

ALIVE WITH DETAIL

KITCHENS

- Kitchens by Cameron Interiors
- Integrated appliances to include:
 - Siemens oven
 - Siemens combination microwave/oven
 - Siemens fridge/freezer
 - Siemens dishwasher
 - Siemens plate warming drawer (in certain apartments)
 - CDA wine fridges (in certain apartments)
 - Bora 4 zone induction hob with integrated downdraft extractor
 - Quooker boiling water tap
 - 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 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
- High quality low profile screwless chrome 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
- External power sockets in garden apartments

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 chrome 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
- Polished chrome wall mounted taps and shower bath valves by Crosswater
- Tall chrome towel radiators with summer heating elements
- 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
- Electric underfloor tile heating with 24/7 controls
- Chrome shaver sockets

FLOORING

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

HEATING & VENTILATION

- High efficiency A rated Worcester combination boilers
- High efficiency A rated Worcester system boilers with separate hot water storage in larger units
- All boilers have 5-year warranty
- 24/7 digital Nest heating controls
- Electric underfloor tile heating within all 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
- Tall chrome towel radiators in bathrooms and en-suites with summer heating elements
- Centralised mechanical extract ventilation systems in kitchens, bathrooms and en-suites with integrated humidity controls
- Refurbished or new marble fireplaces with slate hearths and working gas fires in certain apartments
- Electric wall mounted gas effect fires with slate surrounds in certain apartments

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

GENERAL

- New double-glazed timber sash and case windows throughout
- Walls and ceiling 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 cellar with Lower Ground Floor apartments
- Landscaped rear gardens with Garden Level apartments
- Common areas will be factor managed
- High quality stainless steel ironmongery throughout
- Ability to apply for on-street resident's permit parking
- External power and taps in garden apartments