

An exceptional specification

Kitchens

Custom designed fully integrated kitchens with soft close doors and drawers.

Quartz worktop and back painted glass splashbacks.

Compartmentalised waste storage.

Under mounted stainless steel sink, Franke or similar.

Fully integrated appliances, Bosch or similar, to include black stainless steel oven and ceramic hob with extract unit over.

3 Bedroom Apartments and above to include double oven.

Integrated AEG or similar "tall-boy" fridge / freezer.

Integrated dishwasher.

Integrated LED counter lighting above and below wall units.

Combined washer / dryer situated within utility cupboard.

Bathrooms & En-suites

Contemporary white sanitary-ware throughout to include:

Ceramic wall mounted basin with wall mounted mixer tap and drawer unit under.

Wall mounted WC with soft close seat and dual push button flush.

Clear glass shower enclosure and or bath screen.

All showers have a large wall mounted circular shower head and a digital Mira Platinum remote control shower mixer to locate wherever you choose.

Baths have a bath panel to match the basin drawer unit and a bath mounted hand held shower wand.

Bespoke wall mounted mirrored vanity unit with shaver socket, integrated feature lighting and storage.

Chrome heated dual fuel towel rail (heated water and electric for summer use).

Crackle glazed tiles to walls.

Floor Finishes

Engineered hardwood flooring to hallways, kitchen and living areas.

Large format porcelain tiling to bathroom and en-suite shower rooms.

Quality deep-pile fitted carpets to bedrooms.

Doors

Hardwood veneer, secure entrance door.

Internal doors have bronze contemporary ironmongery.

Wardrobes

All master bedrooms to have fully fitted wardrobes incorporating hanging and storage space (wardrobe design allows for purchaser to upgrade at additional cost).

3 bedroom apartments and above to also receive fitted wardrobes to the second bedroom.

Electrical & Lighting

Recessed LED down lights throughout, dimmable and directional (except in bathrooms and en-suites).

USB bedside sockets to master bedroom and open plan kitchen worktop area.

Heating & Cooling

Heating and hot water provided by a communal heating network, providing metered supplies for heating, hot water and cooling to all apartments.

Underfloor heating throughout.

Comfort cooling to reception rooms and master bedrooms.

All ventilation fitted with heat recovery units to ensure high air quality and minimise energy waste. Especially good for people that suffer with allergies.

Balconies

All balconies accessed via fully glazed doors.

Balcony floors finished with composite decking.

Glazed balcony balustrades.

Security & Common Areas

24 hour on-site security team.

On-site concierge.

Double height entrance foyer.

24 hour resident's gym with associated changing and shower facilities.

Site wide CCTV surveillance to public areas and building entrances.

Security job access control to all building entrances.

Colour video entry phone system to each apartment.

Secure indoor bicycle storage.

Warranty

All apartments benefit from the 10 year warranty provided by Premier Guarantee.

