

Maillard & Co



ORMER

Apartment 2

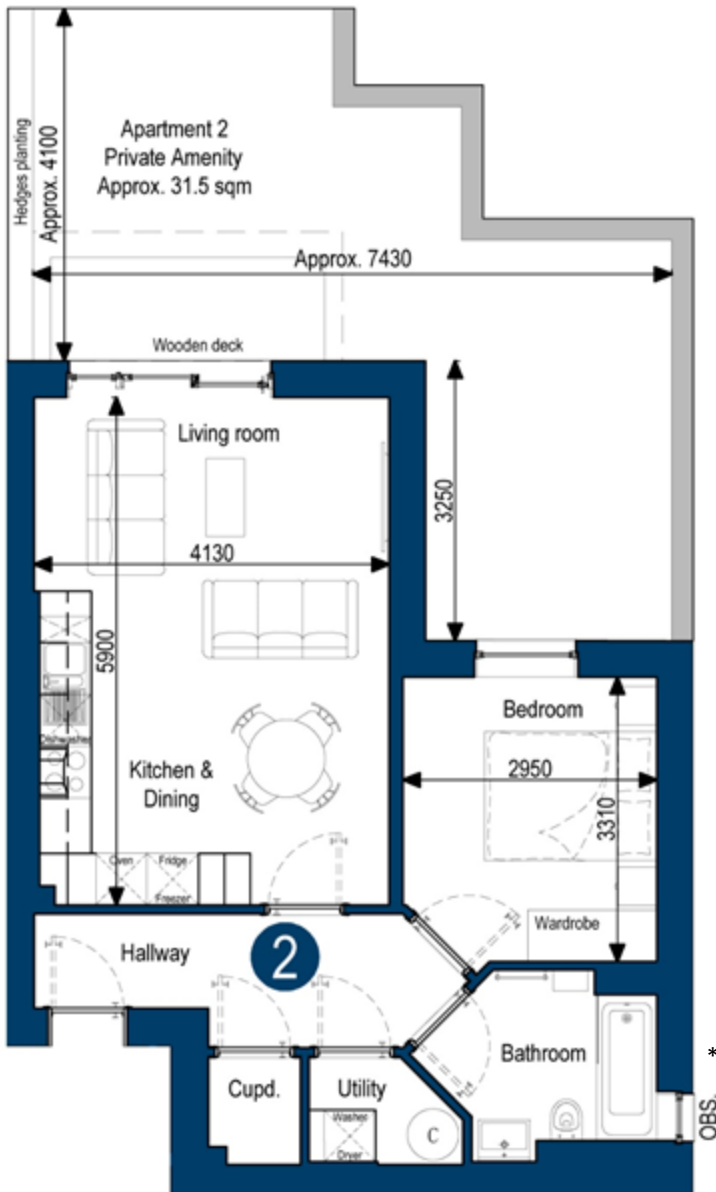


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* Obscure window





**APARTMENT 2
GROUND FLOOR
NIA = 51 sqm (549 sqft)**

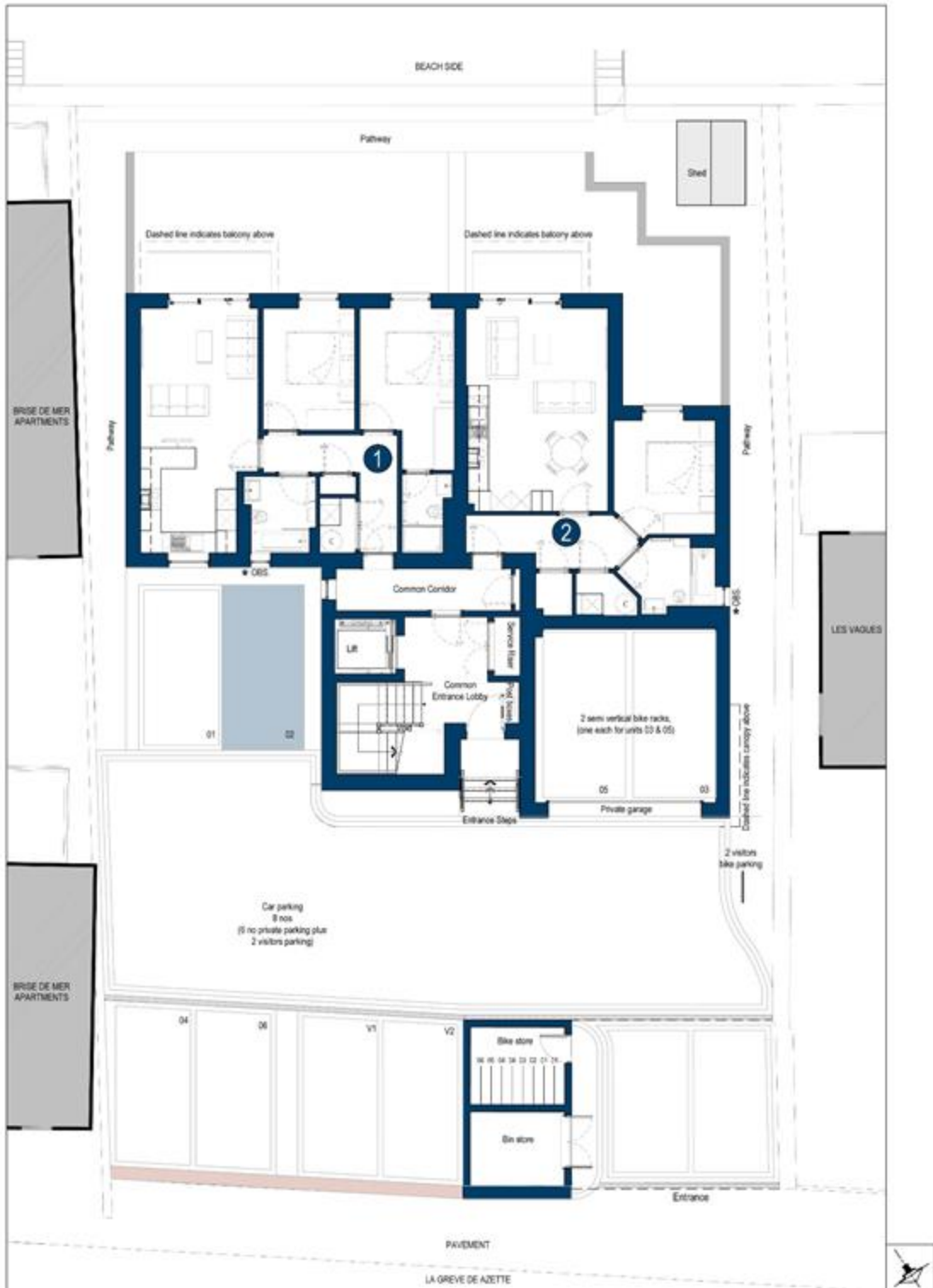
**Private amenity
Approx. 31.5 sqm (339 sqft)**

