



Computer Generated Image – A typical street scene of The Hawthorn Apartments at Kingfisher Park

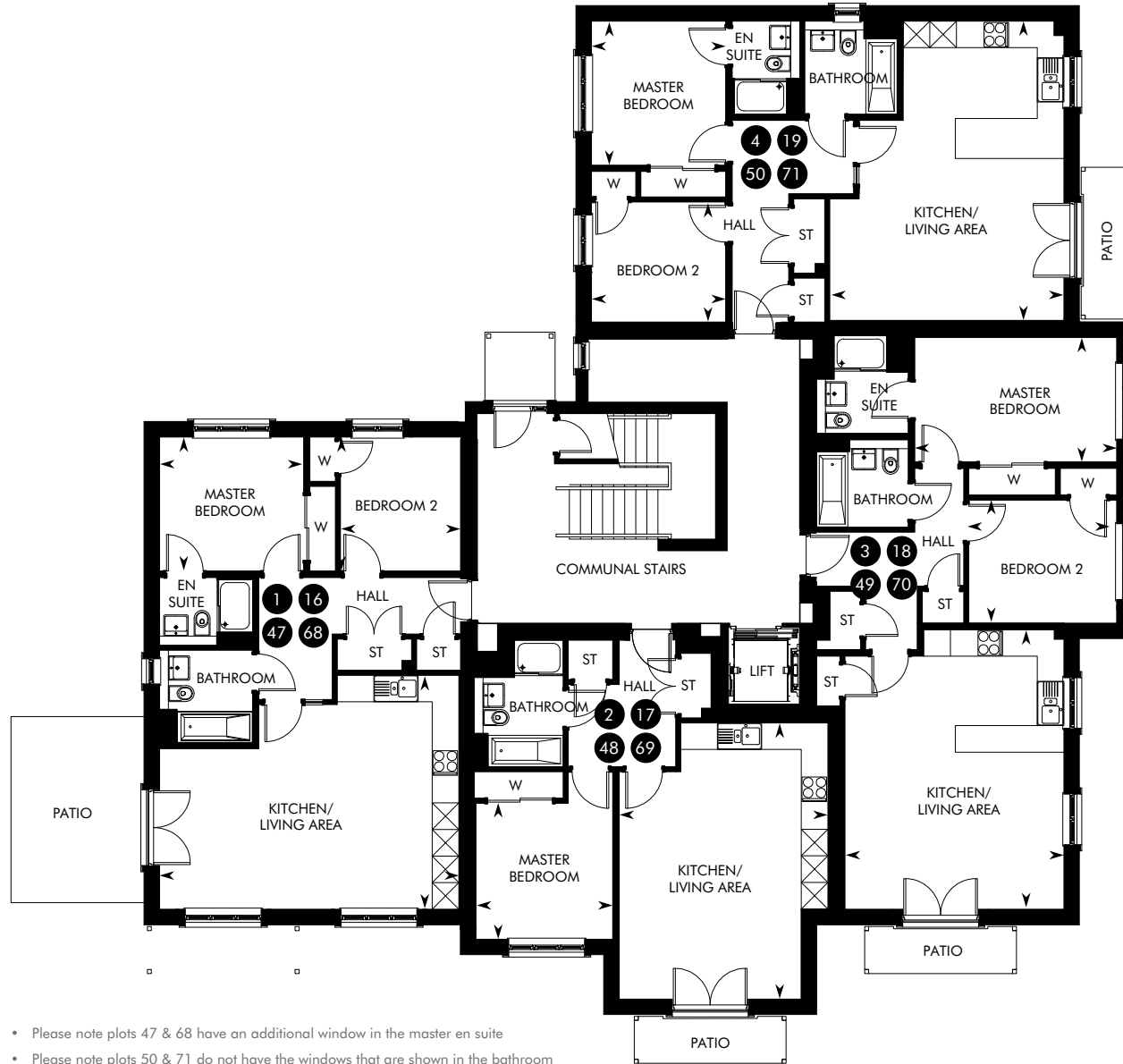
THE HAWTHORN APARTMENTS

1 & 2 BEDROOM APARTMENTS AT KINGFISHER PARK



GROUND FLOOR

PLOTS 1, 2, 3, 4, 16, 17, 18, 19, 47, 48, 49, 50, 68, 69, 70, 71



- Please note plots 47 & 68 have an additional window in the master en suite
- Please note plots 50 & 71 do not have the windows that are shown in the bathroom

