

SPECIFICATION

The Graham House Apartments

Kitchens

- Stylish German crafted kitchens by Nolte
- Silestone worktops with undermount sink in gunmetal finish
- Siemens built-in single oven
- Siemens built-in microwave combination oven
(Plots 244, 245, 247, 250, 251, 252 & 253 only)
- Siemens 4 zone induction hob
(Plots 242, 243, 248, 249, 255, 256, 257, 258, 259 & 260 only)
- Siemens 5 zone induction hob
(Plots 251 & 252 only)
- Siemens 800mm venting hob
(Plots 244, 245, 246, 247, 250, 253, 254 & 261 only)
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated washer/dryer
(Plots 242, 248, 249, 255, 256, 257, 258, 259 & 260 only)
- Bosch freestanding washer/dryer
(Plots 243, 244, 245, 246, 247, 250, 251, 252, 253, 254 & 261 only)
- Under unit LED lighting

Bathrooms

- Contemporary white sanitaryware from the Laufen range and baths by Carron
- Contemporary slimline mixer taps
- Under sink Laufen vanity units to main bathroom and en-suite
- Full height wall tiling by Porcelanosa to bath and shower enclosure
- Thermostatic shower to main bathroom and en-suites
- Thermostatic combination bath filler and handheld spray to baths
- Shaver sockets to all bathrooms and en-suites
- Stylish towel warmers to all bathrooms and en-suites
- Fitted mirror above wash hand basin in bathrooms and en-suites

Decoration

- Internal walls and ceilings will be finished in white emulsion
- Pre-finished white pass doors internally
- Contemporary lever style handles
- Gloss white paint to all woodwork (including frames, facings, skirtings, cills & aprons)

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Wardrobes

- Stylish fitted wardrobes with shelves and hanging rails as design dictates

Heating & Electrical

- Communal District Heating System
- Horizontal and/or vertical radiator styles (as apartment design dictates)
- Master TV media plate in main lounge with CAT 6 cabling
- Communal satellite dish to apartments (connection required)
- Ample power, TV and telephone points throughout
- USB & USBC charging points in selected rooms
- Hyperoptic and BT Openreach fibre installations

Security

- Video door entry and access control system (where applicable)
- Intruder alarm system to ground floor apartments with external access
- Mains powered smoke detectors
- LED lighting to corridors and stairwells

External and Common Areas

- Allocated private external parking
- External bike shelter with individual bike racks

Factor

- An annual factors fee will be payable by all residents at Jordanhill Park. Please consult our Sales Consultant for full details
- All properties covered by 10 year Q Policy warranty