



## Kitchens

- German kitchens by Kitchens International
- Integrated Siemens Appliances to include:
  - Large Combination microwave/oven
  - Fridge/ freezer
  - Dishwasher
  - 4 zone induction hob
  - Washer/dryer – when integrated in kitchen
- Solid surface worktop with upstand in Quartz
- Full height glass splashbacks to hob
- LED under unit lighting

## Bathrooms

- High quality contemporary bathrooms and en-suites to include:
  - Duravit wall-mounted WC's with concealed cisterns and chrome flush plates
  - Duravit baths with tiled bath panels (in certain apartments)
  - Bauhaus walnut vanity units with slim line basins and deck-mounted mixer tap
  - Large low profile shower trays with frameless glass screens
  - Polished chrome taps and shower/bath valves by Crosswater
  - Electric underfloor tile heating
  - Tall chrome towel radiators with summer heating elements
  - Large feature mirrors
  - Porcelain tiles on floors and walls
  - Chrome shaver sockets

## Flooring

- Brushed matt lacquered oak wide board (209mm) engineered flooring in living rooms, kitchens, halls, and stores
- Luxury deep pile carpet in all bedrooms
- Porcelain tiles in all bathrooms and en-suites



## Heating & Ventilation

- High Efficiency A Rated Combination boilers with 5 Year Warranty
- Underfloor tile heating within all bathrooms and en-suites
- 24/7 digital controls
- Traditional column radiators with TRV's in living rooms, kitchens, bedrooms and halls
- Tall chrome towel radiators in bathrooms and en-suites with summer heating elements
- Centralised mechanical extract ventilation systems in kitchen, bathrooms and en-suites
- Trickle ventilation to all windows

## Audio Visual

- All apartments are wired for the following:
- Virgin TV, Fibre Broadband and telephone in master bedroom and living room
- BT master socket
- Digital TV in living rooms and all bedrooms
- CAT6 cabling in living room and all bedrooms

## Lighting & Electrical

- Recessed LED lighting in bathrooms, halls and separate kitchens
- Pendant lighting to bedrooms, living area and open plan kitchens
- LED under counter lighting to kitchens
- Brushed stainless steel flat plate switches and sockets in living room, kitchen, halls and bedrooms
- Low profile white switches and sockets in cupboards



## Security

- Video entry phone system
- Keyed alike 5 lever mortice deadbolt and mortice light latch to entrance doors
- Locking windows where appropriate
- PIR and emergency lighting system to common hall
- Smoke ventilation system to common hall

## General

- Fully refurbished and draft proofed sash and case windows
- Woodwork painted in eggshell finish
- Walls and ceiling painted in matt emulsion finish
- Architects certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Common stairs will/to be managed by Factor