PLOTS 1, 16, 47, 68

2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.75 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"

PLOTS 2, 17, 48, 69

1 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.23 x 4.71	20' 5" x 15' 5"
Master Bedroom	3.09 x 3.07	10' 1" x 10' 1"

PLOTS 3, 18, 49, 70

2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.31 x 4.94	20' 8" x 16' 2"
Master Bedroom	4.55 x 2.81	14' 11" x 9' 3"
Bedroom 2	3.34 x 2.78	10' 11" x 9' 1"

PLOTS 4, 19, 50, 71

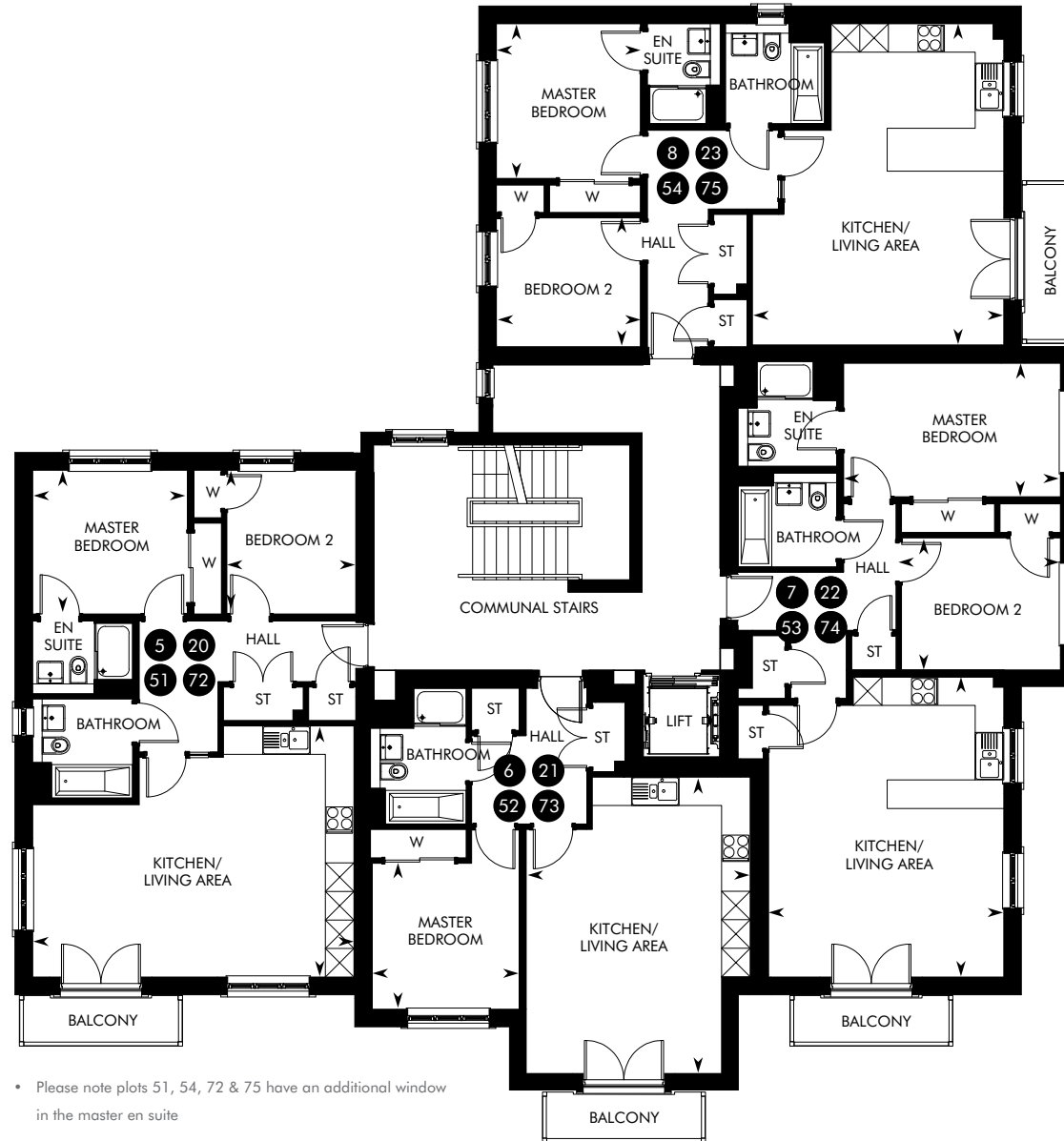
2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.75 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"



