



PRINCE'S QUAY ➤TOWNHOUSE SPECIFICATION



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KITCHENS

- > Stylish German crafted kitchens by Impuls
- > 25mm laminate worktop with upstand
- > Bosch 4 zone induction hob
- > Faber ceiling extractor fan in stainless steel
- > Bosch built-in single oven
- > Bosch integrated fridge freezer
- > Bosch Integrated dishwasher
- > Inset sink bowl in stainless steel
- > Sky mono sink mixer with swivel spout in chrome

BATHROOMS & EN SUITES

- > Contemporary sanitaryware from the Laufen range (excluding bath)
- > Contemporary mixer taps

- > Thermostatic shower column with circular shower head
- > Thermostatic combination bath filler and handheld spray set
- > Chrome finish shower enclosures with white shower trays
- > Shaver sockets to all bathrooms and en suites
- > Chrome towel warmers to all bathrooms and en suites
- > Choice of tiling from Porcelanosa ranges (subject to build stage)

DECORATION

- > Internal walls and ceilings will be finished in Covermatt white emulsion
- > Pre-finished white internal pass doors
- > Satin white paint to skirting's and facings
- > Stylish level satin chrome door handles

WARDROBES

- > Stylish sliding wardrobe doors with shelves and hanging rail (as design dictates)

HEATING

- > Central heating via a high efficiency combination gas boiler and radiator system
- > Myson vertical radiators to living area
- > Single zone system with programmable control
- > Individual thermostatic control valves on radiators (except those with programmable thermostat)

ELECTRICAL

- > Ample power, TV and telephone points throughout
- > Main TV consul plate in main living area

- > Feature downlights to kitchen, bathroom and en suites
- > Chrome socket fittings to kitchens – white elsewhere
- > Wired for Freeview and Virgin:
 - > Freeview connection (aerial required)
 - > Virgin points in living area and bedroom 1 (connection required)
- > Fully wired with CAT6 (cabling only) to data points in living area and bedroom 1
- > External lighting to patios and balconies (where design dictates)

SECURITY & SAFETY

- > Intruder security alarm
- > Mains-wired smoke detectors
- > Battery operated CO detectors

EXTERNAL AREAS

- > Grey uPVC double glazed windows externally and white internally
- > Patio area with Riven slabs
- > Composite decking to terrace area (Barclay and Crompton only)
- > Monoblock private driveways
- > Private rear gardens
- > 1.8m rear garden fencing
- > External tap to rear garden area
- > Electrical point in rear garden area
- > An annual factoring fee will be payable by all residents. Please speak to our Sales Consultant for full details
- > All properties are covered by 10 year Q Policy warranty

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