



St Saviour

Apartment 1



Revision E
20-09-16

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Highstead Farm St Saviour

Apartment 1

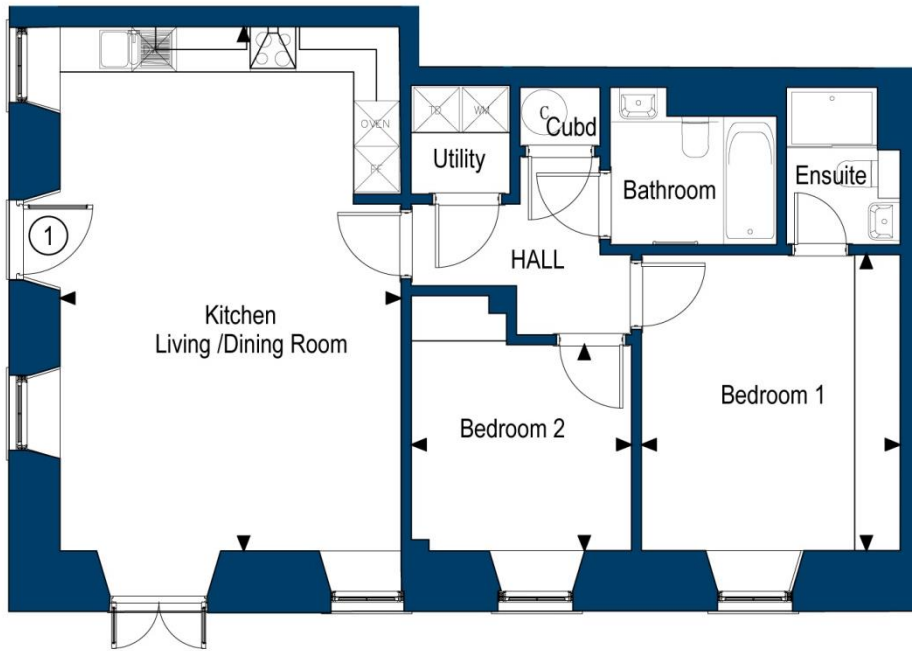


Site Layout

Apartment 1

Ground Floor

Internal Area
72.56sqm (781sqft)



Kitchen/Living/Dining Room

32.5sqm (349.8sqft)

6.92m x 4.51m (22'8" x 14'9")

Bedroom 1

13.3sqm (143.2sqft)

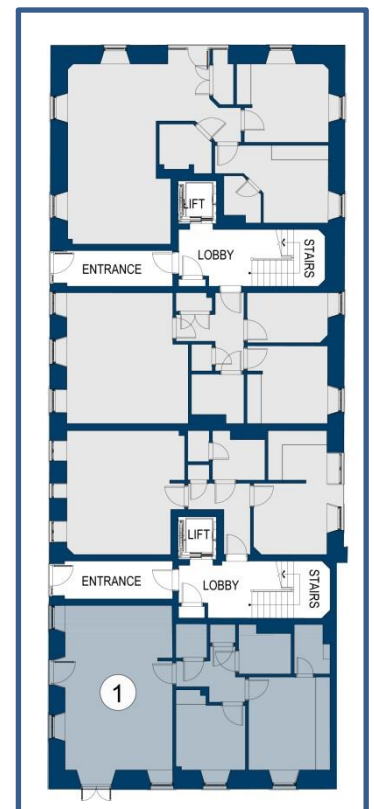
3.92m x 3.41m (12'10" x 11'2")

Bedroom 2

8.6sqm (92.6sqft)

2.91m x 2.72m (9'6" x 8'11")

GROUND FLOOR KEY PLAN



Apartments

KITCHEN

- Luxury fitted high specification Omega kitchen from the Mackintosh range with feature under pelmet lighting.
 - Granite or Silestone worktop with 100mm upstand.
 - 1½ bowl under mounted stainless-steel sink with pillar chrome mixer tap.
 - A full range of integrated appliances including stainless-steel double oven, microwave/oven, fridge/freezer, dishwasher, compact wine fridge.
 - Induction hob and extractor hood.
- (Appliances subject to detailed kitchen design)*

UTILITY CUPBOARD

- 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 with storage under sink and large recessed mirror.
- 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 shower in bathroom).
- En-suite, large walk in shower and thermostatic controlled mixer and fixed head.
- Illuminated feature recess with granite or Silestone cill.
- Ceramic floor and wall tiles with feature tile wall

HEATING AND WATER

- Electric under floor heating to all habitable rooms (low-tariff E20) off individual room thermostats.
- 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.
- 1 external water tap to rear patio/garden (Apartment 1).

ELECTRICAL

- Satin stainless steel sockets with white insets throughout (white sockets in cupboards).
- Central common satellite dish, each apartment wired for Satellite (Sky+), TV & telephone points to living room, kitchen, all bedrooms and study. (Note satellite apartment control box not included)
- Cat 5 data cabling to all TV points to central cupboard.
- Satin stainless steel shaver sockets to bathrooms and en-suites.
- Individual flush ceiling fans to bathrooms, en-suites and cloakrooms.
- Mains-operated smoke alarms.

- Satin stainless steel LED downlights to all rooms.
- Cupboards to have LED wall light on movement sensor
- Recessed LED strip lighting in bathroom / en-suites.
- External RCD socket and feature LED lantern to patio (Apartment 1).

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.
- Plain ceilings finished in white matt emulsion.
- External walls (if not granite) painted in high quality external paint with feature bands and ashlar render defined in an alternative colour.
- Internal woodwork painted in white satin finish.

WINDOWS, DOORS & WOODWORK

- Softwood double glazed windows, doors and frames with softwood cills, pre-finished internally/externally.
- Softwood entrance doors off common areas.
- Softwood external entrance doors.
- Solid oak internal doors, polished finish, with satin stainless steel door furniture. Double doors to be glazed.
- Stained and polished oak carpet thresholds between habitable rooms.
- Fitted wardrobes to master bedroom only.
- Velux windows to selected rooms.

ENTRANCE LOBBY / COMMON AREAS

- Lobbies and staircase to be carpeted.
- Satin stainless steel video intercom entry system to common area entrance doors with handset to each apartment lobby. (Doorbell and internal hallway sounder to ground floor apartments)
- Carpeted lift with stainless steel finish
- Recessed ceiling LED lights on dawn until dusk control and PIR operation.
- Polished oak newels and spindles to staircase.
- Polished oak architraves.
- Oak finished joinery to letterboxes / shelving / parcel cupboard.

BYCYCLE AND BIN STORES

- Locked, communal bin store and bicycle store in separate building.
- LED lighting connected to PIR.

EXTERNAL

- Shared communal garden space, grass seeded with selected tree/shrub planting. (Private garden to Apartment 1).
- Block paving to private car parking bays.
- Apartments 1,2,3 & 4 to have exclusive use of communal spaces directly adjacent to their ground floor apartments.

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