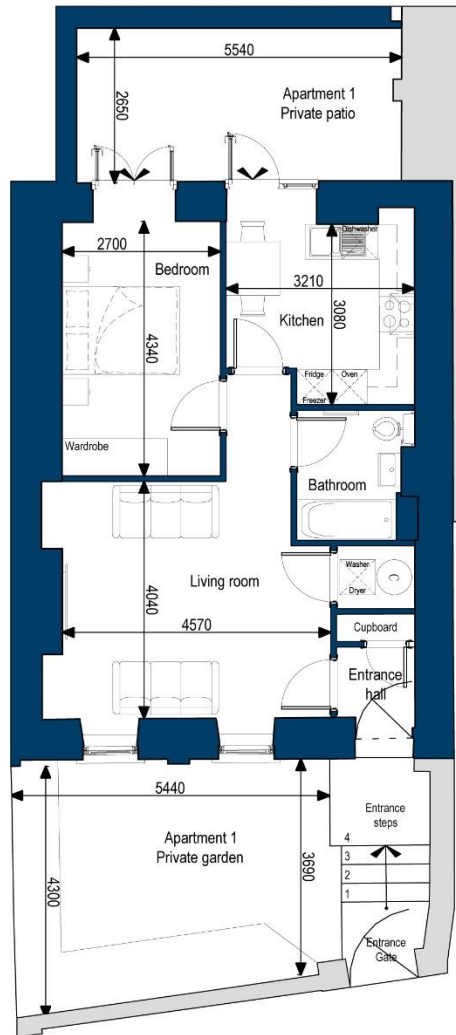




Apartment 1
£295,000



25.11.18 – Ver A



**APARTMENT 1
GROUND FLOOR
NIA = 53.8sqm (579.0sqft)**

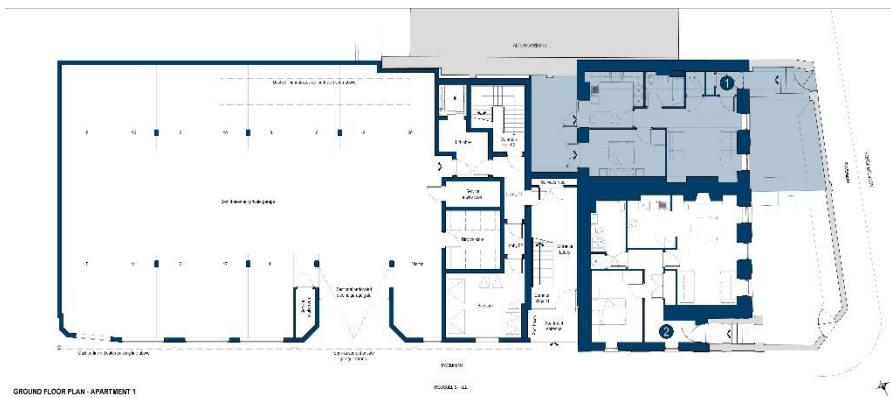
**Private garden
22.1sqm (237.9sqft)**

**Private patio
14.5sqm (156.1sqft)**

**Kitchen
10.2sqm (109.8sqft)
3.21m x 3.08m (10'6" x 10'1")**

**Living room
21.1sqm (227.1sqft)
4.57m x 4.04m (15'0" x 13'4")**

**Bedroom
12.5sqm (136.7sqft)
4.34m x 2.70m (14'2" x 8'11")**



GROUND FLOOR PLAN - APARTMENT 1

ROOMS - ALL

Apartments 1 to 7, Refurbishment

KITCHEN

- Omega kitchen from the Mackintosh range with feature under pelmet lighting.
- Laminate worktop with 100mm upstand.
- 1½ bowl stainless-steel sink and drainer with pillar chrome mixer tap.
- Siemens integrated appliances including stainless steel single oven, microwave/oven, ridge/freezer, dishwasher.
- Induction hob and extractor hood.
(Appliances subject to detailed kitchen design)
- washing / tumble dryer space in utility cupboard, integrated within kitchen to Apt 2.
- Ceramic floor tiles to utility cupboard area and Apt 1 kitchen
- Laminate timber floor to combined kitchen / living room.

