

HIGH QUALITY SPECS  
FOR HIGH QUALITY APARTMENTS

# ALL IN THE SPECIFICATION

## KITCHENS

- Full range high quality German kitchen units
- Quartz stone worktops and splash backs
- Island
- All appliances by Siemens
- Double bowl sink plus waste disposal
- 5 ring induction hob: Home Connect TFT touch dual display light slider
- Warmer drawer
- Integrated double oven with incorporated microwave
- Extraction hood
- Integrated large fridge/freezer
- Integrated dishwasher
- Wine cooler
- Under unit lighting
- LED spotlighting
- Integrated Hotpoint washer/dryer in hallway cupboard

## BATHROOM

- All sanitary wares by Abacas
- Double ended bath with tile-able bath panels
- White contemporary sanitary ware (concealed cisterns)
- Basins with vanity cupboard
- Ecostat S thermostatic shower mixer for 2 outlets
- Mira Flight safe anti-slip shower 1200x900mm shower tray & Nova frameless enclosure with sliding door
- Heated towel rail
- Hansgrohe Chrome fittings
- Focus single lever basin mixer taps
- Focus single lever bath mixer taps
- Full tiling with a feature marble wall by Meridian
- De-mister mirror to recessed cupboard
- Underfloor heated tiled floor / Natural oak porcelain

## BEDROOM

- Fitted wardrobes to beds 1 & 2 with recessed lighting

## GENERAL

- Acoustic double glazing
- Oak floors to living areas
- Carpeting to bedrooms
- LED lighting throughout
- Sockets and switches to be brushed stainless steel
- High quality internal doors
- Polished chrome ironmongery
- Moulded skirtings and architraves to compliment
- Fire protection sprinkler system
- Electric heating system throughout, underfloor heating to bathrooms
- Conveniently placed lifts in each block to all upper floors (10 person)
- Broadband/TV/satellite systems.
- Fibre optic CCTV

## EXTERNAL

- Daytime on-site concierge.
- Security controlled entrance doors to each block with video link to each apartment
- Postal delivery system and parcel drop point
- Parking available on application
- Right to visitor parking
- Electric car charging points.
- Conveniently placed refuse facilities to each block
- Secure covered cycle stores
- Membership of on-site leisure facilities
- High quality soft and hard landscaping to communal areas.
- Secure gated vehicular and pedestrian accesses

Sample specification for the Penthouses.