



22 King's Gate

Specification



Stock photography

Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. 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.



Computer generated images - King's Gate



Specification

Kitchen & utility rooms

- Stylish German Kitchens
- Siemens multifunction single oven in black with steel trim
- Siemens microwave combination oven in black with steel trim (Apartment type L only)
- Siemens four zone induction hob (Apartment types B, F, G, H, J, K only)
- Siemens 700mm venting hob (Apartment type E only)
- Siemens 800mm venting hob (Apartment types A, C, D, L only)
- Siemens 600mm telescopic extractor (Apartment types B, F, G, H, J, K only)
- Siemens recirculating filter for above (Apartment types B, F, G, H, J, K only)
- Siemens integrated fridge freezer
- Siemens fully integrated dishwasher
- Siemens integrated washer dryer
- Matt black Carron 1 ½ bowl sink
- Matt black Vado Origins mixer tap

Bathroom & en suites

- White sanitaryware from the Laufen range
- Vado chrome taps
- Vado chrome plated shower mixer set
- Shower over the bath within main bathroom
- Choice of wall tiling from Porcelanosa ranges*
- Full height tiling around baths and shower enclosures
- Free standing vanity unit below the sink in the bathroom and en suite
- Range B – vanity, tiling and flooring options available

Internals

- Please consult the sales team for plot specific floor to ceiling heights

Decoration

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- Alpine grey woodgrain pre-finished internal pass doors with contemporary lever style handles
- Internal wall within communal area finished in white
- Common areas to feature stainless steel and glass staircase

Wardrobes

- Stylish sliding wardrobe doors to all bedrooms, with shelves and hanging rails except where walk-ins shown

Electrical

- Communal access video control monitor system with electronic release and entry phone line
- Low energy block entrance wall light with integral photocell sensor and timer provided at communal block entry points
- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with downlighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

Security & safety

- Full security alarm system to all ground floor properties
- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector
- Lift within block serving to all floors
- Smart delivery drop parcel box and individual mail box unit within each stairwell
- iMist fire protection water suppression system to stairwell and apartments

Plumbing & heating

- Central heating via high efficiency gas boiler and radiators
- Bathroom and en suites feature chrome towel rail

Externals

- uPVC double-glazed windows finished with chrome internal finished handles
- Solar PV installed to roof with PV arrays providing power to communal areas
- Grey feature main entrance door to building
- A factoring company will be appointment to maintain all common areas with an annual fee payable by residents



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Stock photography

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