



Computer Generated Image – The Esk Apartments at Kingfisher Park

# THE ESK APARTMENTS

2 & 3 BEDROOM APARTMENTS AT KINGFISHER PARK



# GROUND FLOOR

PLOTS 41, 43, 46, 80, 83, 85



PLOTS 41, 85

2 BEDROOM APARTMENT	M	FT
Kitchen	3.29 x 2.92	10' 9" x 9' 7"
Living Room	5.10 x 4.73	16' 9" x 15' 6"
Master Bedroom	3.58 x 3.26	11' 9" x 10' 9"
Bedroom 2	3.11 x 2.91	10' 3" x 9' 7"

PLOTS 43, 83

3 BEDROOM APARTMENT	M	FT
Kitchen	3.10 x 3.09	10' 2" x 10' 2"
Living Room	5.39 x 4.74	17' 8" x 15' 7"
Master Bedroom	4.05 x 3.49	13' 3" x 11' 5"
Bedroom 2	3.34 x 2.86	10' 11" x 9' 5"
Bedroom 3	3.09 x 2.23	10' 2" x 7' 4"

PLOTS 46, 80

2 BEDROOM APARTMENT	M	FT
Kitchen	3.90 x 2.90	12' 10" x 9' 6"
Living Room	5.22 x 3.09	17' 2" x 10' 2"
Master Bedroom	3.20 x 3.00	10' 6" x 9' 10"
Bedroom 2	3.00 x 2.81	9' 10" x 9' 3"



Previous CALA show apartment

FIRST FLOOR  
PLOTS 42, 44, 45, 81, 82, 84



PLOTS 42, 84

2 BEDROOM APARTMENT	M	FT
Kitchen	4.80 x 2.79	15' 9" x 9' 2"
Living Room	5.34 x 4.48	17' 6" x 14' 8"
Master Bedroom	3.56 x 3.34	11' 8" x 10' 11"
Bedroom 2	3.36 x 2.99	11' 0" x 9' 10"

PLOTS 44, 82

3 BEDROOM APARTMENT	M	FT
Kitchen	4.38 x 3.13	14' 4" x 10' 3"
Living Room	5.63 x 5.39	18' 6" x 17' 8"
Master Bedroom	3.98 x 2.95	13' 1" x 9' 8"
Bedroom 2	3.11 x 3.10	10' 2" x 10' 2"
Bedroom 3	3.13 x 2.47	10' 3" x 8' 1"

PLOTS 45, 81

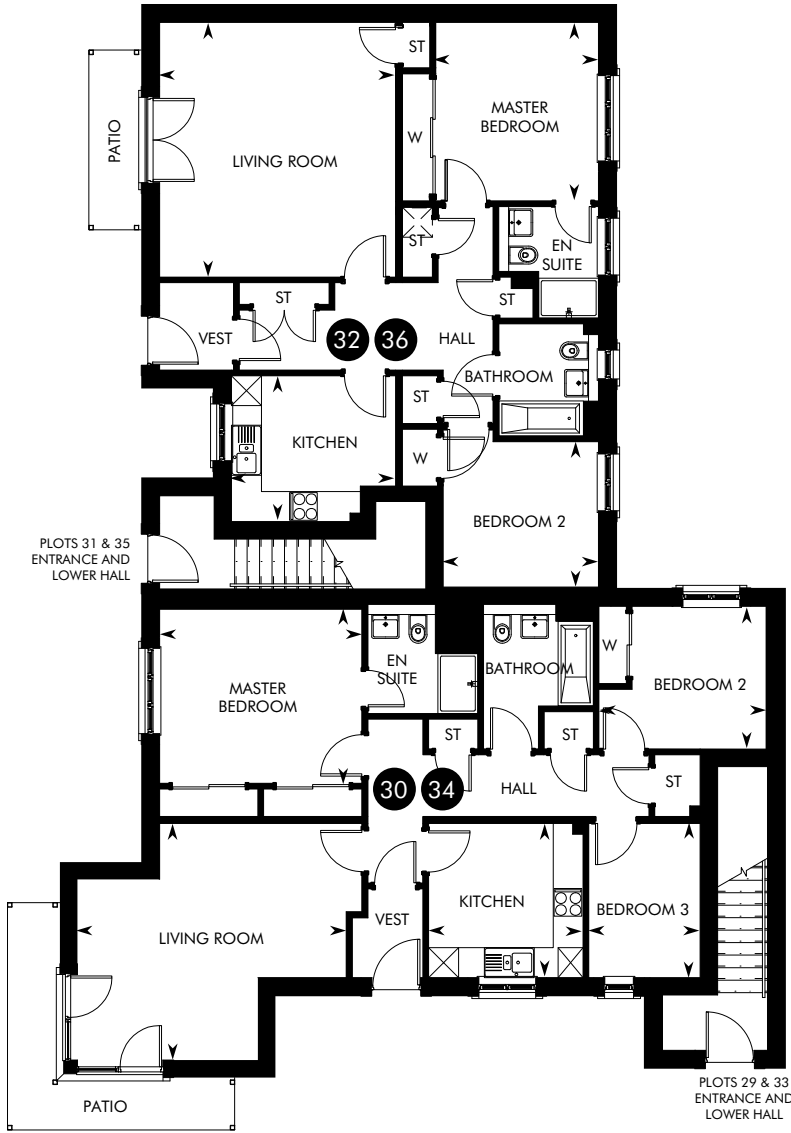
2 BEDROOM APARTMENT	M	FT
Kitchen	3.91 x 2.91	12' 10" x 9' 7"
Living Room	4.98 x 3.35	16' 4" x 11' 0"
Master Bedroom	3.80 x 3.02	12' 6" x 9' 11"
Bedroom 2	3.21 x 2.91	10' 6" x 9' 7"



