain apartments
- Contemporary flat panel designer radiators in living rooms, kitchens, bedrooms and halls, with TRVs in certain apartments
- Electric tall towel radiators in bathrooms and en-suites
- Centralised mechanical extract ventilation systems in kitchen, bathrooms and en-suites with integrated humidity controls
- Trickle ventilation to all windows
- Marble fireplaces with slate hearths (in certain apartments) with bioethanol fires

SECURITY

- Video entry phone system to apartments accessed from common hall
- Keyed alike 5-lever mortice deadbolt and mortice night latch to entrance doors
- Door viewer to all entrance doors
- Locking windows where appropriate
- PIR controlled and emergency LED lighting system to common halls
- External Lower Ground Floor and terrace wall lighting
- Locked mail boxes in common halls

AUDIO VISUAL

- All apartments are wired for the following:
 - BT | Digital TV | CAT6 | SKY Q

GENERAL

- Refurbished and upgraded timber sash and case double glazed windows
- Walls and ceilings painted in matt emulsion finish
- Tiled common areas with PIR and emergency fittings
- Architect certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Dry lined cellars with Lower Ground Floor apartments
- Common areas will be factor managed
- High quality stainless steel ironmongery throughout
- Ability to apply for on-street residents' permit parking
- External power in Lower Ground Floor apartments

