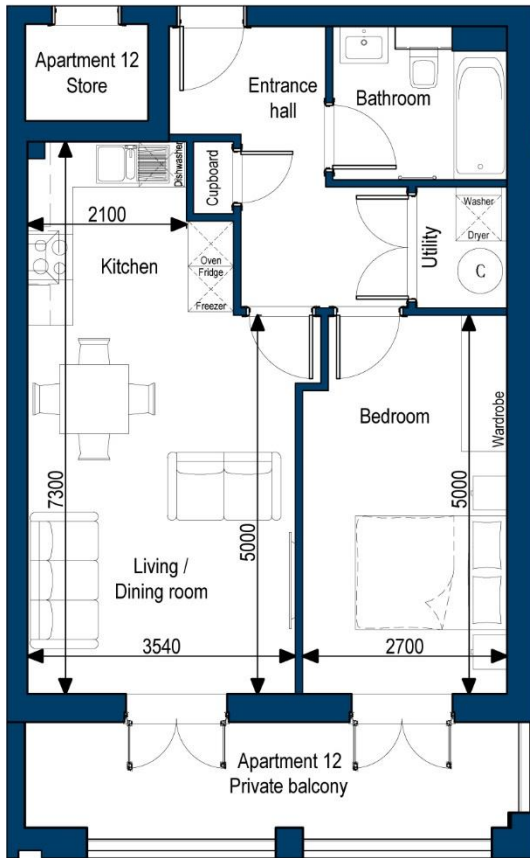




Apartment 12  
£327,500



25.11.18 – Ver A



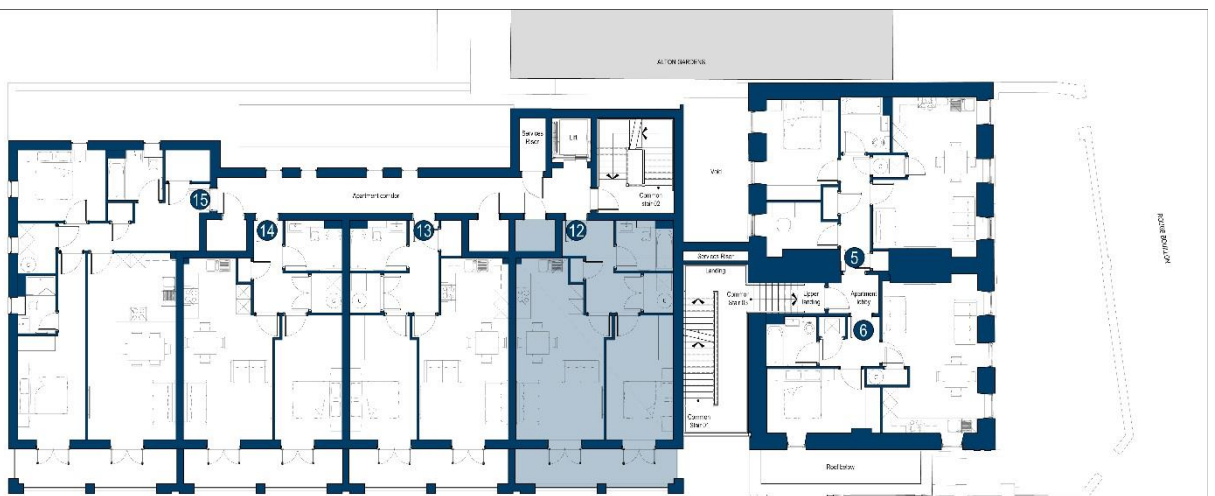
**APARTMENT 12  
SECOND FLOOR**  
NIA = 53.0sqm (570.5sqft)

**Private balcony**  
10.9sqm (117.3sqft)

**Store**  
2.1sqm (22.6sqft)

**Kitchen / Dining / Living room**  
23.6sqm (254.0sqft)  
7.30m x 3.54m (23'11" x 11'7")  
Kitchen width = 2.10m (6'10")  
Living room length = 5.00m (16'5")

