

## Millside House 1 BEDROOM Duplex Homes

Nos. 205 & 206\*



### Quality Specification - A Berkeley Hallmark

#### KITCHENS

- Award-winning German kitchen manufacturer Leicht
- Silestone worktop with matching upstand and drainer grooves
- Siemens integrated appliances throughout including:
  - Multifunction single oven
  - Multifunction single oven with microwave function
  - Integrated fridge / freezer
  - Fully integrated multifunction dishwasher
  - 4-zone induction hob
- Extractor to suit design
- Stainless steel 1.5 bowl under-mounted sink with polished chrome mixer tap
- LED downlights throughout
- LED lighting to the underside of wall units
- Polished chrome socket outlets and USB point above work surface
- Porcelain floor tiles

#### LAUNDRY CUPBOARD

- Laminate work surface with space and plumbing below for washing machine and tumble dryer
- LED downlights
- Porcelain floor tiles

#### MASTER ENSUITE A LUXURIOUS WETROOM

- Bespoke lacquered single drawer vanity unit with stone countertop and under-mount basin with wall mounted chrome basin mixer
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Walk-in shower area with glass shower wall and hansgrohe thermostatic mixer, polished chrome wall mounted shower head and hand-shower set
- Recessed tiled niche within shower area
- Villeroy & Boch double ended Quaryl bath integrated overflow filler
- Recessed tiled niche with mirror and glass shelving over bath
- Mirrored cabinet positioned over vanity
- Heated towel rail
- LED downlights
- Fully tiled in polished / matt porcelain tiles

#### CLOAKROOM

- Single vanity unit with cast mineral washbasin and polished chrome deck mounted basin mixer
- Villeroy & Boch wall hung WC with soft-closing seat and cover, concealed cistern and dual flush plate
- Heated towel rail
- Mirror fitted above WC / basin
- LED downlights
- Matt porcelain wall tiling to selected areas
- Matt porcelain floor tiling

#### ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- TV / Satellite provision as standard
- SkyQ / Satellite point to Living/Dining Area and TV points (Terrestrial / Freeview) to Bedrooms
- Data points will be provided adjacent to every television point
- Telephone points to Living/Dining Area, Master and Guest Bedroom
- Wall speakers to Master Bedroom and Master Ensuite
- Ceiling speakers to Kitchen/Dining Area
- Pendant lighting to Landing where applicable
- LED downlights to Master Dressing Room and Hallways
- Wall lighting Living Area and Master Bedroom
- 5-Amp lighting circuits to Living/Dining Areas and Bedrooms
- External power and light (where applicable)
- White metal sockets and switches throughout with white plastic fittings to cupboards

#### HEATING

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating throughout to ground and first floor

#### INTERIOR FINISHES

- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed door to Kitchen/Living/Dining Room with polished chrome door furniture
- Satin painted skirting and architraves to complement internal doors
- Painted staircase - with oak newel caps, handrail and bottom tread, carpet to remaining treads
- Decorative cornice to feature throughout Hallway and Landing where possible
- Walk-In Dressing to Master Bedroom with internal fittings to include single hanging, double hanging and drawers
- Porcelain tiling laid to Hallway on ground floor
- Carpet floor finishes to remainder of property

#### SECURITY & PEACE OF MIND

- Property will include an intruder alarm with wireless panic button
- Smoke detectors and heat detectors hardwired with battery back-up
- Multi-point locking to front entrance door
- 10-Year Premier Guarantee

#### EXTERNAL FEATURES

- Turf to the rear
- External tap to the rear of the property
- Patio area to rear



Showhome photography indicative only



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For more information about Taplow Riverside, please visit our website or contact our Sales Team:

