



APARTMENT SPECIFICATION

INTERIOR FINISHES

- Mid-tone chevron timber floor to hallway, living room and kitchen
- Mid-tone broadloom carpet to bedrooms
- Full height entrance door white lacquer
- Satin Nickel ironmongery to all internal doors
- Satin nickel sockets with USB charging ports
- Satin nickel switches with toggle switch
- Matt finish to apartment walls, ceilings painted in an emulsion finish and bathroom finished in matt emulsion
- White lacquered skirting

KITCHEN/LIVING ROOM:

- Kitchen units in light grey lacquer with satin nickel kitchen handles
- Concealed LED lighting beneath wall mounted units
- Porcelain tile kitchen worktop – currently under discussion
- Siemens single electric oven (one-bedroom apartments)
- Siemens single electric & additional combi oven (duplex apartments)
- Siemens double electric oven/combi oven (two & three-bedroom apartments)
- Siemens four ring flush fit induction hob
- Overhead extractor fan
- Siemens integrated fridge freezer (separate fridge & freezer duplex & three-bedroom apartments)

- Siemens integrated dishwasher
- Integrated wine cooler 300mm for two bedroom apartments, 600mm for three bedroom and duplex apartments
- Siemens Washer/dryer* (Awaiting confirmation)
- Integrated microwave (Awaiting confirmation)
- Porcelain tile splash backs
- Underslung stainless-steel sink
- Single lever chrome mixer tap
- Integrated pull out waste bin
- TV/Satellite point in reception (Satellite TV enabled subject to purchaser subscription)
- Telephone point

BEDROOMS:

- Built in wardrobes to master bedrooms and to 2nd bedroom, Matt finish to wardrobe doors. Soft close doors. Chrome hanging rails with shelving space satin nickel handles
- Duplex unit wardrobes are fluted back painted glass with satin nickel metal detailing. Provided in master and 2nd bedroom, panelled timber wardrobes in 3rd bedroom all with satin nickel handles
- TV/Satellite point (Satellite TV enabled subject to purchaser subscription)

MASTER EN-SUITE:

- Chevron porcelain wall & floor tiles, skirtings
- Porcelain vanity storage unit with drawer
- Under counter wash basin
- Wall mounted spout basin mixer tap
- Satin nickel framed mirrored storage cabinet
- Hinged door glass panel shower enclosure
- Double anti slip enamel finish shower tray
- Overhead shower with integrated hand shower* - Yes
- Wall mounted bath & shower mixer*
- Wall mounted white WC
- Dual push WC flush plate
- Hinged glazed glass panel to wall mounted baths
- Free standing bath with floor standing single lever bath and shower mixer (Duplex master only)
- Chrome towel rail with heated wall panel
- Chrome robe hook
- Chrome toilet roll holder
- Shaver Point In storage cabinet

BATHROOMS:

- Chevron porcelain wall & floor tiles, skirtings
- Porcelain vanity storage unit with drawer
- Under counter wash basin
- Wall mounted spout basin mixer tap

- Satin nickel framed mirror storage cabinet
- Double anti slip enamel finish shower tray
- Wall mounted bath and shower mixer tap
- Overhead shower and hand shower
- Wall mounted white WC with soft close seat
- Dual push WC flush plate
- Chrome towel rail with heated wall panel
- Chrome nickel robe hook
- Chrome nickel toilet roll holder
- Shaver Point In storage cabinet

ELECTRICAL

- Feature wall lights to bathroom vanity units
- Energy efficient spotlights
- Double wall mounted sockets with USB
- Single and double wall switches with toggle

HEATING & HOT WATER

- Combined heat and power from a centralised system providing underfloor heating
- Hot water supplied by a centralised boiler system
- Cooling to living room and master bedroom (Duplex Units Only)

SECURITY/PEACE OF MIND

- 10 Year Warranty (TBA)
- 24-hour on-site concierge service*
- Access to apartments via audio/visual colour entry system
- Multi point locking to front entrance doors
- Mains supply operated heat/smoke detectors with battery back up

COMMUNAL AREAS

- Landscaped resident's gardens
- Cycle storage with secure access
- Shared working space (located within the Dorsett Hotel Town Hall)
- Underground car parking with secure gated access (available by separate negotiation and on selected plots only)
- Passenger lifts and stairs to all levels (Blocks A & B only)
- Communal post boxes within residential entrance lobby's

LEASE TERM:

- 125 Years

GROUND RENT:

- Studios £200pa
- 1 Bedroom £250pa
- 2 Bedroom £300pa
- 3 Bedroom £350pa