

HARCOURT GARDENS

Interiors

The composition for beautiful living

INTRODUCTION

HARCOURT GARDENS

Welcome to Harcourt Gardens at South Quay Plaza.

The interiors at Harcourt Gardens have been designed by award winning interior design group, Sheppard Robson. Each apartment offers elegant modernity and classic sophistication with naturally inspired tones and materials chosen to nourish the senses.

A choice of three colour schemes allows purchasers to select an interior theme that best suits their taste. First Light, Noon and Twilight palettes offer a choice of finishes that are inspired by the changing lights of day that are reflected in the tones and hues of the interior specification.

Comfort, simplicity and luxury, all combine to achieve effortless everyday living.

Welcome, to your Home in Harmony.

First Light



Inspired by the natural dawn, this palette offers a fresh and contemporary feel, resulting in a light, elegant and classic modern living space.

KITCHEN

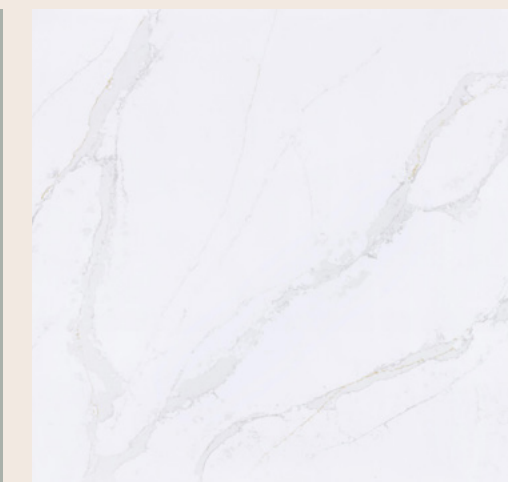
The kitchen and dining areas showcase the contemporary feel, with light timber engineered flooring and striking white and grey veined polished reconstituted stone worktop with golden shades.

The effect is enhanced by integral mood and task lighting, with Siemens appliances included throughout.

- Designer kitchens featuring handle free cupboards in the finishes shown
- All worktops and full height splash back are made of reconstituted stone
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Light timber engineered flooring
- Siemens appliances



Base Units, Tall Units and Wall Units



Work surface and splash back

Interior finishes

The interior finishes of the First Light scheme include timber engineered light wood flooring contrasting with white painted walls to create a fresh and contemporary effect.



South Quay Plaza

- Multi-point locking timber-veneered front door with apartment number and spyhole
- Timber engineered flooring throughout living areas and hallways
- Walls and ceilings to be finished in white paint



Timber engineered flooring

Bedroom

The First Light palette offers a elegant feel and exceptional degrees of comfort and relaxation. The soft grey luxury pile carpet provides a comfortable texture underfoot, together with the bespoke lacquered finished wardrobe doors that enhance the classic design this bedroom delivers.



Harcourt Gardens

- Luxury pile carpet to bedroom 1, dressing room and guests suites
- Bespoke lacquered wardrobes with drawer units featuring sliding or hinged doors and lighting where applicable



Carpet



Wardrobe

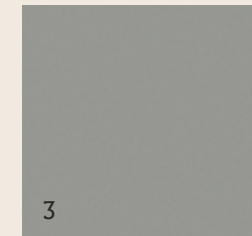
Bathroom



With white china fittings throughout, pale grey porcelain tiled flooring, a grey marble-veined feature wall and polished grey vanity, a balance of a fresh and light effect is created through this bathroom.

BATHROOM

- Porcelain tiled walls
- Porcelain tiled flooring
- Marble-veined ceramic tiled feature wall
- Glass shower screen
- Wall mounted tissue holder and chrome robe hook
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Polished grey vanity top
- Fixed rain-shower head



