

KITCHENS

- Kitchens by Cameron Interiors
- Integrated appliances to include:
 - Siemens oven
 - Siemens combination microwave/oven
 - Siemens fridge/freezer
 - Siemens dishwasher
- Bora 4 zone induction hob with integrated downdraft extractor
- Quooker boiling water tap
- Wine fridge in lateral apartments
- Solid surface worktop
- Full height splash back panels
- Stainless steel undermount sink
- LED lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop and units where possible

SECURITY

- Colour video entry phone system to apartments off common halls
- Keyed alike mortice deadbolt and mortice light 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 garden wall lighting
- Locked mailboxes in ground floor halls
- Secure automated gated car park

AUDIO VISUAL

- All apartments are wired for the following:
 - BT High Speed Fibre Broadband
 - Digital TV
 - CAT6
 - SKY Q

BATHROOMS & EN-SUITES

- High quality contemporary bathrooms and en-suites to include:
 - Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
 - Duravit baths with tiled bath panels, free standing in certain apartments
 - Duravit vanity units with ceramic basins in bathrooms and en-suites
 - Large low profile shower trays with frameless glass screens
 - Brushed steel wall mounted taps and shower bath valves by Crosswater
 - Tall electric towel radiators
 - Large feature mirrors with LED lighting and demister pads in en-suites and bathrooms
 - Porcelain tiles on floors and full height on certain walls
 - Electric underfloor tile heating with 24/7 controls

SPECIFICATION

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 certain living areas
- Bedside light switching in master bedrooms
- LED kitchen unit lighting
- Feature LED lighting in bathrooms and en-suites
- Feature external lighting
- High quality low profile screwless brushed stainless shaver sockets in bathrooms and en-suites
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- Infrastructure for future electric charging points in a secure car park

GENERAL

- New double-glazed timber sash and case windows to front elevation
- Modern engineered timber and aluminium clad windows to rear elevation
- Lift access for all apartments
- Walls and ceiling painted in matt emulsion finish
- Tiled and carpeted common areas with PIR and emergency light fittings
- Architect certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Dry lined cellar with Lower Ground Floor apartment
- All other apartments have private locked storage in the basement
- Common areas will be factor managed
- High quality ironmongery throughout
- All properties to benefit from a car parking space within secure gated parking area
- Lateral apartments benefit from two car parking spaces

HEATING & VENTILATION

- High efficiency A-rated Vaillant combination boilers
- High efficiency A-rated Vaillant system boilers with separate hot water storage in larger units
- All boilers have 10-year warranty
- 24/7 digital Nest heating controls
- Electric underfloor tile heating within all bathrooms with 24/7 controls
- Contemporary flat panel designer radiators in living rooms, kitchens, bedrooms and halls, with TRVs
- Tall electric towel radiators in bathrooms and en-suites
- Centralised mechanical extract ventilation systems in kitchens, bathrooms and en-suites with integrated humidity controls