Previous CALA show apartment

FIRST FLOOR

PLOTS 5, 6, 7, 8, 20, 21, 22, 23, 51, 52, 53, 54, 72, 73, 74, 75



• Please note plots 51, 54, 72 & 75 have an additional window in the master en suite

PLOTS 5, 20, 51, 72

2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.75 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"

PLOTS 6, 21, 52, 73

1 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.23 x 4.71	20' 5" x 15' 5"
Master Bedroom	3.09 x 3.07	10' 1" x 10' 1"

PLOTS 7, 22, 53, 74

2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.31 x 4.94	20' 8" x 16' 2"
Master Bedroom	4.55 x 2.81	14' 11" x 9' 3"
Bedroom 2	3.34 x 2.78	10' 11" x 9' 1"

PLOTS 8, 23, 54, 75

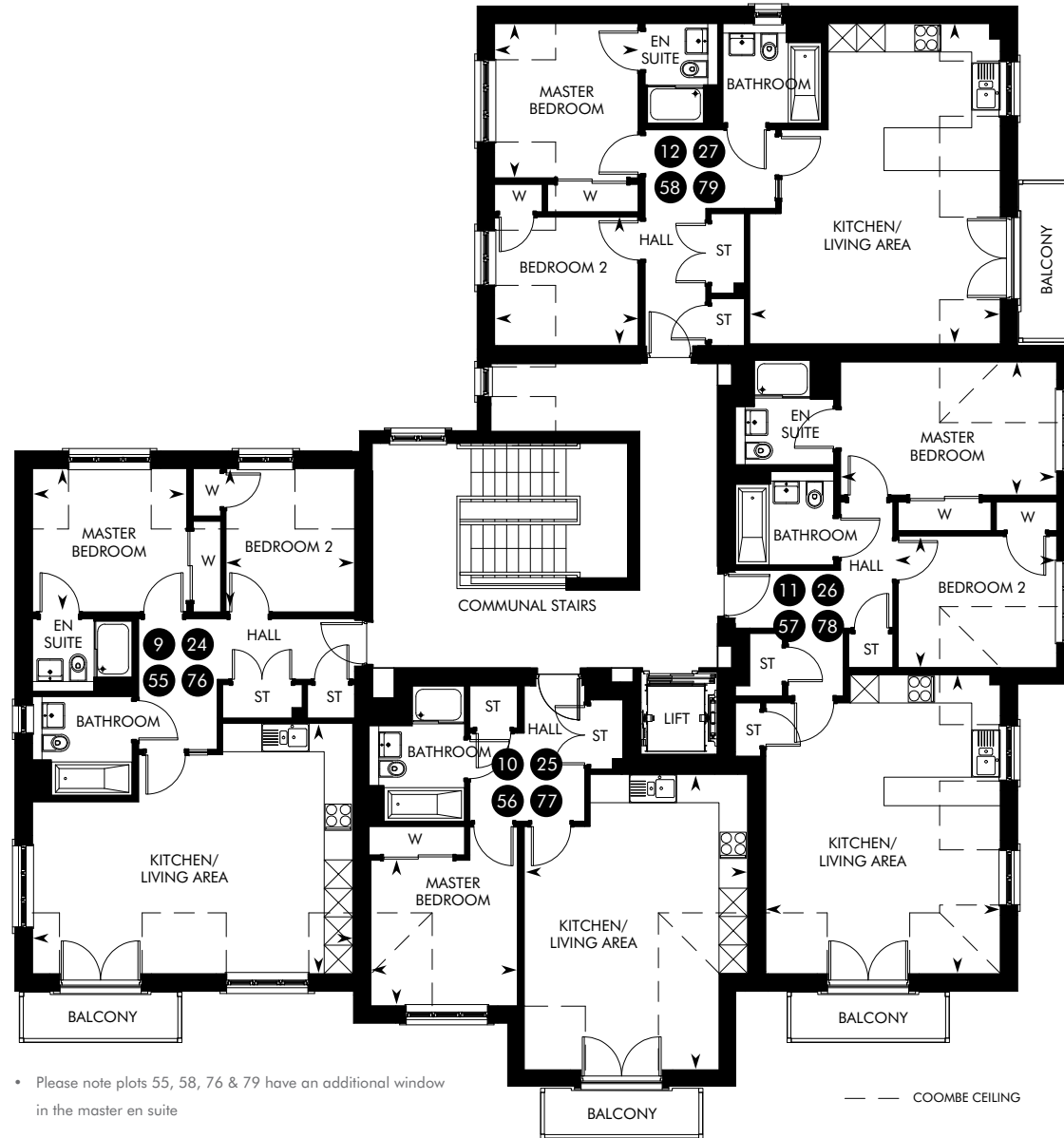
2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.75 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"