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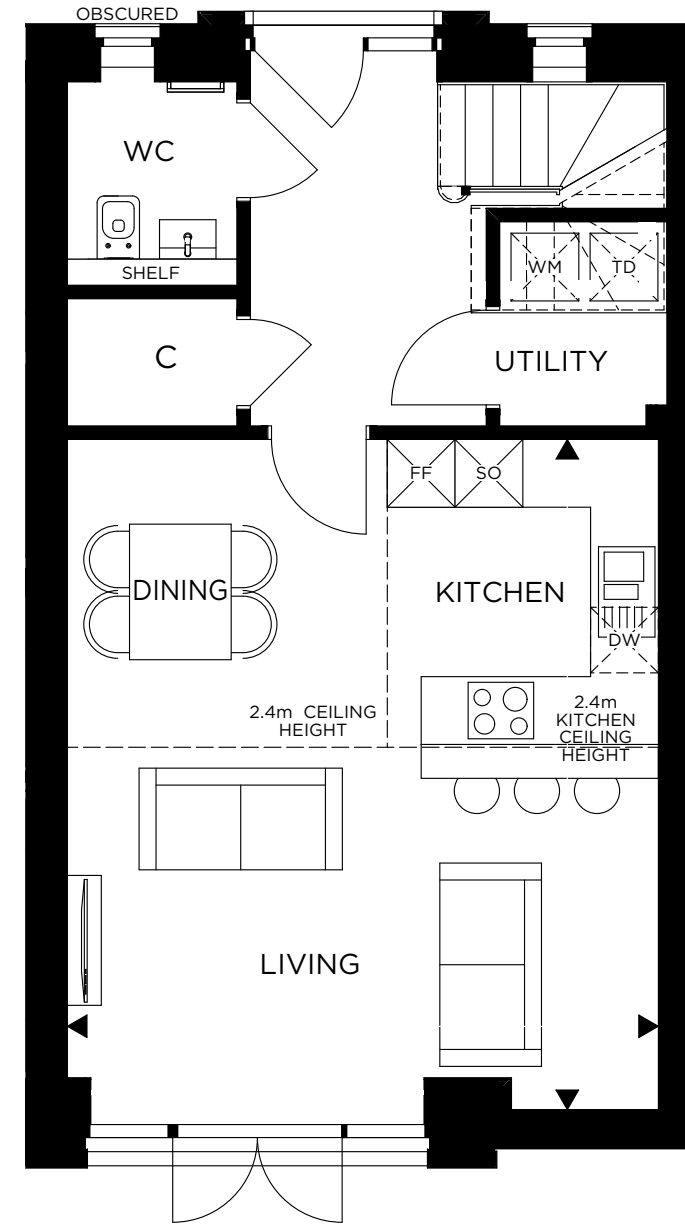
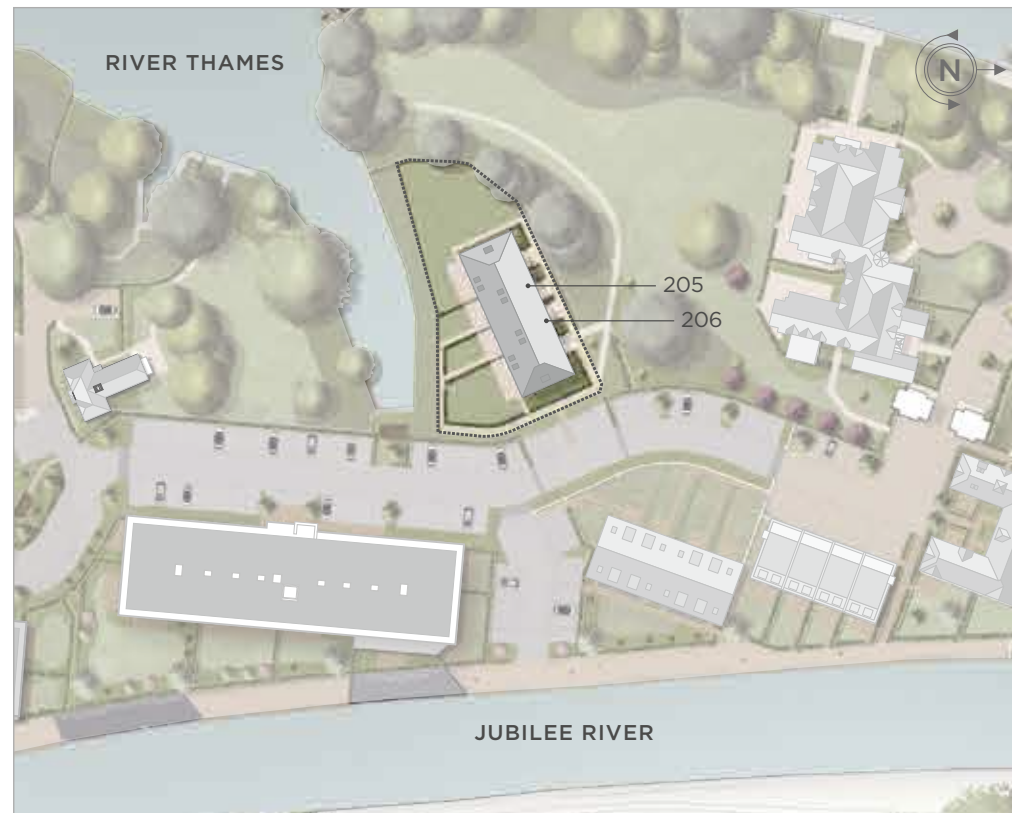
Taplow Riverside Information Centre, Mill Lane,  
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# MILLSIDE House

