

# Waterside Apartments

## Specification



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- ◇ Stylish, quality manufactured kitchen units with choice of finishes to both doors and worktops. Stainless steel under-worktop single fan oven with matching gas or electric hob, chimney style cooker hood, integrated washer dryer and fridge freezer. A range of wall tiling above worktops and concealed lighting under wall units will be included to complete these outstanding kitchens.
- ◇ Superior quality white suites to bathroom. As the area to be tiled will vary between apartment styles, please refer to sales consultant.
- ◇ There will be a thermostatic controlled shower over the bath.
- ◇ All window frames will be white uPVC and double glazed. Front doors and fascia boards will also be white uPVC.
- ◇ All apartments will have a Juliet style balcony with French doors into lounge.
- ◇ Wardrobes will have sliding mirror doors with white frames.
- ◇ All ceilings will be smooth finish, with coving to Lounge and Hall. Internal doors and woodwork are painted white gloss and the walls are finished with emulsion, coloured soft cream.
- ◇ Stainless Steel or Chrome light fitting to Kitchen ceiling.
- ◇ Gas central heating is supplied by a gas boiler and thermostatically controlled radiators.
- ◇ Mains operated smoke detectors with battery backup are installed.
- ◇ Audio control entry system.
- ◇ Carpeted staircase to all floors.
- ◇ Telephone and television points are provided to lounge and all bedrooms. All apartments will be wired for Sky Plus television. Clients to make their arrangements for connection direct with Sky.
- ◇ The external finishing will be of buff & red coloured facing brick with areas to be rendered. Allocated parking areas will be block paved. All landscaped areas to be turfed or seeded.
- ◇ All properties have the benefit of a 10 year NHBC warranty.