

SPECIFICATIONS

INTERIOR FINISHES

- Mid-tone herringbone oak floor to hallway, living room and kitchen
- Mid-tone herringbone oak floor to bedrooms
- Full height veneered apartment entrance door
- Black ironmongery to front and internal doors
- Black toggle switches and sockets some with USB charging ports
- Emulsion paint finish to apartment walls, ceilings and bathrooms
- Painted skirting
- Energy efficient spotlights

KITCHEN/LIVING ROOM

- Kitchen units in coloured lacquer with black ironmongery
- Concealed LED lighting beneath wall mounted units
- Terrazzo inspired kitchen worktop
- Siemens/Bosch single electric & combi oven or double electric & combi oven
- Siemens/Bosch four ring flush fit induction hob
- Overhead extractor fan
- Siemens/Bosch integrated fridge freezer
- Siemens/Bosch integrated dishwasher
- Integrated wine cooler
- Siemens/Bosch washer/dryer
- Stainless steel sink with single lever chrome or black mixer tap
- Pull out recycling and waste bin
- Integrated pull out waste bin

BEDROOMS

- Matt finish built in wardrobes to master and second bedroom with soft close doors.
- Black hanging rails with shelving and satin nickel handles
- TV/Satellite point to all bedrooms

BATHROOMS AND ENSUITE

- Porcelain wall tiles
- Porcelain floor tiles
- Vanity storage unit with drawer

HEATING & HOT WATER

- Air Source Heat Pump system providing underfloor heating and hot water throughout
- Solar PVs to Mews Houses

SECURITY/PEACE OF MIND

- 10 Year structural warranty
- CCTV
- Access to apartments via audio/visual entry system
- Multi point locking to front entrance doors
- Mains supply operated heat/smoke detectors with battery back up
- Contractors 2 year warranty

TECHNICAL SPECIFICATION

- High speed internet
- Video/audi entry system
- TV/Satellite point
- Telephone point

COMMUNAL AREAS

- Landscaped residents' gardens
- Cycle storage with secure access
- Passenger lifts and stairs to all levels (Block B only)
- Communal post boxes within residential entrance lobbies for apartments
- Houses will have individual post boxes
- Access to pre-arranged car-parking nearby (2 minutes) with special provision for immediate off-street parking subject to appropriate licenses.
- Gated security

DISCLAIMER

At the time of printing, the specifications are accurate. Any modifications made will be of equal or greater quality and Celadon Estates holds the authority to make changes without prior notice. While every effort has been made to prepare these details for the benefit of potential buyers, please note that they are intended as a preliminary guide. For more information please speak to our sales team.