



# BALGRAY GARDENS

APARTMENT SPECIFICATION



## DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable appliances built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your apartment is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

# SPECIFICATION

## KITCHENS

- Stylish Silverbirch kitchens with integrated Siemens appliances
- 25mm laminate worktops
- Four zone induction hob
- Built-in single oven
- Built-in fridge freezer
- Built-in dishwasher
- Contemporary tap in kitchen
- Stainless steel sink
- Washer dryer located in hall cupboard

## BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- Contemporary taps and fittings
- Glass finished shower enclosures
- White shower trays
- Thermostatic shower valves and heads

- Chrome towel warmers to bathroom and en suite (as design dictates)
- Full height tiles to bath and shower enclosures
- Vanity units to bathroom and en suite (as design dictates)

## DECORATION

- Internal walls will be finished in white
- Ceilings will be finished in Covermatt white emulsion
- Pre-finished grey wood effect pass doors
- Satinwood white paint to skirtings and facings

## WARDROBES

- Stylish sliding wardrobe doors with shelves and hanging rails to all bedrooms (as design dictates)

## ELECTRICAL

- Ample power, TV and telephone points throughout
- Shaver socket in bathroom and each en suite
- Master TV console plate in main lounge/living area
- Multigrid switching of kitchen appliances sited on wall above/behind worktop
- Downlighter to kitchen, bath and shower room
- Chrome socket fittings above worktops in kitchen, white elsewhere

## SECURITY & SAFETY

- Alarm system to ground floor apartments only
- Mains-wired smoke detectors
- Battery operated CO detectors
- Mist Fire Suppression system to all apartments

## PLUMBING & HEATING

- Combi gas boiler system with programmable control
- Individual thermostatic control valves on radiators (except rooms with programmable thermostat)
- Insulation values in excess of 2015 legislation levels

## EXTERNALS

- Grey PVCu double glazed window on exterior with internal white finishes
- Landscaping works as per landscaping design drawing
- Lift access to all floors
- Allocated parking space for each apartment
- Two factoring companies will be appointed to maintain all common areas with an annual fee payable by residents



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