Previous CALA show apartment

SECOND FLOOR

PLOTS 9, 10, 11, 12, 24, 25, 26, 27, 55, 56, 57, 58, 76, 77, 78, 79



• Please note plots 55, 58, 76 & 79 have an additional window in the master en suite

--- COOMBE CEILING

PLOTS 9, 24, 55, 76

2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.77 x 5.29	22' 2" x 17' 4"
Master Bedroom	3.27 x 3.05	10' 9" x 10' 0"
Bedroom 2	3.05 x 2.71	10' 0" x 8' 11"

PLOTS 10, 25, 56, 77

1 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.24 x 4.72	20' 6" x 15' 6"
Master Bedroom	3.10 x 3.08	10' 2" x 10' 1"

PLOTS 11, 26, 57, 78

2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.34 x 4.95	20' 9" x 16' 3"
Master Bedroom	4.58 x 2.82	15' 0" x 9' 3"
Bedroom 2	3.35 x 2.79	11' 0" x 9' 2"

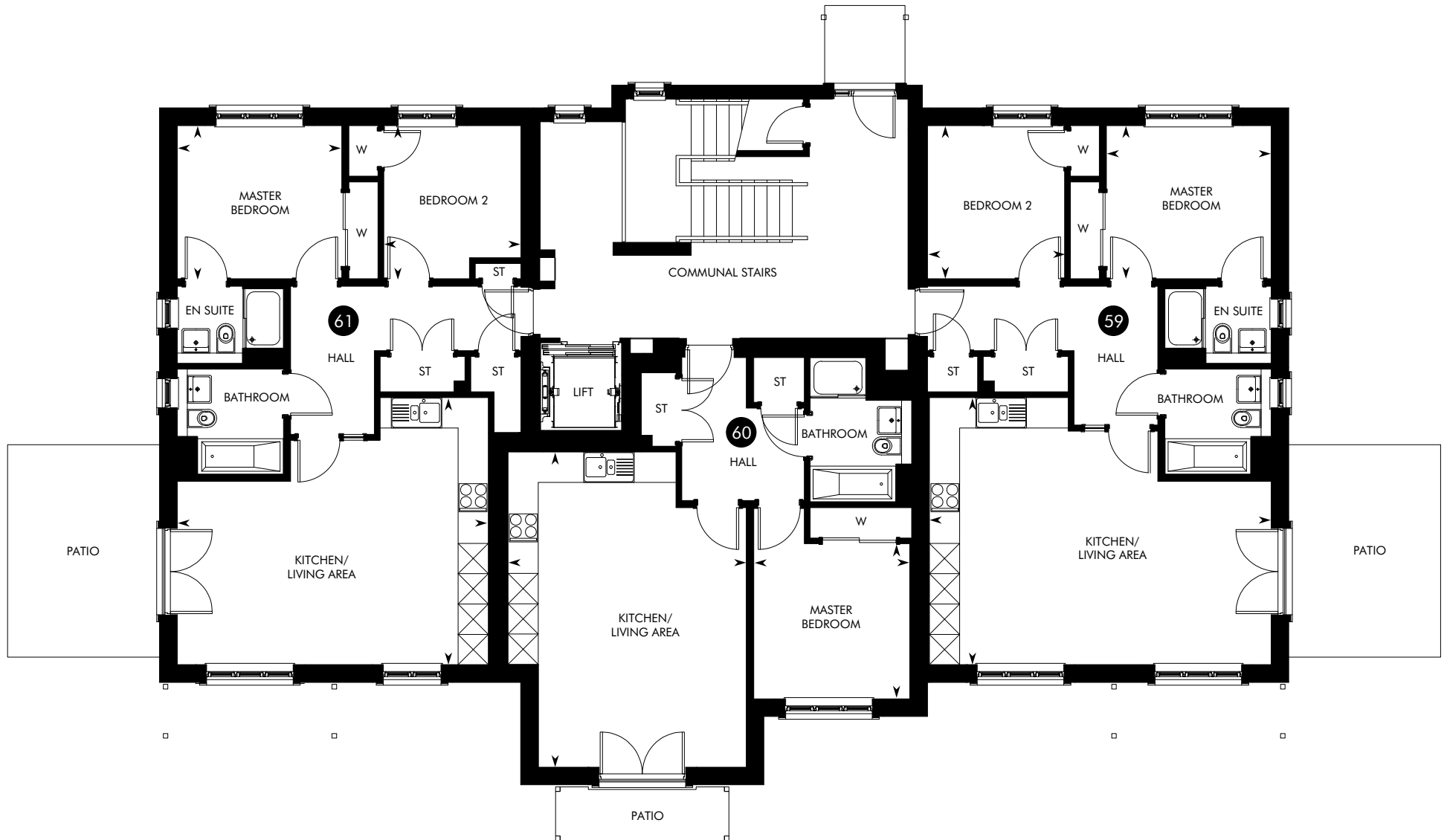
PLOTS 12, 27, 58, 79

2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.77 x 5.29	22' 2" x 17' 4"
Master Bedroom	3.28 x 3.05	10' 9" x 10' 0"
Bedroom 2	3.05 x 2.71	10' 0" x 8' 11"



Previous CALA show apartment

GROUND FLOOR
PLOTS 59, 60, 61



PLOT 59 2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.75 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"

PLOT 60 1 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.23 x 4.71	20' 5" x 15' 5"
Master Bedroom	3.09 x 3.07	10' 1" x 10' 1"

PLOT 61 2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.15 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"



Previous CALA show apartment

FIRST FLOOR
PLOTS 62, 63, 64



PLOT 62 2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.75 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"

PLOT 63 1 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.23 x 4.71	20' 5" x 15' 5"
Master Bedroom	3.09 x 3.07	10' 1" x 10' 1"

PLOT 64 2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.15 x 5.28	22' 2" x 17' 4"
Master Bedroom	3.25 x 3.03	10' 8" x 9' 11"
Bedroom 2	3.03 x 2.71	9' 11" x 8' 11"



Previous CALA show apartment

SECOND FLOOR
PLOTS 65, 66, 67



PLOT 65 2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.77 x 5.29	22' 2" x 17' 4"
Master Bedroom	3.27 x 3.05	10' 9" x 10' 0"
Bedroom 2	3.05 x 2.71	10' 0" x 8' 11"

PLOT 66 1 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.24 x 4.72	20' 6" x 15' 6"
