

## **SPECIFICATION**

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### **KITCHEN**

Bespoke handleless kitchen with feature cupboard lighting. Soft close cabinet base and wall unit doors

Silestone worktops with integrated drainage, and full height Silestone splashback  
BOSCH integrated single oven, and induction hob

Integrated fridge freezer, dishwasher and concealed extractor hood

Washer dryer in separate utility cupboard

Undermount bowl stainless steel sink with Hansgrohe mixer tap

### **BATHROOM & ENSUITE**

Fully tiled bathroom

Contemporary Hansgrohe brassware

Floor mounted WC with soft close seat, concealed cistern and chrome flush plate

Wall mounted vanity basin with drawer unit and contemporary Hansgrohe mixer

Feature mirror with concealed wall cabinet

White bath, with white bath panel, Hansgrohe shower set and  
thermostatic mixer/bath filler

White shower tray with glazed shower enclosure, Hansgrohe shower set and  
thermostatic mixer

Chrome shaver socket

Heated chrome towel rail

### **ELECTRICS & LIGHTING**

Satin Stainless steel sockets at kitchen splashback, white light switches and sockets elsewhere

LED downlights throughout

USB sockets to kitchen, living/dining area and master bedroom

Provision for SKY Q and HD to living room and master bedroom

HDMI to living room

### **INTERNAL FINISHES**

Satin stainless steel ironmongery throughout

Fitted wardrobe to master bedroom with sliding doors, fixed shelf and hanging rail

White painted doors, skirting and architraves

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### **WALL & FLOOR FINISHES**

Timber effect planks to hallway, kitchen, living room and coat cupboard  
Tiled flooring to utility cupboards  
Carpet to bedrooms  
White painted internal walls and ceilings

### **HEATING & COOLING**

Radiators throughout  
Underfloor heating to bathrooms and ensuites  
Mechanical Ventilation Heat Recovery system

### **SECURITY**

Video door entry system  
Communal CCTV to main building entrances  
Entrance to building via key fob  
Multi-point locking to entrance door

### **EXTERNAL AREAS**

Concrete paving to winter gardens

### **COMMUNAL AREAS**

Feature tiled entrance lobby with bespoke joinery, seating, lighting and tiling  
Carpet to communal corridors  
LED downlights and wall lighting to communal corridors