

# The specification

## NEW CROSS -CENTRAL- MANCHESTER

### All apartments and townhouses:

- Operable windows to all apartments and townhouses

### Entrance area:

- Video door entry system
- Spy hole to apartment front door
- Solid core entrance door with multipoint locking system
- Coat closet/storage

### Living Area:

- Open plan living area
- Feature exposed concrete wall and ceiling (depending on home type)
- Recessed LED lighting or LED track lighting (depending on home type)
- Full height feature windows (or terrace door dependant on home type)
- Telephone and TV point to living area (Satellite and broadband enabled subject to purchase subscription)

### Kitchens:

- High quality fully fitted base and wall mounted units, doors and soft closing hinges
- Solid surface worktop
- Sink with brass finish mixer tap
- Concealed LED lights below wall mounted units
- Integrated electric oven and hob with extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Freestanding washer dryer in utility cupboard
- Two kitchen colour choices (subject to build stage)

### Bedroom:

- Feature exposed concrete wall and ceiling (depending on home type)
- Recessed wardrobe area (depending on home type)

### Bathrooms:

- Contemporary white steel enamel bath with fitted brass shower above bath and glass shower screen
- White ceramic floor mounted WC with concealed cistern
- White ceramic wash hand basin with brass finish mixer tap
- Electric heated towel rail
- Fully tiled floor and partially tiled walls
- Recessed LED spot lighting
- Shaver point
- Mirrored cabinet with lighting above sink
- Two-bathroom colour choices (subject to build stage)

### Shower rooms:

- Walk in shower with Crittal style screen (depending on home type)
- Fitted brass shower
- White ceramic WC with concealed cistern
- White ceramic wash hand basin with brass mixer tap
- Electric heated towel rail
- Fully tiled floors with partially tiled walls
- Shaver point
- Recessed LED spotlighting
- Mirrored cabinet with lighting above sink

### Flooring and Doors

- Tiled flooring to bathrooms
- High quality wood flooring to living areas and kitchen
- Solid core internal doors

### Heating

- Hot water storage cylinder
- Electric heating throughout

### General

- Integrated building and individual apartment fire detection and sprinkler system
- Mains connected smoke alarm

### Common areas and entrance lobby

- Secure main entrance doors with video entry system
- Secure courtyard garden maintained by service charge
- Passenger lifts to all levels
- Lockable cycle storage (1 per apartment/townhouse)

**\*Specifications detailed here should be taken as indicative only, final specifications will be confirmed at point of exchange of contracts with your solicitor.**

Floorplate Disclaimer: Floorplans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measured from the arrow points. You are strongly advised not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot following build completion. Final layouts and areas may change before completion. Total apartment area is given in NSA (Net Sales Area) and subject to a tolerance of +-5%. The provisions of the sale contract as to variations and tolerances shall prevail.