

Monchelsea Park

# Apartment Specification



## Beautifully designed two bedroom apartments

### Kitchen

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- Exclusive linear handleless accent kitchen designs. Subject to build stage. See Sales Consultant for details
- Matching upstand above worktop with stainless steel splashbacks behind hob
- LED under cupboard downlights provided where shown on kitchen layout drawings. Refer to drawings for details
- Stainless steel bowl and half sink
- AEG / Electrolux / Zanussi Appliances
- 60cm ceramic hob with 4 ring burner
- Single oven with microwave. See kitchen layout or Sales Consultant for details
- 60cm extractor hood
- Integrated fridge/freezer 50/50 split
- Free standing washer/dryer to laundry cupboard

### Bathroom and ensuite

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- Choice of wall tiles to bathroom. See Sales Consultant for details. Subject to build stage
- Half height wall tiling around bath where shower enclosure is provided. Full height tiling with screen and shower valve where there is no separate shower enclosure. See Sales Consultant for details
- Contemporary white cube Ideal Standard sanitaryware
- Shaver socket in bathroom where applicable
- Towel warmer in chrome effect finish to bathroom where applicable
- Mirror to be fitted to bathroom and ensuite above basin where applicable. See Sales Consultant for details

### Internal

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- Walls: Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details.
- Ceilings: Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details.
- Phone point to living area please refer to drawing for details
- TV points located in lounge and bedroom 1 where applicable. See drawings or Sales Consultant for details
- Low profile white electrical sockets and plates
- Polished chrome downlights to kitchen, bathroom and ensuite where applicable. Refer to drawings for details
- Full gas central heating with combi boilers to all apartments. See Sales Consultant for details
- Myson radiators
- Wardrobes to bedroom 1 only. See Sales Consultant for details. Subject to build stage
- 5 panel internal moulded door in satin white
- Polished Satin combination chrome effect lever handle on square rose plate
- Contemporary oak entrance door

### Communal area

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- GRP / steel door to main entrance
- Audio telephone entry system
- PIR lighting control sensors
- External bank of post boxes
- Carpet to communal areas
- External light to apartments with terraces
- Bin & Cycle stores
- Landscaping to communal areas
- Allocated car parking space. See Sales Consultant for details

\*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specification prior to making a reservation. The Seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The Seller will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of a better quality. If the Seller substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the Property.