



INTERIOR FINISHES

- Engineered oak flooring in kitchen areas
- The walls are painted in a colour palette selection by the interior designer to all plasterboard ceilings, walls, skirtings & architraves
- Oak solid core grooved internal doors
- Contemporary high quality ironmongery
- Period coving to principle rooms
- The 100% pure un-dyed natural British wool carpet range is an 8 row Axminster which is a patterned carpet with a cut pile. The beauty of wool is that it's natural & incredibly hard wearing

KITCHENS

- Locally built hand crafted kitchens
- Granite worktops
- Stainless steel sink with chrome mixer tap
- Energy efficient integrated appliances (Seimens or similar)
- Stainless steel single oven
- Electric induction hob
- Integrated multi-function dishwasher

HEATING & VENTILATION

- Stelrad gas central heating boilers with traditional column radiators

ELECTRIC FITTINGS

- Complementary interior designed lighting specification to include: down lights, pendants & wall lights
- Digital television points to living room & bedrooms
- Compatible Sky+ HD points to living room with distribution to the bedrooms

BATHROOM/EN-SUITES

- Contemporary Villeroy & Boch sanitaryware to bathrooms and en suites
- Designer white bath
- Easy access mosaic tiled shower base with glass screen or door
- Chrome thermostatic bath/shower mixer with shower head
- Ceramic tile floor with electric underfloor heating
- Fitted vanity unit with large mirror
- Heated towel rail

BUILDING FABRIC

- Existing Grade II listed structural frame including traditional brickwork construction and tiled roof
- Soundproofing of walls & floors separating apartments to outperform current building regulations

MANAGEMENT & SECURITY

- Development designed to enable maximum site security
- Electronic gated entrance with audio & visual controls from each property
- Electronic access control to communal building with audio & visual systems
- Individual domestic fire system with integral battery back up
- CML warranty certificate presented to each home, from completion of the building

COMMUNAL AREAS

- Engineered oak floors and painted walls
- Mailboxes located directly outside each main communal core entrance

EXTERNAL COMMUNAL AREAS

- High quality landscaped public areas around the development
- Private allocated car-parking
- Cycle storage
- Refuse & recycling point for all properties

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