1. Feature tile
2. Porcelain wall tiles
3. Polished grey vanity top
4. Porcelain floor tiles

Noon



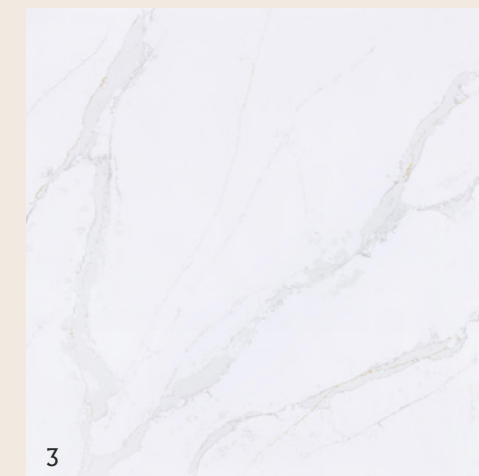
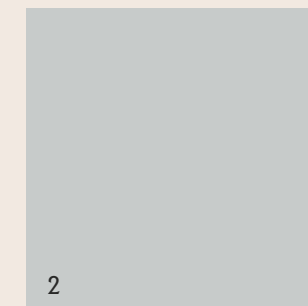
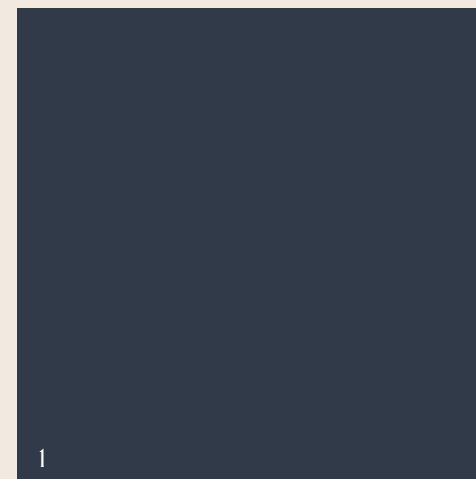
With slightly deeper tones and richer textures, this gentle yet impressive palette will appeal to those looking for the classic fusion of modern and contemporary living.

KITCHEN

The kitchen and dining areas showcase the modern feel, with timber engineered flooring and a stunning white, grey veined polished reconstituted stone worktop with golden shades.

The effect is enhanced by integral mood and task lighting, with Siemens appliances included throughout.

- Designer kitchens featuring handle free cupboards in the finishes shown
- All worktops and full height splash back are made of reconstituted stone
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Timber engineered flooring
- Siemens appliances



1. Base Units, Tall Units
2. Wall Units
3. Work surface and splash back

Interior finishes

The interior finishes of the Noon scheme include timber engineered wood flooring contrasting with white painted walls to create a modern and sophisticated effect.



South Quay Plaza

- Multi-point locking timber-veneered front door with apartment number and spyhole
- Timber engineered flooring throughout living areas and hallways, as shown
- Walls and ceilings to be finished in white paint



Timber engineered flooring

Bedroom

The Noon palette offers a modern and contemporary feel and an exceptional quality of comfort and relaxation. The soft grey luxury pile carpet provides a comfortable texture underfoot, together with the bespoke lacquered finished wardrobe doors that enhance the classic design this bedroom delivers.



Harcourt Gardens

- Luxury pile carpet to bedroom 1, dressing room and guests suites
- Bespoke lacquered wardrobes with drawer units with sliding or hinged doors and lighting where applicable



Carpet



Wardrobe

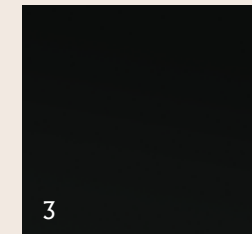
Bathroom



With white china fittings throughout, silver grey porcelain tiled flooring, a dark grey veined feature wall and on this a polished black vanity, a rich and luxurious effect is created within this bathroom.

BATHROOM

- Porcelain tiled walls
- Porcelain tiled flooring
- Marble-veined ceramic tiled feature wall
- Glass shower screen
- Wall mounted tissue holder and chrome robe hook
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Polished black vanity top
- Fixed rain-shower head



1. Feature tile
2. Porcelain wall tiles
3. Polished black vanity top
4. Porcelain floor tiles

Twilight



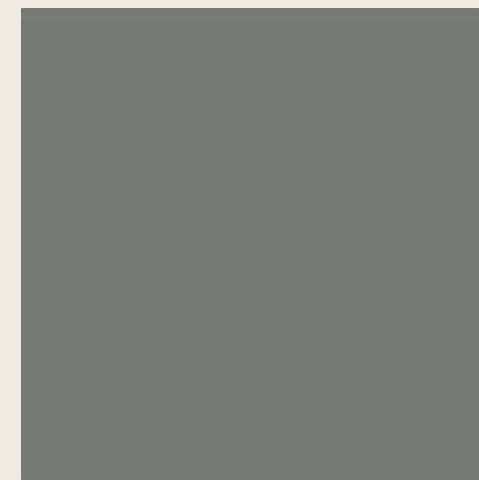
The deep olive and dark stone create this highly indulgent palette. The rich textures and deep tones create a stylish living space for those looking for a touch of sophistication.

