

# 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.



Previous CALA show apartment

- 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