

Specification

Communal areas

- Concierge desk
- Chevron timber/terrazzo flooring to entrance lobby
- Chevron timber flooring with carpet inlay to workspace and lounge
- Feature lighting to ceiling and walls
- Brushed stainless steel ironmongery to internal communal doors
- CCTV to main communal areas
- Audio/video entry system to main entrance door
- Electronically controlled communal entrance doors and courtyard doors
- Lockable secure post boxes
- Carpeted communal hallways
- 4 x lifts
- Feature wood panelling outside lift cores
- Feature wall lighting to communal corridors

General

- Recessed energy efficient LED downlights throughout
- Engineered single plank oak timber floors to hallway, living space and kitchen
- 80% wool cut-pile carpet to all bedrooms
- Large format porcelain floor tiles to bathrooms
- White painted plasterboard ceilings to all rooms
- White painted plasterboard walls to all rooms
- Satellite/TV/phone sockets to living area
- Underfloor heating throughout
- Comfort cooling to living area and master bedroom
- Brushed stainless steel sockets and switches

Bedrooms

- 80% wool cut-pile carpet to all bedrooms
- Built in wardrobes with leather look back panel and knurled metal handles (master and second bedrooms and some third bedrooms)
- Juliet balcony to some master bedrooms
- TV points in all bedrooms
- Phone socket to all bedrooms

Kitchens

- Bespoke two-tone matte finish kitchen units with feature open timber effect shelving details
- Reconstituted stone worktop and splashback
- Undermounted stainless steel sink with single lever stainless steel mixer tap
- LED under-unit strip lighting
- Bosch or Siemens single multifunction oven
- Siemens compact microwave oven
- Siemens induction hob
- Siemens fridge/freezer
- Siemens integrated dishwasher
- Siemens washer/dryer (in utility cupboard)
- Integrated extractor fan over hob
- Three section 30l integrated waste bin
- Wine cooler (two and three bedroom apartments only)

Bathrooms and ensuites

- White ceramic washbasin and wall mounted WC
- Brushed stainless steel sanitaryware
- White enamelled steel bath with brushed nickel finish thermostatically controlled hand held shower and fixed rain shower over
- White enamelled steel shower tray with brushed nickel finish thermostatically controlled hand held shower and fixed rain shower
- Glass shower and bath screen
- Bespoke mirrored wall cabinet with heated mirror and built in shaver socket
- Thermostatic electric stainless steel towel rail/warmer with timer
- Porcelain large format wall tiles
- Ceramic feature wall tiles behind sink and WC
- Brushed nickel finish robe hook, towel rail and toilet roll holder

Balconies and terraces

- Sliding glass doors in standard apartments
- Swing doors in the adaptable DDA units
- Paving to ground floor patios
- Paving to fifth floor terraces
- Decked to first - fourth floor balconies
- Powder coated metal railing
- Wall mounted outdoor light

Joinery

- Solid core timber entrance door and panel
- Solid core white painted internal doors
- White painted architraves and skirtings
- Brushed stainless steel lever handles

Wall and floor finishes

- Engineered single plank oak timber floors to living space, hallways and kitchen
- 80% Wool cut-pile carpet to all bedrooms
- Large format porcelain floor and wall tiles to bathrooms

AV, telephone and data

- WiFi coverage throughout ground floor communal areas
- BT and hyperoptic fibre installed (purchaser subscription required)
- Communal Sky Q provision (or current at time of completion) (purchaser subscription required)
- Communal digital TV aerial
- Communal FM and DAB radio

Safety and security

- Audio and video entry system
- Manned entrance desk in the entrance lobby (not 24hr)
- Fire prevention sprinkler system fitted to apartments, Work Hub and Residents' Lounge

Residents' amenities

- On-site concierge, Monday-Sunday (9am-6pm)
- Residents' Lobby
- Residents' Lounge
- Residents' Work Hub
- Residents' Courtyard Garden
- Basement cycle store
- 76 car parking spaces

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in this specification. In such cases, a similar alternative will be provided. The developer reserves the right to make these changes as required.