

GARDEN VILLAS SPECIFICATION

Kitchen

- Contemporary kitchen with composite worktop
- Under-mounted sink with mixer tap
- Marble splash back with concealed worktop lighting
- Miele cooking and refrigeration appliances
- Integrated dishwasher

Master ensuite bathroom

- Under-mounted bath with porcelain top
- Shower with glass shower screen and door (where applicable)
- Dual flush wall mounted WC with concealed cistern
- Porcelain topped vanity unit with mixer tap
- Mirror fronted bathroom cabinet incorporating shaver point, glass shelving, concealed lighting and demist feature
- Porcelain flooring and areas of porcelain to walls
- Underfloor heating
- Heated towel rail

Guest ensuite bathrooms

- Under-mounted bath with porcelain top (where applicable)
- Shower with glass shower screen and door (where applicable)
- Dual flush wall mounted WC with concealed cistern
- Porcelain topped vanity unit with mixer tap
- Mirror fronted bathroom cabinet incorporating shaver point, glass shelving, concealed lighting and demist feature
- Porcelain flooring and areas of porcelain to walls
- Underfloor heating
- Heated towel rail

Additional bathrooms

- Shower with glass shower screen and door (where applicable)
- Dual flush wall mounted WC with concealed cistern
- Porcelain topped vanity unit with mixer taps
- Mirror fronted bathroom cabinet incorporating shaver point, glass shelving, concealed lighting and demist feature
- Porcelain flooring and areas of porcelain to walls
- Underfloor heating
- Heated towel rail

Powder rooms

- Porcelain vanity unit
- Dual flush wall mounted WC with concealed cistern
- Concealed storage with mirror cabinetry
- Underfloor heating

Villa interior finishes

- Light stained oak (or similar) veneered solid core entrance doors
- Medium grey stained oak (or similar) veneered panelled internal doors
- Straight wide plank engineered timber board flooring to bedrooms, reception, dining, kitchen and powder rooms
- Bronze metal trim to all thresholds
- Bronze ironmongery throughout
- Feature timber staircase with painted steel stringers, glass balustrade and timber handrail
- White lacquer doors to service cupboards
- Timber veneered doors to wardrobes (where applicable)
- Walls to be finished in estate emulsion
- Timber flooring to master bedroom, reception, dining, kitchen and guest rooms

Utility

- Miele (or similar) stacked washer/dryer
- Composite stone worktop and splashback
- Matt lacquer to cabinetry (where applicable)

Audio/visual

- Wiring for multiple satellites and terrestrial television from central receiver
- TV outlets to living area and bedrooms (where applicable)
- Telephone and data outlets from living area and bedrooms (where applicable)

Electrical

- Recessed LED downlights throughout
- LED strip light to ceiling recess along the façade to wash down window dressing
- Multipurpose plates and floor boxes to provide provision for decorative lighting to living area and bedrooms
- Home automation system
- Pre-wired for home entertainment system in living area

Heating and cooling

- Underfloor heating via metered central plant with individual controls to living area and bedrooms
- Integrated heating and comfort cooling system with individual controls to living area and bedrooms
- Whole house integrated ventilation/heat recovery system

Security

- Access to building via electronic video system
- Pre-wired for future security alarm to be fitted by purchaser if required
- CCTV coverage to rear estate entrances
- High security multi-point locking entrance door
- Secure post boxes in main entrance lobby
- Direct call to concierge from apartment video entry system
- 24-hour site estate management office

Floor to ceiling heights

- Ceiling heights for MH01-05:
2.4m in the living area;
bedrooms between 2.2m and 2.4m
- Ceiling heights for MH06:
2.7m in the living area;
2.8m in the kitchen and informal living;
bedrooms between 2.2m and 2.4m
- Ceiling heights for MH07-09:
2.7m in the living area;
2.8m in the kitchen and informal living;
2.4m in the bedrooms
- Floorlight to lower floors allows provision for lift location subject to purchaser's intent

All heights are rounded to 1 decimal place