

SPECIFICATION

WITHIN THE STYLISH AND CONTEMPORARY ARCHITECTURE AT NEWBATTLE TERRACE ARE HOMES THAT BENEFIT FROM MODERN, SUPERIOR DESIGN AND SPECIFICATIONS.

KITCHEN

Kitchens by Riddell & Coghill Interiors, with a choice of door finishes, silestone work surfaces and glass splashbacks. All properties benefit from separate utility rooms.

- Siemens single oven (active clean)
- Siemens combination oven and microwave
- Siemens induction hob (900mm to penthouses)
- Integrated fridge freezer (70/30 split)
- Integrated dishwasher
- Free standing undercounter wine cooler (penthouses only)

BATHROOM AND EN-SUITES

- White bathroom suites, designed and supplied by Scope Bathrooms
- Laufen wall hung wc, basins and vanity units
- Free standing bath (specific plots only)
- Vado Origins taps and shower fittings
- Thermostatic showers throughout
- Shower over bath with glass shower screen to main bathroom
- Choice of vanity unit finish
- Choice of ceramic wall tiling
- Mirror, mirror demisting pad and led light strip to bathrooms and en-suites

ELECTRICAL

- Satin chrome switches and sockets to kitchen, satin chrome switches to living room and hall, white plates elsewhere
- 5amp lighting to living areas
- Shaver sockets to bathrooms and en-suites
- Mains operated smoke alarms with standby supply
- Down lighters throughout (with additional pendant lighting to bedrooms)
- Structured cabling platform allowing the allocation of telephone points, network computers, printers, internet access, satellite, cable or terrestrial television and audio throughout the property
- Communal Sky dish
- Virgin cabling to each property. The purchaser will be responsible for the connection to be completed to activate the system
- BT service cable to each property. The purchaser will be responsible for arranging for their provider of choice to complete the connection

CENTRAL HEATING

- Modern radiators to all rooms
- Gas central heating system with hot water cylinder
- Under tile heating in bathrooms and en-suites
- Chrome wall-mounted towel rails to bathrooms and en-suites, with dual functionality for use with or without central heating system

FLOOR FINISHES

- Engineered timber flooring to living, kitchen, utility and hall
- Choice of carpet to bedrooms
- Choice of ceramic floor tiles to bathrooms and en-suites

SPECIFICATION CONT. >

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INTERNAL FINISHES AND DECORATION

- Matt emulsion walls and eggshell woodwork

WINDOWS AND DOORS

- Double glazed windows and doors
- Grey powder coated panel folding doors to external terraces with satin chrome ironmongery
- Grey powder coated windows and patio doors with satin chrome window furniture

GENERAL

- Lifts and stairs to all levels (including penthouses)
- Additional allocated stores per apartment situated on the lower ground floor

SECURITY AND SAFETY

- Electric garage door to undercroft car park
- Video entrance at front door
- Fire alarm system to communal areas
- Smoke detection in each apartment

EXTERNAL

- Allocated parking in undercroft car park (one space)
- Communal secure bin store
- Communal lockable cycle stores
- Landscaped communal grounds to rear



To the best of our knowledge and at the time of publication every care has been taken to ensure the accuracy of this specification, some items may be substituted, removed or added at our discretion.

DISCLAIMER

The Seller has a policy of continuous improvement and therefore must reserve the right to change the specification of individual properties without prior notice. The Seller reserves the right to amend the specification as necessary without prior notice, but will use all reasonable endeavours to ensure that any changed specification will be of an equal standard.

Although every care has been taken to ensure the accuracy of all the information provided, the contents of this brochure and any supporting information provided do not form part of any contract, or constitute a representation of warranty, and as such should be treated as a guide only. Details should be confirmed with the Selling Agent and the interested party is advised to consult their solicitor.

All kitchen, bathroom and en-suite layouts are provisional and may be subject to alteration. The plans represented in this brochure are not drawn to scale and are for illustrative purposes only. Consequently they do not form part of any contract.

The development detailed in this brochure is new build which is under construction at the time of production of this brochure. Measurements provided have not been surveyed on site and have been taken from the architects plans. As such they may be subject to variation during the course of construction. None of the properties described have been completed

at the time of this brochure going to print therefore please consult the appointed Selling Agent or representative of the Seller before making a purchasing decision.

Please note that items specified in literature and later in our show home (if applicable) may depict appliances, fittings and decorative finishes that do not form a part of the standard specification. The computer generated images and specification photographs are for illustrative purposes only and are indicative only. External appearances, including any external landscaping (where relevant) may be subject to variation upon completion of the project.

* Subject to the stage of construction, the Purchaser(s) will have the option to choose from a selection of finishes within their kitchen, including doors, worktops and handles. The Seller / Selling Agent will make available detailed information including the proposed kitchen designs, the choices available and the cut off date by which any variations to the standard choices must be made. The same applies for bathroom floor and wall tile choices. Should the Purchaser(s) incur additional costs as a result of any changes made, these must be agreed and paid in full prior to the cut off date, otherwise they will not be accepted and not included in the final finish to the property. In the event that additional costs are incurred by the Purchaser(s), these will not be refundable in the event that the sale of the property does not complete, regardless of the reason.