

SPECIFICATIONS

Doors & Windows

- Large slim profile windows finished in a beige grey (RAL7006) with feature aluminium panels to each window head
- Thermally broken double-glazed aluminium windows and doors
- Sliding bi-fold doors with black ironmongery
- Solid single-panelled internal doors

Internal Finish

- Painted dry lining to walls and ceilings in matt white emulsion
- Floor finishes provided throughout the apartment

External Works

- Primary facade finished in a bespoke brick-slip cladding with double soldier course brick band detail wrapping the full building. Insulated light gauge steel frame and non-combustible insulation (estimated U value of 0.8W/m2K)
- Roof is a steel frame, non-combustible insulation, single ply/Ruberoid roof finish (estimated U value of 0.13W/m2K)
- Top storey steps back from the primary facade of the building, finished in a standing-seam bronze aluminium cladding which extends onto the projecting roof overhang
- Frameless glazed balconies wrapped around expansive terrace, interspersed with slatted feature cladding screens adding interest to the facade and additional privacy to outdoor living spaces
- Soft curved edges to each corner terrace
- Balcony floor finished in grey porcelain tiles

Electrical

- White sockets and switches throughout
- Convenient USB sockets in all bedrooms, kitchen, dining and living areas

Lifts

- Communal lift servicing all floors via the lobby entrance

Plumbing & Heating

- Combined air source heat pump and mechanical ventilation system with heat recovery
- Underfloor heating installed throughout each apartment for even, comfortable warmth
- Multi-zone heating control allows precise temperature management in different areas
- Hot water cylinder for a consistent supply of hot water
- The fabric-first approach is complemented by high-performance building comfort systems and low-energy fixtures and fitting

Kitchen

- Modern, fully integrated handleless units in a brown veneered oak and white design
- White quartz worktop, with cut-out sink and grooved drainer for unbeatable durability and easy maintenance
- Quartz splashback to the rear of the induction hob
- AEG single oven and induction hob
- Slimline extractor and wine cooler
- Integrated appliances including fridge freezer, oven, microwave and dishwasher
- Chrome Carysil hot tap with stainless steel sink

Bathrooms & En-suites

- White ceramic sanitaryware
- Shower over bath and separate shower cubicle
- Shower tray in ensuites
- Sensor-activated LED mirror and soft-close cabinetry
- Chrome taps and fittings
- Heated towel rail
- Quality Porcelanosa tiles – Beige stone effect wall tiles, full height to the bath/shower enclosures and white stone effect floor tiles designed to bring the tranquillity of the outdoors into your interior design scheme

Security

- Security alarms fitted to all apartments

Warranty

- All apartments come with full assurance of quality and protection for a full decade, providing homeowners with protection against the structure under a 10-year warranty from the date of completion
- All apartments are leasehold on a 250-year lease

A DEVELOPMENT BY

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