



St Clement

Apartment 13

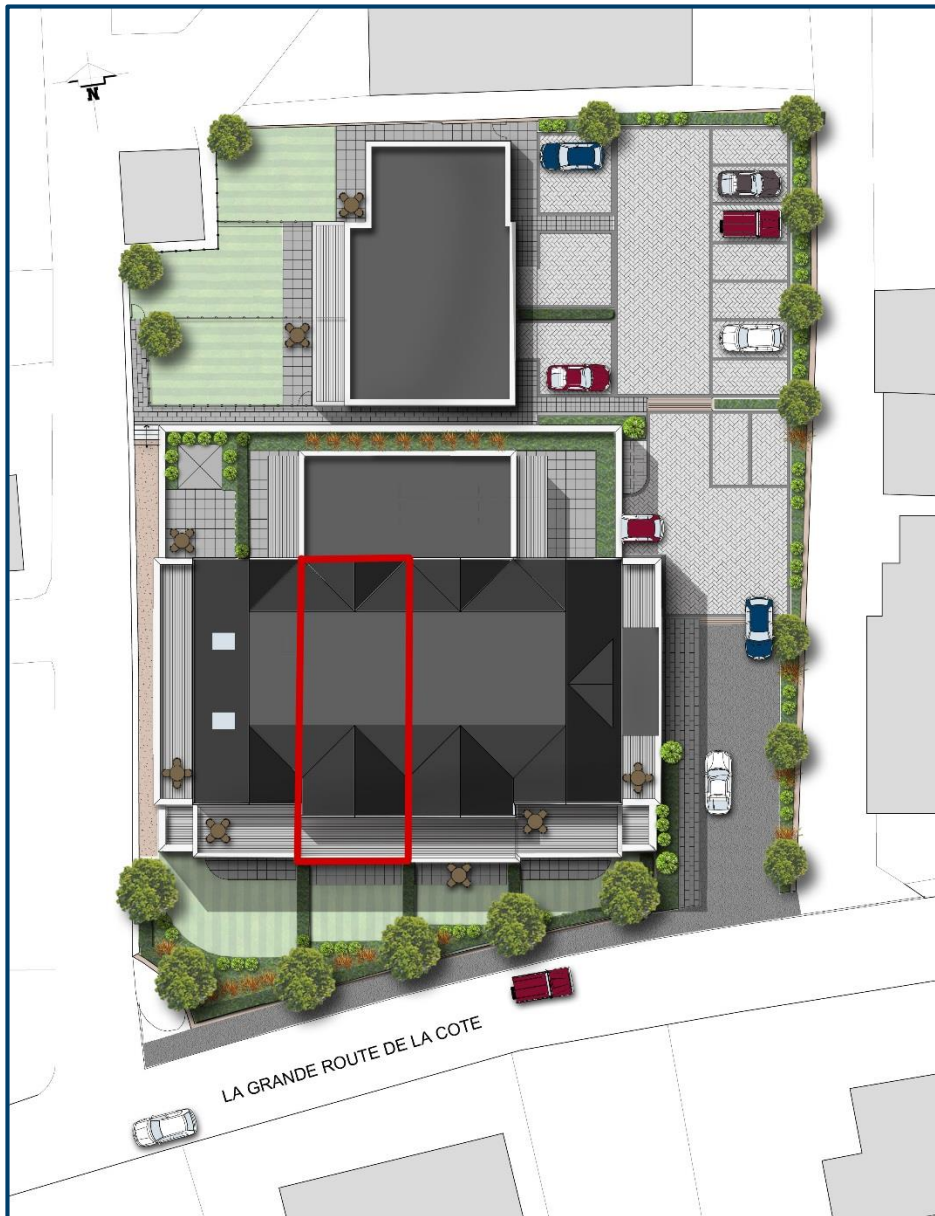


Revision E
27-01-17

The information contained in this brochure is for guidance only. Castletree Homes operate a policy of continuous product development and features may therefore vary from time to time. This information does not constitute a contract or warranty. All measurements and specifications are given as a guide only and may be subject to change without notice. All images are representative only, and do not necessarily reflect the development in question.

