



SPECIFICATION



A SUPERIOR SPECIFICATION

KITCHEN

- INTERIOR DESIGNED FITTED KITCHENS
- FINE RIBBED LAMINATE TO ALL KITCHEN UNIT DOORS
- POLISHED CONCRETE EFFECT QUARTZ/COMPOSITE STONE WORKTOP
- GLOSSY CERAMIC OFF WHITE SUBWAY TILE SPLASHBACK
- BLACK CERAMIC GLASS APPLIANCES
- EXPOSED CHIMNEY HOOD OVER HOB
- FREESTANDING WASHER-DRYER LOCATED IN UTILITY CUPBOARD

BATHROOM

- RUSTIC OAK EFFECT PORCELAIN PLANK TILE SPLASHBACK ABOVE VANITY
- GLOSSY CERAMIC OFF WHITE SUBWAY TILES TO WET WALLS
- CONCRETE EFFECT PORCELAIN FLOOR TILES
- BESPOKE DESIGNED VANITY UNIT WITH DRAWER UNDER BASIN IN TIMBER EFFECT
- POLISHED CONCRETE EFFECT QUARTZ/COMPOSITE STONE VANITY WORKTOP
- BESPOKE WALL HUNG MIRROR
- SHOWER TRAY
- BRASSWARE IN BLACK
- VITRA WC PAN AND BASIN
- ROCA BATH

HEATING & ELECTRICAL

- UNDERFLOOR HEATING TO BATHROOMS
- BLACK NICKEL EFFECT LIGHT SWITCHES AND SOCKETS
- LED DOWNLIGHTS THROUGHOUT

WALL & FLOOR FINISHES

- OFF-WHITE PAINTED INTERNAL WALLS AND CEILINGS
- UNIT 1 TO 4 TIMBER EFFECT FLOORING THROUGHOUT

- UNIT 5 TIMBER EFFECT FLOORING TO HALL, KITCHEN, LIVING ROOM AND COAT CUPBOARD. CARPET TO BEDROOMS
- UNIT 6 TIMBER EFFECT FLOORING TO GROUND AND FIRST FLOOR AND CARPET TO SECOND FLOOR

INTERNAL FINISHES

- WHITE PANELLED SOLID CORE ENTRANCE DOORS WITH MULTI-POINT LOCKING SYSTEM, LATCH, SPY HOLE AND LETTER BOX
- WHITE PAINTED INTERNAL DOORS AND ARCHITRAVE
- BUILT IN WARDROBES WITH TIMBER DOOR SYSTEM, FITTED WITH CHROME RAIL, HIGH LEVEL SHELF AND LIGHTING
- BLACK NICKEL LEVEL HANDLES THROUGHOUT

ELECTRICS / LIGHTING

- FEATURE WALL MOUNTED SPOTLIGHTS ABOVE THE LIVING AREA
- EACH UNIT WILL FEATURE AN EXTERNAL WALL MOUNTED ILLUMINATED BEGA LIGHT
- UNITS 1 & 4 WILL FEATURE FOUR VELUX ROOF LIGHTS
- UNITS 2 & 3 WILL FEATURE THREE VELUX ROOF LIGHTS
- UNIT 6 WILL FEATURE TWO VELUX ROOF LIGHTS
- PROVISION FOR SKY+ WITH PLAYBACK TO LOUNGE IN THE MASTER BEDROOM.
- HDMI IS INSTALLED AT HIGH AND LOW LEVEL WHERE POSSIBLE (LOW LEVEL HDMI FOR UNITS 1-4).
- BT POINTS TO THE UTILITY CUPBOARD
- HOME OFFICE PROVISION TO ALL TWO BEDROOM APARTMENTS WITH TELEPHONE POINTS WIRED BACK TO THE MASTER.

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