KITCHEN

The kitchen and dining areas showcase the sophisticated and stylish feel, with dark timber engineered flooring, and a striking nearly black veined polished reconstituted stone worktop.

The effect is enhanced by integral mood and task lighting, with Siemens appliances included throughout.

- Designer kitchens featuring handle free cupboards in the finishes shown
- All worktops and full height splash back are made of reconstituted stone
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Dark timber engineered flooring
- Siemens appliances



Base Units, Tall Units and Wall Units



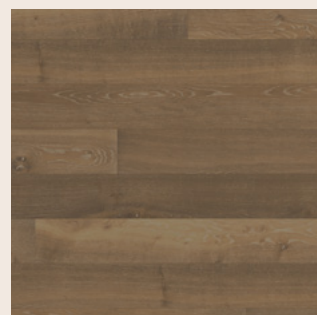
Work surface and splash back

Interior finishes

The interior finishes of the Twilight scheme include timber engineered dark wood flooring contrasting with white painted walls to create a deep and luxurious effect.



- Multi-point locking timber-veneered front door with apartment number and spyhole
- Timber engineered flooring throughout living areas and hallways, as shown
- Walls and ceilings to be finished in white paint



Timber engineered flooring

Bedroom

The Twilight palette offers a sophisticated feel and an exceptionally rich standard of comfort. The soft grey luxury pile carpet provides a comfortable texture underfoot, together with the bespoke lacquered finished wardrobe doors that enhance the classic design this bedroom delivers.



- Luxury pile carpet, to bedroom 1, dressing room and guests suites
- Bespoke lacquered wardrobes with drawer units with sliding or hinged doors and lighting where applicable



Carpet



Wardrobe

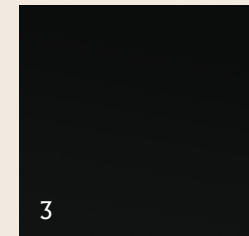
Bathroom



With white china fittings throughout, grey porcelain tiled flooring, white veined feature wall and a polished black vanity, a balance of a fresh and light effect is created through this bathroom.

BATHROOM

- Porcelain tiled walls
- Porcelain tiled flooring
- Marble-veined ceramic tiled feature wall
- Glass shower screen
- Wall mounted tissue holder and chrome robe hook
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Polished black vanity top
- Fixed rain-shower head



1. Feature tile
2. Porcelain wall tiles
3. Polished black vanity top
4. Porcelain floor tiles

KITCHENS

- Designer kitchens featuring handle free cupboards in colour options as part of the selected colour palette**
- Custom designed internal cupboards including concealed refuse and recycling storage
- All worktops are made of reconstituted stone and splash back in colour options as part of the selected colour palette**
- Stainless steel sink featuring single-lever mixer tap set in stainless steel
- Siemens or similar integrated stainless steel oven
- Siemens or similar integrated microwave oven where applicable
- Siemens or similar touch control induction hob
- Cooker hood (built-in)
- Siemens or similar fully integrated multifunction dishwasher
- Siemens or similar integrated refrigerator and integrated freezer
- Built-in wine cooler
- Timber engineered flooring colour option as part of the selected colour palette**
- Recessed LED strip lighting underneath wall-mounted cupboards

UTILITY CUPBOARD (WHERE APPLICABLE)

- Siemens or similar free-standing washer / dryer
- Mechanical Ventilation with Heat Recovery (MVHR)
- Heat Interface Unit / Cooling Interface Unit to provide domestic hot water, underfloor heating and comfort cooling (comfort cooling to principle rooms)

