



St Clement

Apartment 1



Revision E  
27-01-17

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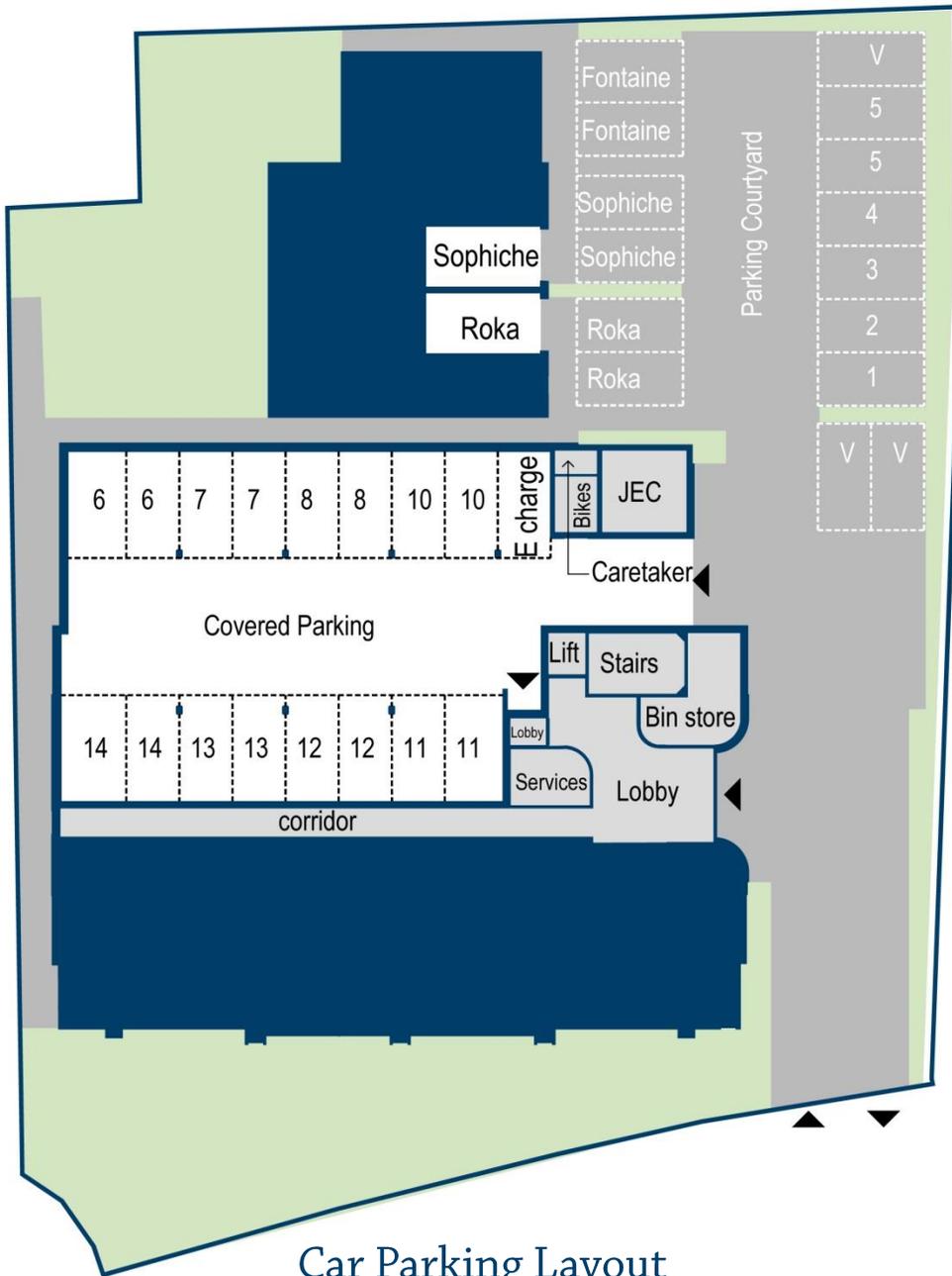
# Rocque Bay

## Apartment 1



Site Layout

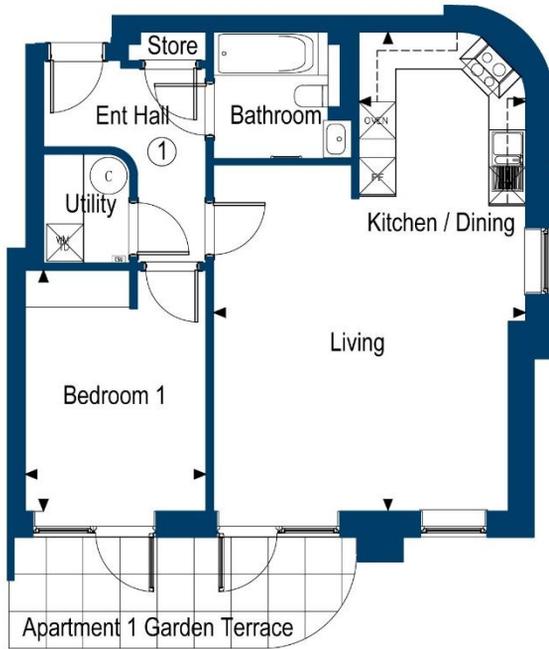
# Rocque Bay



Car Parking Layout

# Apartment 1

Internal Area  
60.0sqm (646 sqft)



## GROUND FLOOR

### Kitchen/Dining/Living

33.0sqm (355.21sqft)

7.74m x 5.07m (25'5" x 16'8")

