

SPECIFICATION

KITCHENS

- Schuller kitchen furniture by Riddle and Coghill
- Integrated Siemens appliances to include:
 - Single oven
 - Microwave or combination oven & microwave depending on plot
 - 70/30 fridge/freezer
 - Induction hob
 - Integrated canopy hood in certain plots
 - Bosch integrated dishwashers, 60cm or 45cm depending on plot
- Solid Silestone worktops
- Cutlery tray and bin units
- Coloured glass splashback
- Stainless steel undermount sink and tap
- LED lighting under wall units
- Hall cupboards plumbed and wired for washing machines and condensing driers

FLOORING

- Extra large format Quick Step Majestic water resistant laminate flooring in halls, living areas, kitchens and cupboards with 25 year warranty
- Luxury carpet in all bedrooms with purchaser colour choice (programme dependent)
- Porcelain tiles in all bathrooms and en-suites

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and kitchens
- Pendant LED ceiling lighting to bedrooms, living areas
- LED kitchen wall unit lighting
- Feature external lighting
- Integrated USB charging in certain power sockets
- High quality low profile screwless matt white switches and sockets in living room, kitchen, halls and bedrooms
- Shaver sockets in bathrooms and en-suites
- PIR controlled and emergency LED lighting to common halls

BATHROOMS & EN-SUITES

- High quality contemporary bathrooms and en-suites to include:
 - Wall mounted WCs with flush plates and concealed cisterns by My Life
 - Baths by Durivit with tiled bath panels
 - Vanity units by My Life
 - Large low profile shower trays with glass screens by Crosswater
 - Matt black taps, shower and bath valves by Hansgrohe
 - Electric matt black towel radiators
 - Large feature mirrors
 - Porcelain tiles on floors and full height on certain walls
 - Shaver socket

HEATING & VENTILATION

- High efficiency A rated Vaillant combination gas boilers
- Boilers have 5-year manufacturers warranty
- 24-7 heating controls
- Stelrad radiators with TRVs
- Electric tall towel radiators in bathrooms and en-suites
- Centralised mechanical extract ventilation systems in kitchen, bathrooms and en-suites with boost function
- Trickle ventilation to all windows

SECURITY

- Colour video entry phone system
- Secured By Design multi point locking front doors to apartments
- Door viewer to all entrance doors
- Locking windows and sliding doors
- PIR controlled and emergency LED lighting to common halls
- External common area and terrace lighting
- Locked individual mailboxes in common area
- Secure bike storage
- Secure external common space

GENERAL

- High quality aluminium clad double-glazed timber windows and sliding doors by Nordan
- Walls and ceilings painted in matt white emulsion finish
- Woodwork in satin white finish
- Flush internal doors in stain grey finish
- Wardrobes in all master bedrooms and certain others
- Tiled and carpeted common areas with PIR and emergency fittings
- BLP Secure new build 10-year warranty suitable for mortgage lenders
- Common areas will be factor managed
- Generous secure external common space and roof garden with views
- High quality stainless-steel and black ironmongery throughout
- Lift access to all apartments
- Secure bike storage
- Ground floor refuse store
- Ability to apply for on-street residents permit parking

AUDIOVISUAL

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