Nos. 205 & 206\*

*Contemporary homes steeped in history*

*A collection of fabulous one bedroom duplex homes, with south facing gardens. The architects have retained the character of the original vaulted ceilings, and added floor-to-ceiling windows and ingenious glass balustrades giving views onto a private landscape bordered by the River Thames. These are exceptional homes, built to a very high specification and with meticulous attention to detail.*

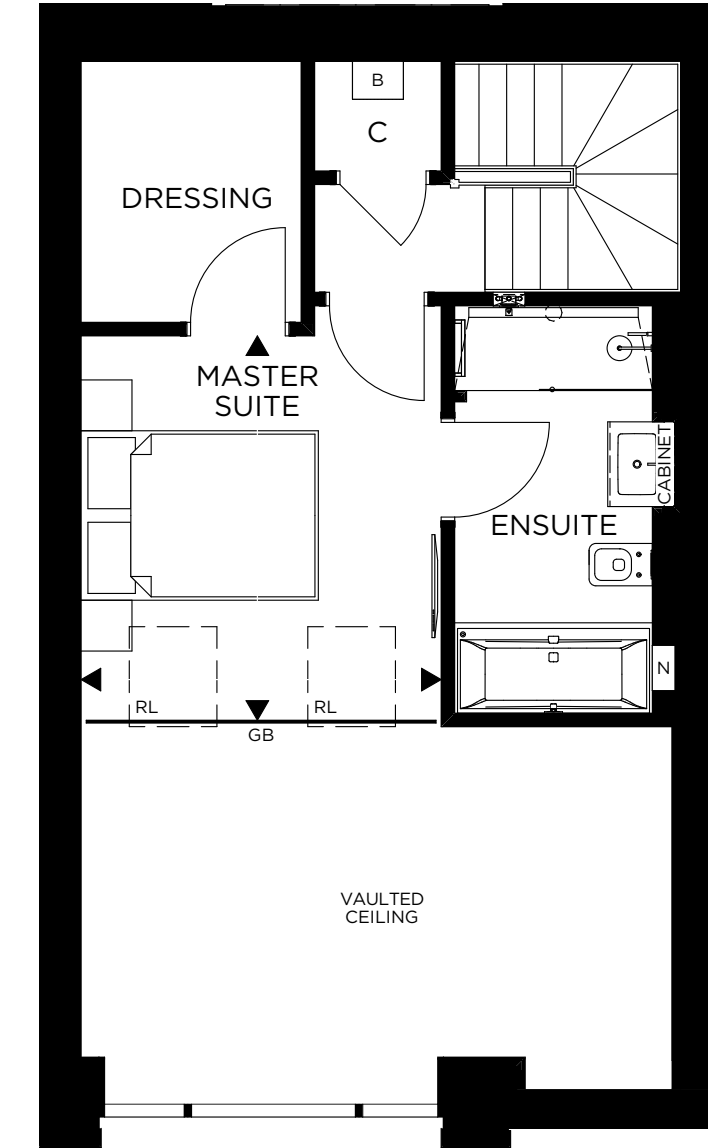


GROUND FLOOR

### PLOTS 205 & 206

Dining / Kitchen / Living	5.88m x 5.23m	19'3" x 17'2"
Master Bedroom	3.67m x 3.18m	12'0" x 10'5"

◄► Measurement points	C Cupboard	TD Space and plumbing for tumble dryer	AC Airing Cupboard	FF Combined Fridge
☒ Tall Units	W Wardrobe	N Niche	DW Dishwasher	--- Change in Ceiling Height
☒ Under Counter Units	WM Plumbing and space for washing machine	B Boiler	SO Single Oven	RL Roof Light



\*No.206 as above but handed

MEZZANINE

### FEATURES

- Triple aspect kitchen / living / dining room allowing natural light to fill the room
- Feature vaulted ceiling to living area with floor-to-ceiling windows and doors leading into the private garden along the River Thames inlet
- Exclusive master suite mezzanine with dressing room and ensuite

Floorplans shown for Taplow Riverside are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Site plan (including marketing names) is indicative only and subject to change.