

## *Apartment Specification*

### **Kitchens**

A selection of Leicht kitchen units, handles and Silestone worktops from Kitchens International with feature adjustable colour temperature LED lighting under wall units and strip lighting, Leight matt timber effect laminate back panel, glass drawer box sides, and pull out bin

Gaggenau single oven, flex induction cooktop, combi microwave oven, integrated canopy extractor or integrated ventilation system

Siemens integrated fridge freezer, dishwasher

Siemens washing machine, tumble dryer or washer/dryer (located within utility room)

### **Bathrooms**

Kohler sanitaryware with vanity sink and base unit

Integrated anti-fog mirrored cabinet with integrated lighting to master en-suite or main bathroom

Kohler square rainhead shower and hand shower within glass shower enclosure

Kohler DTV digital shower interface outwith and within enclosure

Kohler drop-in bath or freestanding oval bath (where applicable) with hand shower

A selection of large format porcelain or ceramic floor and wall tiling – full height to all walls

Featured recessed shelf with concealed LED strip lighting, Kohler toilet roll holder and robe hook

### **Heating**

Myson Multi Zone wet underfloor heating system with zone/time programmer and WiFi programmable room thermostats.

Gas fired central heating system via wall mounted valliant Ecotec Plus System boiler.

### **Electrical**

Intruder alarm

Wall mounted video entry system

Mains operated smoke detectors with battery backup

Battery operated carbon monoxide detectors

USB sockets to selected rooms

### **Electrical**

Pendant light fittings to living rooms, bedrooms and study with dimmable lighting feature to living room

Recessed LED light fittings to kitchens, hallways, stores and utility rooms

CAT 5E points to all living rooms, bedrooms and studies

Outlet points supporting Sky Q to all living rooms, bedrooms and studies

Integrated audio system, home entertainment package and bluetooth low energy advanced lighting control system available as an upgrade

Electrical car charging points and dedicated storage lockers to every allocated car space

### **Internal Finishes and Decoration**

Flush black elm veneer pass doors with feature glass door to living room

Solid grade brushed stainless steel lever handles

Sliding flush black elm veneer wardrobe doors with brushed stainless steel flush pull handles. Interior timber veneer lining and interior furniture pack available as an upgrade

Double glazed windows finished in white painted timber internally with dark grey aluminium externally

Integrated frameless glass balustrades to all openable windows

A range of engineered timber flooring to living area, kitchens and hallways. Carpets to bedrooms

White emulsion finish to walls, ceilings and white satin finish to skirtings, architraves and other joinery

High bespoke primed and white painted skirting with feature shadow groove

Electric curtain and blinds package available as an upgrade

### **Communal Areas**

Underground car parking

Lift access to all levels

Interior designed communal entrance hallways with boutique style furnishings

### **Private Balconies & Terraces**

Balconies finished with metal railings and timber decking

Wall mounted light fittings and external water tap to duplex apartments only

Decorative gravel, concrete slabs and a mix of shrub planting to front gardens