

SPECIFICATION

KITCHEN

- Choice of cabinets*
- Choice of slimline laminate worktops*
- Bosch multi-function single oven
- Bosch combination microwave
- Bosch induction electric hob
- Bosch 70/30 fridge/freezer
- Bosch dishwasher
- Integrated extractor fan
- Stainless steel sink with mobile draining board
- LED under-unit lighting

ENSUITE

- Choice of pre-selected wall and floor tiles (Porcelanosa)* with metal trim
- VADO brassware
- White basin half pedestal
- White WC with concealed cistern
- White soft close seat and cover
- Electric shower
- Chrome towel rail
- Large format Mirror with quartz shelf

BATHROOM

- Choice of ceramic wall and floor tiles (Porcelanosa)* with metal trim
- VADO brassware
- White basin half pedestal
- White WC with concealed cistern
- White soft close seat and cover
- White bath with glass screen and mixer
- Chrome wall mounted bath/shower mixer
- Chrome towel rail
- Large format Mirror with quartz shelf

MECHANICAL

- Misting fire suppression system

HEATING

- Exhaust air source heat pump system
- Radiators with thermostatic room valves

WINDOWS AND DOORS

- High-performance fire-rated entrance doors
- Contemporary pre-finished internal doors
- Low-maintenance double-glazed PVCu windows

ELECTRICAL

- Brushed steel sockets above kitchen worktop with 1 USB point
- USB points (2) provided in master bedroom
- Chrome shaver point in bathroom and ensuite
- Downlighters to bathroom, ensuite, kitchen and hall
- Digital media points to lounge
- Solar PV panel system connecting directly to property
- Burglar alarms to all lower-ground and ground-level plots
- Balcony light to all upper-floor plots
- Video entry
- Interconnected smoke/heat alarms
- Air quality monitor

WARDROBES & STORAGE

- Integrated wardrobes with hanging rail and shelf to each bedroom

EXTERNALS

- Private terrace to selected ground-floor plots
- Balcony with composite decking to all upper-floor plots
- Landscaped amenity space
- Bicycle storage (1 per plot)
- Allocated parking space (1 per plot) with EV charging
- Visitor parking spaces (9)

LIFT

- Full lift access

DECORATION AND INTERNAL FINISH

- Contemporary off-white emulsion to walls
- White painted woodwork