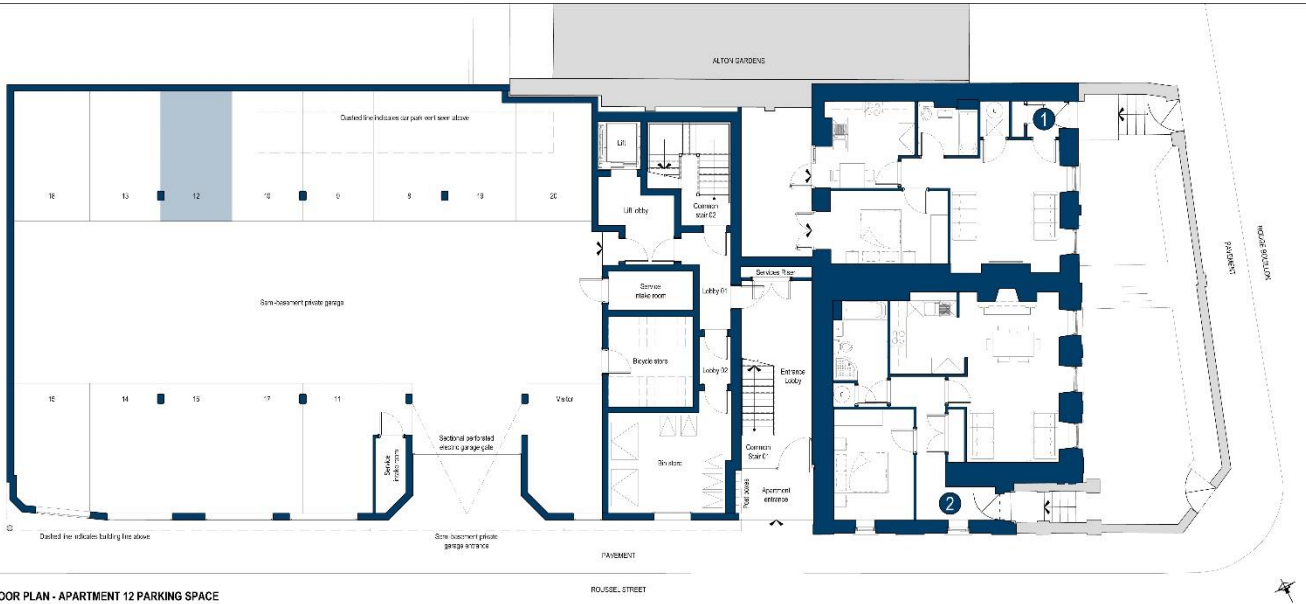
**Bedroom**  
13.2sqm (142.1sqft)  
5.00m x 2.70m (16'5" x 8'11")



SECOND FLOOR PLAN - APARTMENT 12

ROSSIE STREET





GROUND FLOOR PLAN - APARTMENT 12 PARKING SPACE

# Apartments 8 to 20, New Build

## 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, fridge/freezer, slim line dishwasher.
- Induction hob and extractor hood.  
*(Appliances subject to detailed kitchen design)*
- Ceramic floor tile to utility cupboard only
- Laminate timber floor to combined kitchen / living Room

## UTILITY CUPBOARD where applicable

- Base Furniture (where applicable) white.
- Waste and water provided for washing machine / tumble dryer space.  
*(No appliances are provided)*

## BATHROOM / EN-SUITES

- White sanitaryware with chrome fittings.
- Contemporary 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
- Recessed mirror to en suites
- Ceramic floor to en-suites/bathrooms.
- Ceramic wall tiles ( selected walls ) to bathroom , en-suites

## 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 rooms.
- External RCD socket to each patio or terrace.
- Front doorbell and chime
- White video / intercom system.
- Mains-operated smoke alarms / heat detectors..
- Fire sprinkler detection
- Fibre Telephone line into media cupboard ( subject to availability )

## FINISHES

- Windows and external doors pre-factory finished.
- Internal walls generally in matt emulsion except bathrooms and cloakroom.
- Bathrooms and cloakroom walls in white vinyl silk where not tiled.
- Plain ceilings finished in white matt emulsion.
- Internal woodwork painted in white satin finish.
- All ironmongery to be polished chrome.

## WINDOWS, DOORS & WOODWORK

- Double glazed, powder coated aluminium windows and doors externally.
- Softwood painted entrance doors off common areas.
- Contemporary painted internal doors.
- Stained and polished oak carpet thresholds between habitable rooms.
- 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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