

LUXURY AND COMFORT



Kitchen

- Fitted kitchens with smooth handleless doors with base and wall units finished in contrasting colours
- Corian worktop with full height splashback to underside of wall units
- Underslung black 1.5 bowl sink with matt black mixer tap
- Siemens or similar integrated appliances on display with Zanussi concealed appliances
- Appliances include single oven, microwave, induction hob, extractor, dishwasher, fridge freezer, wine fridge

Bathrooms

- Full height porcelain tiling to bath/shower and half height behind WC and basin
- Tiled recess within bath/shower enclosure for bottle storage with LED strip lighting
- Two drawer soft close vanity in a matt black finish with an inset basin
- Full height and width fitted mirror behind basin with demister
- WC with soft close lid
- Shower over bath benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and hinged glass bath screen
- LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in matt bronze
- Bath screen and heated towel rail in a matt black finish

En-suites (if applicable)

- Full height porcelain tiling to shower and half height behind WC and basin
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Mirrored vanity with open shelving finished in matt black with LED lighting to underside
- Wall-hung basin with towel box finished in matt black
- WC with soft close lid
- Shower benefits from wall-mounted handheld shower head and a high level mounted fixed shower head and sliding glass door

- Crosswater or similar brassware and flushplate finished in matt bronze
- Showerscreen and heated towel rail in a matt black finish

Lighting & electrics

- Downlights throughout
- LED lighting to underside of wall-mounted kitchen cabinets and plinth
- LED lighting to underside of bathroom/en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- External up down light to balcony
- Mid-height TV point to living room
- Datapoint to dedicated work from home station
- Provision for high speed fibre broadband
- Smoke and heat detectors
- Video door entry system
- USB and USB-C socket provision to kitchen, living area and bedsides

Wall & floor finishes

- Timber effect Tarkett flooring or similar in Primary Oak Light Grey laid in a herringbone pattern throughout the hall, living, dining and kitchen areas
- Soft carpet to bedrooms finished in a taupe colour
- Porcelain tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceilings painted in a white finish

General

- Contemporary ironmongery in a matt black finish
- Washer dryer in separate hall cupboard
- Hinged door fitted wardrobe to principal bedroom with feature length handle

Building components

- Traditional block and brick construction

Floors

- Hollow core precast concrete plank floors with cement screed topping with appropriate floor finishes (see flooring)
- Beam and block to ground floor

Ceilings

- Suspended plasterboard with services access panels

Windows

- Triple-glazed composite windows including opening lights, where appropriate, and triple-glazed aluminium doors to balconies and terraces where appropriate with durable powder-coat paint finish

Stairs

- In-situ or precast carpeted concrete stairs with steel balustrades in common areas

Walls

- External walls benefit from high performance thermal and acoustic insulation
- Internal walls formed with plasterboard; metal framing filled with high performance acoustic insulation where required

Heating & cooling

- Zoned underfloor heating throughout
- Heated towel radiator to bathrooms and en-suites
- Mechanical extract ventilation to all upper floors and mechanical ventilation with heat recovery to ground floors

Balconies & terraces

- Metal powder-coated balustrade
- External wall light
- Aluminium decking to balconies and paving to terraces

Sustainability

- Energy efficient lighting throughout
- Sustainably sourced timber
- Acoustic and thermal insulation designed into the fabric of the building
- Heating and hot water provided by site-wide district heating network
- Photovoltaic panels to rooftops
- Biodiverse green or brown roof to buildings
- High performance glazing to all doors and windows

Roof

- High-performance membrane roofing with bio-roofs and photovoltaics where applicable

Communal specification

- Tiled floor to entrance lobby with metal inset post boxes to entrance lobby
- Residential lift to all floors
- Carpet to residential communal corridor floors and staircase
- Feature timber veneer front entrance door with matching surround
- Fob and video entry to main entrance



The Apartments' kitchen



A PALETTE

PERFECTED



Kitchen worktop



Kitchen wall units



Kitchen base/tall units



Bathroom/en-suite/WC vanity surface



Family bathroom floor tile



Family bathroom wall tile



En-suite floor tile



En-suite wall tile



Bedroom carpet



Kitchen/living/dining flooring



Wardrobe carcass



Internal doors



Moulded internal doors, skirting, architraves and internal walls paint – Pocket Stone