BATHROOM / EN-SUITES

- Victorian style White sanitaryware with Victorian chrome fittings.
- Victorian fitted vanity furniture to basin sink.
- Thermostatic controlled mixers to bath and adjustable rail for shower head.
- Close coupled WC with soft close seats and dual flush.
- Bath / shower screen (if no free standing shower).
- En-suite, walk in shower and thermostatic controlled mixer and adjustable rail for shower head.
- Illuminated, mirror cabinets to bathrooms
- Mirror to en suites
- Ceramic floor tiles to en-suites and bathrooms .
- Ceramic brick wall tiles to shower and bath enclosures
- Painted half height timber panelling to selected walls

HEATING AND WATER

- Electric E20 plus panel heating to all habitable rooms with room thermostat.
- Underfloor heating to all bathrooms, en suites off domestic supply.
- Electric thermostatically controlled towel chrome radiators to all bathrooms / en-suites.
- Electric (low-tariff E20) to hot water cylinders with secondary immersion heater. Mains pressure water.

ELECTRICAL

- Polished chrome sockets with white insets throughout (white sockets in cupboards).
- Central common satellite dish, each apartment wired for Satellite (Sky+ HD), TV & telephone points to living room, kitchen, all bedrooms . (Note satellite apartment control box not included)
- Cat 5 data cabling to all TV points to central cupboard.
- Polished chrome shaver sockets to en-suites.

ELECTRICAL cont.

- LED feature lighting to patio / terraces.
- White LED downlights to all bathrooms
- White LED downlights to all Kitchens
- LED Plaster wall up lights to all living / dining rooms
- LED Pendant lights to bedrooms
- External RCD socket to each patio or terrace.
- Front doorbell and chime
- White video / intercom system. (not apts 1 and 2)
- Mains-operated smoke alarms / heat detectors..
- Fibre Telephone line into media cupboard (subject to availability)

FINISHES

- Windows and external doors timber
- Internal walls generally in matt emulsion except bathrooms and cloakroom.
- Bathrooms and cloakroom walls in white vinyl silk where not tiled.
- Bathroom half height timber panelling painted
- Plain ceilings finished in white matt emulsion.
- Internal woodwork painted in white satin finish.
- Living / dining room picture rail painted (apt 1 to 6)
- Cornice to living room apartments 1 to 6
- All ironmongery to be polished chrome.
- Existing marble fireplace and surround to apt 2. (not functional)

WINDOWS, DOORS & WOODWORK

- Double glazed, traditional sash windows painted.
- Apartments 1 and 2 refurbished existing traditional entrance doors with letter plates
- Softwood painted entrance doors off common areas.
- painted internal doors.
- Stained and polished oak carpet thresholds between habitable rooms.
- Picture rail to living / dining area apartments 1 to 6
- Fitted wardrobes to master bedroom only.

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Apartments – External and Common Areas

ENTRANCE LOBBIES / COMMON AREAS

- Polished chrome video intercom entry system to common area entrance doors. Apartments 3 to 19
- Private entrance to Apartments 1 and 2
- Feature ceramic floor tiles to principal entrance lobby.
- Hardwearing carpet tiles or ribbed mat to car park entrance lobby.
- Staircase, corridors and lift to be carpeted.
- Lift to all floors in new build
- Painted newels and spindles to new build staircase.
- Metal newel and staircase to refurbishment apt 1 to 7.
- Common area letter boxes apartments 3 to 19
- Recessed ceiling LED lights to lobbies and corridors on dawn until dusk control and PIR operation, LED wall lights to staircase.
- All internal joinery, painted.

BICYCLE STORE

- Locked, communal bicycle store for all apartments
- LED lighting connected to PIR.

BIN STORE

- Locked, communal bin store and recycling area for all apartments
- LED lighting connected to PIR.
- Common wash down bib tap

PRIVATE STORES (see sales plans)

- Lockable store door
- Single LED ceiling light connected to PIR.

EXTERNAL

- Private terraces apartments 1 and 2 to be paved,
- Water tap to terrace apartments 1 and 2 off private supply
- Balconies and terraces to be composite decking boards
- Gardens to apartments 1 and 2 be planted and divided by hedges.
- Soft landscaping to common areas includes selected tree, shrub and hedge planting.

COVERED CAR PARKING

Apartments 8 to 20

- Automated roller shutter door with remote access
- Dedicated car space to apartments 8 to 20
- LED lighting connected to PIR.
- Dedicated 30Amp electric car charging to each allocated car space

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