



#### COMMUNAL

- 6th floor communal terrace fronting dock
- Daytime Concierge (hours TBC)
- Lobby with residents seating and secure mailboxes, parcel store
- Secure bike store
- Lifts to all floors
- External soft landscaping
- 10-year warranty

#### SECURITY

- CCTV to main entry points
- Manned concierge desk (Hours TBC)
- Secure key fob access to communal entrance and bike store
- Audio and Video entry systems



#### LIVING/ KITCHEN AREA

- Wide engineered oak flooring
- Fitted matt grey cabinetry and quartz worktop
- Chrome tap with stainless-steel kitchen sink
- Integrated appliances (70/30 Fridge/Freezer, Electric oven with microwave, 4 plate ceramic hob, Dishwasher (if applicable), Fridge/Freezer)
- Washer/Dryer (location dependant on configuration)
- Smoked mirror splash back
- Bronze effect ironmongery



#### AUDIO/ VISUAL

- Pre-installed video entry system
- Integrated reception system (IRS), allowing for reception of both Digital Freeview and satellite TV. TV outlets are featured to living rooms and bedrooms.



#### BEDROOM

- Pile carpet in neutral tones (Wide engineered Oak flooring for Manhattan units)
- Low energy downlighting
- Fitted wardrobe to master bedroom, bronze effect ironmongery



#### BATHROOM & WC

- Large format porcelain floor tiles
- Marble effect scalloped wall tiles
- Chrome finish shower set with Fixed Head and hand Shower attachment
- Stone resin shower trays or Bath (dependant on unit)
- Fixed panel glass shower screens (dependant on unit)
- Wall mounted WC
- Wall mounted basin, vanity unit and chrome mixer tap
- Mirrored vanity cabinet with integral LED lighting and internal shaver socket
- Chrome electric towel rail
- Recessed downlighting



#### TERRACES & BALCONIES

- Expansive terraces and or balconies with composite decking (dependant on unit)

#### INTERNAL FINISHES

- Expansive, charcoal slim line aluminium windows and doors
- Bronze effect switches, sockets and ironmongery
- Downlighting throughout
- Underfloor heating