APARTMENT SPECIFICATION

INTERIOR FINISHES

— Mid-tone chevron timber floor to hallway, living room and kitchen (including duplex third bedroom)

— Mid-tone broadloom carpet to bedrooms (excluding duplex third bedroom)

— Full height lacquer apartment entrance door

— Satin nickel ironmongery to front and internal doors

— Satin nickel toggle switches and sockets some with USB charging ports

— Emulsion paint finish to apartment walls, ceilings and bathrooms

— Lacquered skirting

— Energy efficient spotlights

KITCHEN/LIVING ROOM:

— Kitchen units in light grey lacquer with satin nickel handles

— Concealed LED lighting beneath wall mounted units

— Terrazzo inspired kitchen worktop

— Siemens single electric oven (one-bedroom apartments only)

— Siemens single electric & combi oven (duplex apartments only)

— Siemens double electric & combi oven (two & three-bedroom apartments only)

— Siemens four ring flush fit induction hob

— Overhead extractor fan

— Siemens integrated fridge freezer (separate fridge & freezer three-bedroom & duplex apartments only)

— Siemens integrated dishwasher

— Integrated wine cooler (two and three bedroom and duplex apartments only) (300mm for two-bedroom apartments, 600mm for three-bedroom & duplex apartments)

— Siemens Washer/dryer

— Stainless steel sink with single lever chrome mixer tap

— Integrated pull out waste bin

— TV/Satellite point (subject to purchaser subscription)

— Telephone point

BEDROOMS:

— Matt finish built in wardrobes to master and second bedroom with soft close doors. Chrome hanging rails with shelving and satin nickel handles (duplex apartments only - wardrobes to all bedrooms)

— TV/Satellite point (subject to purchaser subscription) to all bedrooms

BATHROOMS AND MASTER EN-SUITE:

— Chevron porcelain wall tiles

— Porcelain floor tiles

— Terrazzo inspired vanity storage unit with drawer

— Under counter wash basin with wall mounted mixer tap

— Satin framed mirror storage cabinet

— Kaldewei steel baths with hinged glass shower panel

— Free standing bathtub (duplex master en suite only)

— Kaldewei anti slip shower tray with hinged glass shower door

— Wall mounted white WC with soft close seat and dual push flush plate

— Chrome towel rail with heated wall panel

— Chrome robe hook

— Chrome toilet roll holder

— Satin shaver point in storage cabinet

— Feature wall lights (master en suite only)

HEATING & HOT WATER

— Central combined heat and power system providing underfloor heating and hot water throughout (duplex units have a hot water storage tank)

— Comfort cooling to living room and all bedrooms (duplex units only)

SECURITY/PEACE OF MIND

— 10 Year Warranty

— 24-hour on-site concierge service (located in the Town Hall)

— Access to apartments via audio/visual entry system

— Multi point locking to front entrance doors

— Mains supply operated heat/smoke detectors with battery back up

COMMUNAL AREAS

— Landscaped residents' gardens

— Cycle storage with secure access

— Access to certain public areas within the Town Hall

— Underground car parking with secure gated access (on selected plots, charges apply)

— Passenger lifts and stairs to all levels (Uren & Ayres only)

— Communal post boxes within residential entrance lobbies

LEASE TERM

125 Years

GROUND RENT

Studios:	£200pa
1 Bedroom:	£250pa
2 Bedroom:	£300pa
3 Bedroom:	£350pa