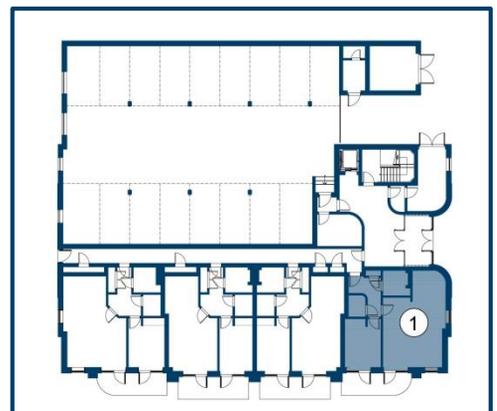
Kitchen width 2.71m (8'11")

### Bedroom 1

11.4sqm (122.71sqft)

3.90m x 2.94m (12'10" x 9'8")

## 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 Miele integrated appliances including stainless steel single oven to plots (1, 2, 3, 4, 5, 6, 7, 8 & 10) and stainless-steel double oven to plots (11, 12, 13, 14), microwave/oven, fridge/freezer, dishwasher.
  - Coffee machine and wine fridge to plots 11,12,13,14.
  - Induction hob and extractor hood.
- (Appliances subject to detailed kitchen design)*

## CLOAKROOM

- White sanitaryware with chrome fittings.
- Contemporary fitted vanity furniture with storage under sink and large recessed mirror.
- Ceramic floor tiles with feature tile wall behind basin and WC.

## UTILITY CUPBOARD

- Furniture (where applicable) to match principal kitchen.
  - 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, large walk in shower and thermostatic controlled mixer and fixed head.
- Illuminated, demisting mirror cabinets to Master en-suites
- Recessed tile mirrors to bathrooms and cloakroom
- Ceramic floor and wall tiles to en-suites/bathrooms. Feature tile wall to recessed niches.

## HEATING AND WATER

- Electric E20 under floor heating to all habitable rooms off individual digital room thermostats.
- Underfloor heating to all bathrooms 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.
- Air comfort cooling in skylounge to plots 11,12,13 & 14.
- Whole apartment heat recovery ventilation system to all habitable rooms and wet areas.

## ELECTRICAL

- Polished chrome screwless 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 and study. (Note satellite apartment control box not included)
- Cat 5 data cabling to all TV points to central cupboard.
- Polished chrome shaver sockets to bathrooms and en-suites. (May be fitted in bathroom cabinet)
- Mains-operated smoke alarms / heat detectors.
- Fire sprinkler detection system to apartments 11,12,13 &14.
- High weather rated marine grade external aluminium LED feature lighting to patio / terraces.
- Polished chrome LED downlights to all rooms.
- Cupboards to have LED wall light on movement sensor
- Recessed LED strip lighting in bathroom / en-suite niche areas.
- Utility cupboard (if applicable), to have recessed white LED lights
- External RCD socket to each patio or terrace.
- Internal power provision for automated blinds to apartments 11,12,13 & 14 skylounge, on north and seaward side.
- Seaward facing apartments - external weather rated socket for provision of external sun protection blinds (blinds not included).
- Front doorbell and chime plus intercom system.
- Electrically operated Velux style windows to skylounge plot 14.

## 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.
- All external ironmongery to be satin stainless steel with marine finish

## WINDOWS, DOORS & WOODWORK

- Triple glazed, powder coated aluminium windows and doors externally and timber finish internally.
- Softwood 3 panel entrance doors off common areas.
- Panelled traditional internal doors.
- Stained and polished oak carpet thresholds between habitable rooms.
- Fitted wardrobes to master bedroom only.
- New softwood private stairs to apartments 5,6,11,12,13,14. French polished hardwood handrail, painted newel and string with toughened glass balustrade.

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# Apartments – External and Common Areas

## ENTRANCE LOBBIES / COMMON AREAS

- Polished chrome video intercom entry system to common area entrance doors.
- Key coded entrance to principal lobby.
- Feature ceramic floor tiles to principal lobby.
- Hardwearing carpet tiles to entrance lobby.
- Staircase, corridors and lift to be carpeted.
- Stainless steel finish to lift
- Painted newels and spindles to staircase.
- Painted joinery to letter boxes and parcel shelving / cupboard
- Recessed ceiling LED lights to lobbies and corridors on dawn until dusk control and PIR operation, LED wall lights to staircase.
- All internal joinery, traditional painted.
- Feature backlit artwork side screens to main entrance doors

## 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.

## PRIVATE STORES

- Lockable store located on the same floor as each apartment entrance in the common area.
- Single LED ceiling light connected to PIR.

## EXTERNAL

- Private terraces to be paved, balconies to be composite decking boards
- Common parking areas to be block paved
- Gardens to apartments 1,2,3&4 to be seeded and divided by hedges.
- Soft landscaping to common areas includes selected tree, shrub and hedge planting.

## EXTERNAL CAR PARKING

### Apartments 1 to 5

- Block paving to private parking bays

## COVERED CAR PARKING

### Apartments 6 to 14

- Automated roller shutter door with remote access
- LED lighting connected to PIR.
- Dedicated 30Amp electric car charge point off landlord's supply for all apartments (located in covered car parking area)

## CONCIERGE SERVICE PROVISION

- Present on site for three hours per day, Monday to Friday.
- General upkeep and maintenance of internal and external common areas.
- General gardening maintenance.
- Available for general queries and assistance.
- Concierge to have own toilet facilities/store.

## PRIVATE ACCESS TO THE BEACH

- All residents of Roque Bay will have private access to the beach via secure gated steps.

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