

SPECIFICATION

KITCHENS

Kitchens by Cameron Interiors

Integrated appliances to include:

- Siemens oven
- Siemens combination microwave/oven
- Siemens fridge/freezer
- Siemens dishwasher
- Siemens plate warming drawer (in certain apartments)
- CDA wine fridges (in certain apartments)
- Bora 4 zone induction hob with integrated downdraft extractor
- Quooker boiling water tap
- Solid surface worktop
- Full height splash back panels
- Stainless steel undermount sink
- LED lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop and units in certain apartments

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in en-suites, bathrooms, halls and certain kitchens
- Pendant and fixed surface mounted LED ceiling lighting to bedrooms, living areas & certain kitchens
- 5 amp lighting circuit to living areas
- Bedside light switching in master bedrooms
- LED kitchen unit lighting in certain kitchens
- Feature LED lighting in bathrooms and en-suites
- Feature external lighting
- Integrated USB charging in certain power sockets
- External power sockets in garden apartments
- High quality low profile screwless brushed stainless steel switches and sockets in living room, kitchen, halls and bedrooms
- High quality low profile screwless chrome shaver sockets in bathrooms and en-suites

BATHROOMS & EN-SUITES

High quality contemporary bathrooms and en-suites to include:

- Duravit wall mounted WC's with concealed cisterns and chrome flush plates
- Duravit baths with tiled bath panels, free standing in certain apartments
- Bauhaus vanity units with molded basins in bathrooms
- Duravit vanity units with ceramic basin in master en-suites
- Duravit ceramic basins in en-suites
- Large low profile shower trays with frameless glass screens
- Polished chrome wall mounted taps and shower/bath valves by Crosswater
- Tall chrome towel radiators with summer heating elements
- Large feature mirrors with LED lighting, demister pads in en-suites and bathroom
- Full bodied porcelain tiles on floors and full height on certain walls
- Electric underfloor tile heating with 24/7 controls
- Chrome shaver sockets

HEATING & VENTILATION

- High efficiency A rated combination boilers
- High efficiency A rated system boilers with separate hot water storage in larger units
- All boilers have 5-year warranty
- 24/7 digital heating controls
- Electric underfloor tile heating within all bathrooms and en-suites with 24/7 controls
- Traditional column style radiators in living rooms, kitchens, bedrooms and halls with TRV's
- Tall chrome towel radiators in bathrooms and en-suites with summer heating elements
- Centralised mechanical extract ventilation systems in kitchen, bathrooms and en-suites with integrated humidity controls
- Trickle ventilation to all windows
- Refurbished or new marble fire places with slate hearths and working gas fires in certain apartments
- Electric wall mounted gas effect fires with slate surrounds in certain apartments

FLOORING

- Large format engineered oak flooring in hall, living area, kitchen and cupboards
- Luxury deep pile carpet in all bedrooms with purchaser colour choice
- Full bodied Italian porcelain tiles in all bathrooms and en-suites

AUDIO VISUAL

All apartments are wired for the following:

- BT
- Digital TV
- CAT6
- SKY Q

SECURITY

- Video entry phone system to apartments off common halls
- Keyed alike 5 lever mortice deadbolt and mortice light latch to entrance doors
- Door viewer to all entrance doors
- Locking windows where appropriate
- PIR controlled and emergency LED lighting system to common halls
- External lower ground floor and garden wall lighting

GENERAL

- Refurbished and draft proofed timber sash and case windows
- Refurbished existing working window shutters
- Walls and ceiling painted in matt emulsion finish
- Tiled common areas with PIR and emergency fittings
- Architect certificates suitable for mortgage lenders issued with all apartments
- Generous internal storage
- Dry lined cellar with Lower Ground Floor apartments
- Landscaped rear gardens with Lower Ground Floor apartments
- Common areas will be factor managed
- High quality stainless steel ironmongery throughout
- Ability to apply for on-street residents permit parking
- External power and taps in gardens apartments