BATHROOMS & EN-SUITES

THREE-PIECE BATHROOM WITH BATH

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china wall-mounted semi-recessed wash basin with chrome mixer
- Heated towel rail
- White bathtub with chrome hand shower
- Fixed rain-shower head
- Glass shower screen
- Wall-mounted tissue holder and robe hook in chrome
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes**
- Porcelain tiled flooring in a choice of three colour options as part of the selected colour palette**
- Marble-veined ceramic tiled feature wall**

THREE-PIECE BATHROOM WITH SHOWER

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china semi-recessed wash basin with chrome mixer
- Heated towel rail
- Fixed rain-shower head with separate hand shower and controls
- Low profile shower tray with fixed glass shower screen
- Wall-mounted tissue holder and robe hook
- Bespoke mirrored cabinet with shaver socket and feature lighting (heated mirrors to prevent misting)
- Porcelain tiled walls in a choice of three colour palettes**
- Porcelain tiled flooring in a choice of three colour palettes**
- Marble-veined ceramic tiled feature wall in a choice of three colour palettes**

TWO-PIECE POWDER ROOM

- White china wall-mounted WC with soft close lid and dual-flush chrome plate
- White china semi-recessed wash basin with chrome mixer
- Towel bar
- Wall-mounted tissue holder
- Bespoke mirrored cabinet and feature lighting
- Porcelain tiled floor and walls in a choice of three colour palettes**

INTERIOR FINISHES

- Multi-point locking timber-veneered front door with apartment number and spyhole
- Timber engineered flooring throughout living areas and hallways in chosen colour palette**
- Skirting in white painted finish
- Carpet in chosen colour palette to all bedrooms and dressing rooms
- Brushed stainless-steel door lever furniture throughout internal doors
- Bespoke lacquered wardrobes featuring sliding or hinged doors, furnished with drawer units and lighting to Bedroom 1. Three bedroom apartments also have an additional wardrobe in Bedroom 2.
- Opening windows (Refer to individual floor plans)

EXTERNAL FINISHES

- Full-height sliding door(s) with glass balustrade (Refer to individual floor plans)

ELECTRICAL FITTINGS

- Dimmable lighting to living room
- Brushed stainless-steel or white socket outlets and isolator switching plates throughout
- A combination of LED strip lights and recessed down lighting throughout
- Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface with other home entertainment devices

HEATING / COOLING

- Underfloor heating throughout apartment
- Comfort cooling to principle rooms (Lounge and bedrooms)

TELECOMMUNICATIONS

- Wiring for satellite/cable and terrestrial Freeview television
- TV outlet to living area and all bedrooms
- Telephone outlet with broadband capability to living area and all bedrooms
- Fibre optic infrastructure to all apartments
- Ultrafast broadband enabled with same day connection (subject to separate contact with provider)

COMMON AREAS

- Bespoke concierge desk to entrance lobby
- Porcelain tiled floor to entrance lobby
- Limestone effect tiling to entrance lobby and feature wall
- Carpeting to residential corridors
- Timber and mirror clad lifts with feature lighting provide access to all apartments including basement car park

** SEE OVERLEAF

DETAILED SPECIFICATIONS

SECURITY AND PEACE OF MIND

- 24-hour concierge service
- CCTV to ground floor entrances and amenity floors
- Access to apartments via video door entry and electronic access to common areas
- Mains supply heat/smoke detector with battery back up to apartments
- Aspirated smoke detectors (ASD) to common areas linked to estate management
- Warranty cover under NHBC Buildmark scheme



CAR PARKING

- Access to underground car park via electronic entry system
- Car parking spaces available by separate negotiation
- Electric car charging points are available
- Bicycle storage available



* Information was correct at time of printing. Subject to change.

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. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. Colour options fall within three bespoke palettes; First Light (Light), Twilight (Mid-Range) & Twilight (Dark). All sanitary ware comes in white, and all metalwork comes in a finish of polished chrome. One colour palette may be selected and will be installed throughout the apartment. Selection is subject to time frames. If a unit has not been reserved prior to fit out, default options will be chosen.

Computer Generated Images are indicative only.

**Colour palettes are available in three unique styles created by the interior designer. One colour palette can be chosen for your new home and elements from each palette cannot be interchanged.



HARCOURTGARDENS.COM

