



# CRAIBSTONE ESTATE

THE APARTMENTS - BLOCK 2 & 3

SPECIFICATION



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## KITCHEN & UTILITY

- Contemporary Nobilia kitchen by Laings
- Bosch stainless steel single oven
- Bosch black glass induction hob
- ELITE 1460 Elica stainless steel slimline cooker hood
- Built-in fridge/freezer
- Stainless steel sink in the kitchen with chrome VADO tap

## BATHROOMS & EN SUITES

- White sanitaryware from the Vitra range
- VADO chrome taps
- White shower trays
- Roman glass shower enclosures
- VADO chrome plate shower mixer set
- Choice of wall tiling from Porcelanosa ranges\*
- Full height tiling around baths, showers and bulkhead enclosures

## INTERNALS

- Ground floor to ceiling heights 2425
- First floor to ceiling heights 2425
- Second floor to ceiling height 2475

## DECORATION

- Internal walls and ceilings within property finished in white
- Internal woodwork within the properties and common areas finished in satin paint
- Internal ceiling and stair soffits within common areas of the property finished in white
- White pre-finished solid core internal pass doors

## WARDROBES

- Stylish bi-fold wardrobe doors feature in master bedrooms
- White veneer pre-finished semi-solid core wardrobe doors feature in second bedroom



A previous CALA show apartment



A previous CALA showhome

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

A previous CALA show apartment



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### ELECTRICAL

- Communal access video control monitor system with electronic release and entry phone link
- Low energy block entrance wall light with integral photocell sensor and timer provided to all communal block entry points
- Ample power, TV and telephone panels throughout
- Pendant light fittings to be provided throughout the property with downlighters fitted to the kitchen
- Fibre to the home (FTTM) enabling access to ultrafast broadband

### SECURITY

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Wired carbon monoxide detector

### PLUMBING & HEATING

- Central heating via high efficiency combination boiler and radiators
- Separate thermostatic zone control on radiators (except those with programmable thermostat)
- Roof integrated solar PVs serve the communal area only

### EXTERNALS

- Feature anthracite grey front door to property
- uPVC double-glazed windows in anthracite grey with chrome internal handles
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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