Previous CALA show apartment

# GROUND FLOOR

PLOTS 30, 32, 34, 36



PLOTS 32, 36

2 BEDROOM APARTMENT

	M	FT
Kitchen	3.29 x 2.92	10' 9" x 9' 7"
Living Room	5.10 x 4.73	16' 9" x 15' 6"
Master Bedroom	3.58 x 3.26	11' 9" x 10' 9"
Bedroom 2	3.11 x 2.91	10' 3" x 9' 7"

PLOTS 30, 34

3 BEDROOM APARTMENT

	M	FT
Kitchen	3.10 x 3.09	10' 2" x 10' 2"
Living Room	5.39 x 4.74	17' 8" x 15' 7"
Master Bedroom	4.05 x 3.49	13' 3" x 11' 5"
Bedroom 2	3.34 x 2.86	10' 11" x 9' 5"
Bedroom 3	3.09 x 2.23	10' 2" x 7' 4"



Previous CALA show apartment





PLOTS 31, 35

2 BEDROOM APARTMENT

	M	FT
Kitchen	4.80 x 2.79	15' 9" x 9' 2"
Living Room	5.34 x 4.48	17' 6" x 14' 8"
Master Bedroom	3.56 x 3.34	11' 8" x 10' 11"
Bedroom 2	3.36 x 2.99	11' 0" x 9' 10"

PLOTS 29, 33

3 BEDROOM APARTMENT

	M	FT
Kitchen	4.38 x 3.13	14' 4" x 10' 3"
Living Room	5.63 x 5.39	18' 6" x 17' 8"
Master Bedroom	3.98 x 2.95	13' 1" x 9' 8"
Bedroom 2	3.11 x 3.10	10' 2" x 10' 2"
Bedroom 3	3.13 x 2.47	10' 3" x 8' 1"



Previous CALA show apartment

### KITCHEN & UTILITY ROOMS

- Stylish studio designed kitchen
- Integrated cooker hood (as design dictates)
- Siemens induction hob
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens stainless steel electric oven
- Under cabinet lights
- VADO single mixer tap in kitchen
- 1 ½ bowl stainless steel sink in kitchen

### BATHROOMS & EN SUITES

- White sanitaryware from the Laufen range
- VADO taps and fittings
- Chrome finished shower enclosures
- VADO shower valves and heads
- Thermostatic combined bath filler and handheld spray set (where design dictates)

- Chrome towel warmers (main bathroom and master en suite only)
- Choice of wall tiling from Porcelanosa ranges\*
- Soft close toilet seats
- Utopia vanity unit in master en suite and main bathroom
- Utopia illuminated mirror with demister pad in master en suite and main bathroom (as design dictates)

### DECORATION

- Internal walls will be finished in white emulsion
- Ceilings will be finished in white emulsion
- White pre-finished internal pass doors
- Contemporary lever style handles
- White gloss finish to skirtings and facings

### WARDROBES

- Sliding door to wardrobe (as design dictates)



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



Previous CALA show apartment

### ELECTRICAL

- Low energy pendant light fitting
- Security entrance
- Doorbell and chimes at front door entrance
- Shaver socket in bathroom and each en suite
- Ample TV/data distribution points
- Multigrid switching of kitchen appliances
- Double socket with integral USB power slots to kitchen and master bedroom
- Light and electric double socket to loft (as design dictates)
- Energy monitor included

### SECURITY & SAFETY

- Mains-wired smoke detectors in hallways
- Separate smoke detector in lounge
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to master bedroom

### PLUMBING & HEATING

- Central heating via a high efficiency gas boiler with radiators
- Thermostatic heating controls

### EXTERNALS

- uPVC double-glazed windows
- Low maintenance uPVC fascias and bargeboards
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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