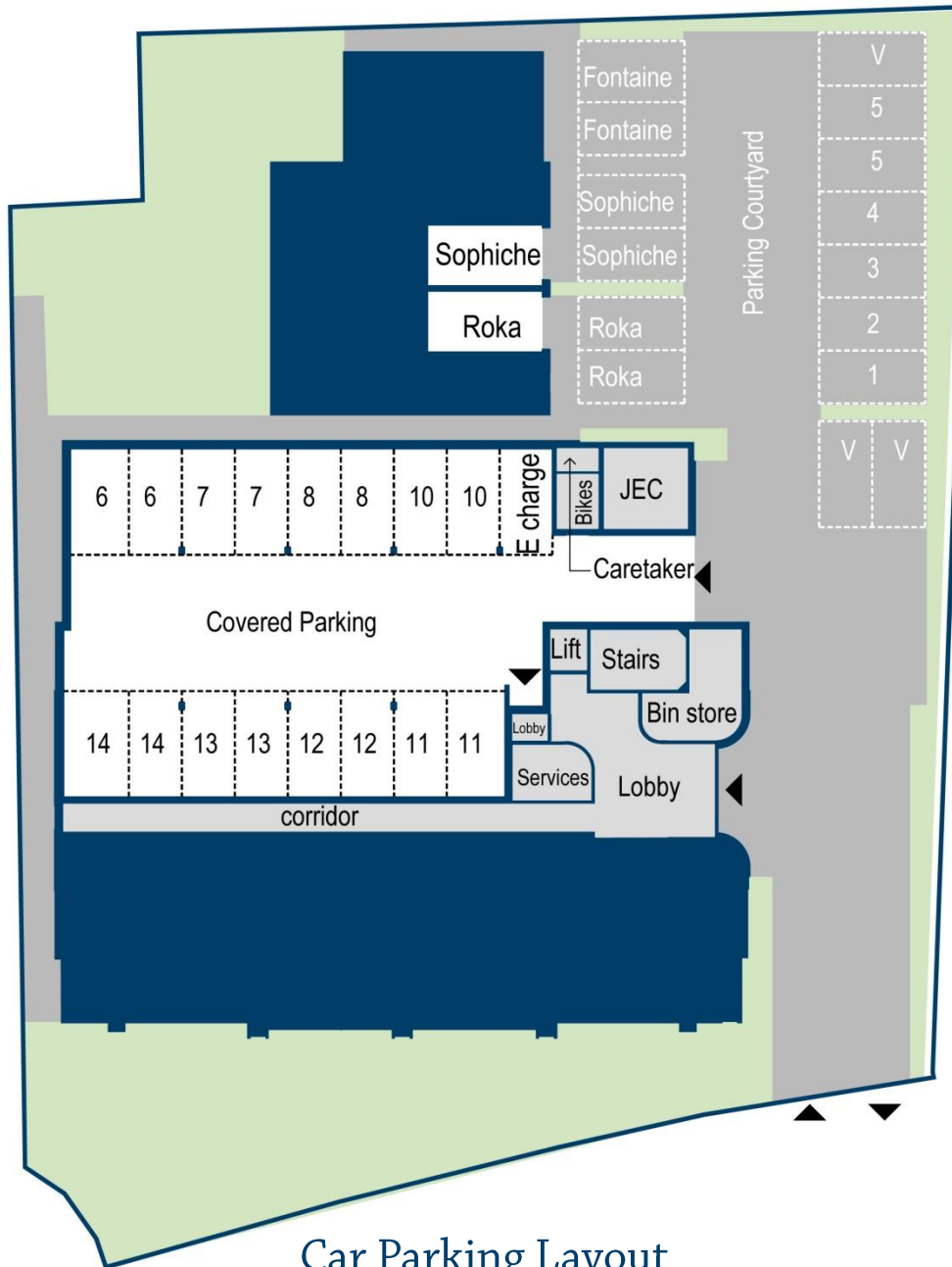
Rocque Bay

Apartment 13



Site Layout

Rocque Bay



Car Parking Layout

Apartment 13

Internal Area
147.9sqm (1592 sqft)



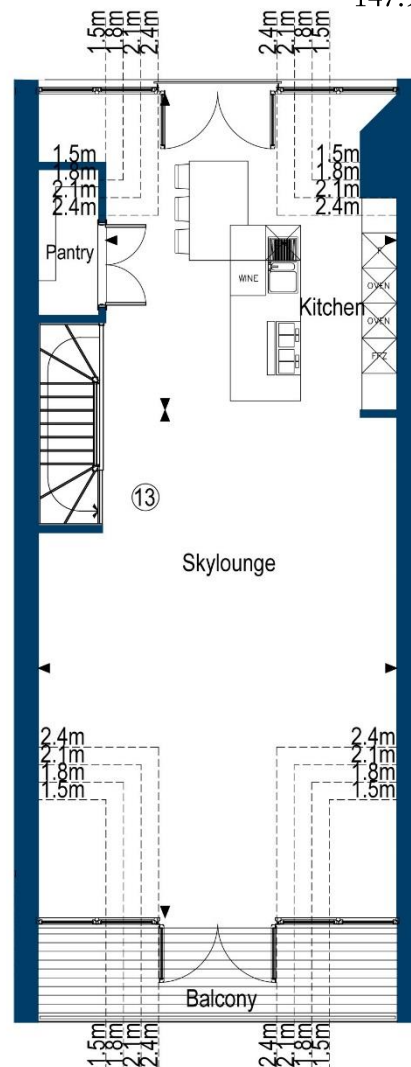
SECOND FLOOR

Bedroom 1

21.8qm (234.65sqft)
8.56m x 3.01m (28'1" x 9'11")

Bedroom 2

18.6sqm (200.21sqft)
7.26m x 3.01 (23'10" x 9'11")



THIRD FLOOR

Kitchen

25.2sqm (271.25sqft) to 1.5m Height
5.40m x 5.09m (17'7" x 16'7")

Skylounge

46.2sqm (497.29sqft) to 1.5m Height
8.67m x 6.13 (28'5" x 20'1")

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.

The information contained in this brochure is for guidance only. Castletree Homes operate a policy of continuous product development and features may therefore vary from time to time. This information does not constitute a contract or warranty. All measurements and specifications are given as a guide only and may be subject to change without notice. All images are representative only, and do not necessarily reflect the development in question.

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.

The information contained in this brochure is for guidance only. Castletree Homes operate a policy of continuous product development and features may therefore vary from time to time. This information does not constitute a contract or warranty. All measurements and specifications are given as a guide only and may be subject to change without notice. All images are representative only, and do not necessarily reflect the development in question.