Master Bedroom	3.10 x 3.08	10' 2" x 10' 1"

PLOT 67 2 BEDROOM APARTMENT	M	FT
Kitchen/Living Area	6.16 x 5.29	20' 3" x 17' 4"
Master Bedroom	3.28 x 3.05	10' 9" x 10' 0"
Bedroom 2	3.05 x 2.71	10' 0" x 8' 11"



Previous CALA show apartment

SPECIFICATION

KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Integrated cooker hood (as design dictates)
- Siemens induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Under cabinet lights
- VADO single mixer tap in kitchen
- 1 ½ bowl stainless steel sink in kitchen

BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- VADO taps and fittings
- Chrome finished shower enclosures
- VADO shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)
- Chrome towel warmers (main bathroom and master en suite only)

- Choice of wall tiling from Porcelanosa ranges*
- Soft close toilet seats
- Utopia vanity unit in master en suite and main bathroom
- Utopia illuminated mirror with demister pad in master en suite and main bathroom (as design dictates)

DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary lever style handles
- White gloss finish to skirtings and facings

WARDROBES

- Sliding door to wardrobe (as design dictates)

ELECTRICAL

- Low energy pendant light fitting
- Security entrance
- Doorbell and chimes at front door entrance



*Subject to build stage. Our Sales Consultant will advise on plot specific information on boundaries, service strips, walls and factoring.



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- Shaver socket in bathroom and each en suite
- Ample TV/data distribution points
- Multigrad switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Light and electric double socket to loft (as design dictates)
- Energy monitor included

SECURITY & SAFETY

- A direct dial up security system to the Hawthorn Apartments (ground floor only - a small optional monthly charge applies)
- Mains-wired smoke detectors in hallways
- Separate smoke detector in lounge
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to master bedroom

PLUMBING & HEATING

- Central heating via a high efficiency gas boiler with radiators
- Thermostatic heating controls

EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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