

High Specification

KITCHENS

Kitchens by Cameron Interiors
Integrated appliances to include:

- Siemens oven
- Siemens combination microwave/oven
- Siemens fridge/freezer
- Siemens dishwasher
- Bora 4 zone induction hob with integrated downdraft extractor
- Solid surface worktop with exception of certain islands designed with a colour matched work surface
- Full height splash back panels
- Stainless steel undermount sink
- LED lighting
- All utility areas plumbed and wired for washing machines and where possible condensing driers

LIGHTING & ELECTRICAL

- Pendant and LED recessed ceiling lighting to all areas
- Bedside light switching in master bedrooms
- LED kitchen unit lighting in certain kitchens
- Feature LED mirror lighting in bathrooms and en-suites
- Feature external lighting
- High quality low profile screwless matt white switches and sockets in living room, kitchen, halls and bedrooms
- High quality low profile screwless shaver sockets in bathrooms and en-suites

BATHROOMS & EN-SUITES

High quality contemporary bathrooms and en-suites to include:

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

HEATING & VENTILATION

- High efficiency A rated combination Worcester Combi boilers
- High efficiency A rated Worcester 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 in master en-suites with 24/7 controls
- Designer flat panel style radiators in living rooms, kitchens, bedrooms & halls with TRVs
- Tall chrome towel radiators in bathrooms and en-suites with summer heating elements in master en-suite
- Centralised mechanical extract ventilation systems in kitchens bathrooms and en-suites with integrated humidity controls
- Trickle ventilation to all windows

FLOORING

- Khars Oak engineered oak flooring in halls, living areas, kitchens & cupboards
- Luxury deep pile carpet in all bedrooms with purchaser colour choice, dependent on timing.
- Full bodied porcelain tiles in all bathrooms and en-suites

SECURITY

- Door entry phone system to apartments off common halls
- Keyed alike 5-lever mortice deadbolt & 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

AUDIO VISUAL

All apartments are wired for the following:

- BT
- Digital TV
- CAT6
- SKY Q

GENERAL

- New high performance double-glazed timber windows throughout
- Walls and ceiling painted in matt emulsion finish
- Tiled and carpeted common areas with PIR and emergency light 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 garden apartments
- Common areas will be factor managed
- High quality stainless steel ironmongery throughout
- Ability to apply for on-street residents' permit parking
- Ability to apply for access to private Learmonth Gardens
- Outside taps for apartments with gardens