**Living room, Kitchen & Dining
4.13 m x 5.9 m (13'7" x 19'4")**

**Bedroom
2.95 m x 3.31 m (9'8" x 10'10")**

* Obscure window





* Obscure window



KITCHEN

- Contemporary kitchen with feature under pelmet lighting.
- Laminate worktop with splashback.
- 1½ bowl stainless-steel sink and drainer with pillar chrome mixer tap.
- Integrated appliances including stainless steel single oven, microwave, fridge/freezer, dishwasher, slim line wine fridge.
- Induction hob and extractor hood.
(Appliances subject to detailed kitchen design)

UTILITY CUPBOARD where applicable

- Waste and water provided for washing machine / tumble dryer space.
(No appliances are provided)

BATHROOM / EN-SUITES

- White sanitaryware with chrome fittings.
- Illuminated mirror to bathrooms and en-suites.
- Contemporary fitted tall furniture cabinet in bathrooms.
- Thermostatic controlled mixers to bath and adjustable rail for shower head.
- Bath / shower screen (if no free standing shower).
- Close coupled WC with soft close seats and dual flush.
- En-suite, walk in shower and thermostatic controlled mixer and adjustable rail for shower head.
- Ceramic wall tiles (selected walls) to bathroom, en-suites.

HEATING AND WATER

- Electric E20 under floor heating to bathrooms and en-suites with room thermostat.
- Electric high efficiency wall panel heaters to all habitable rooms.
- Electric thermostatically controlled towel chrome radiators to all bathrooms / en-suites.
- Electric (low-tariff E20) to hot water cylinders with secondary immersion heater. Mains pressure water.

ELECTRICAL

- Polished chrome sockets with white insets throughout (white sockets in cupboards).
- Central common satellite dish, each apartment wired for Satellite (Sky+ HD), TV & telephone points to living room, kitchen, all bedrooms. (Note satellite apartment control box not included)
- Cat 6 data cabling to all TV points to central cupboard.
- Polished chrome shaver sockets to en-suites.

ELECTRICAL cont.

- LED feature light to terraces and balconies.
- White LED downlights to all rooms.
- External RCD socket to each terrace and balcony.
- Front doorbell and chime.
- White video / intercom system.
- Mains-operated smoke alarms / heat detectors.
- Fibre Telephone line into media cupboard (subject to availability).

FINISHES

- Flooring: Ceramic timber effect plank tiles to living room/ kitchen, bathroom, en-suite, utility, cupboard.
- Internal walls generally in matt emulsion except bathrooms and cloakroom.
- Bathrooms and cloakroom walls in white vinyl silk where not tiled.
- Plain ceilings finished in white matt emulsion.
- Internal woodwork painted in white satin finish.
- All ironmongery to be polished chrome.

WINDOWS, DOORS & WOODWORK

- Triple glazed, powder coated aluminium windows and doors externally.
- Softwood painted entrance doors off common areas.
- Contemporary painted internal doors.
- Stained and polished oak carpet thresholds between bedroom and hallway.
- Fitted sliding wardrobes to master bedrooms only.

Apartments – External and Common Areas

ENTRANCE LOBBIES / COMMON AREAS

- Polished chrome video intercom entry system to entrance door.
- Ribbed matt to principal entrance lobby.
- Staircase, corridors and lift to be carpeted.
- Lift to all floors.
- Painted newels and spindles to staircase.
- Entrance hallway, secure letter boxes to all apartments.
- Recessed ceiling LED lights to lobbies and corridors on dawn until dusk control and PIR operation, LED wall lights to staircase.
- All internal joinery, painted.

BICYCLE STORE

- Locked, communal bicycle store for all apartments.
- Dedicated bicycle rack (2 bed x 2) (1 bed x 1)
- LED lighting connected to PIR.

BIN STORE

- Locked, communal bin store and recycling area for all apartments.
- LED lighting connected to PIR.
- Common wash down bib tap.

SHED STORAGE

- Lockable shared shed.

EXTERNAL

- Private terraces apartments 1 and 2 to be timber decking.
- Gardens to apartments 1 and 2 be planted and divided by hedges and laid with artificial turf.
- Water tap to terrace apartments 1 and 2 off private supply.
- Balconies to be aluminium decking boards.
- Soft landscaping to common areas includes selected tree, shrub and hedge planting.
- Common bib tap.
- Private access and steps to beach.

CAR PARKING

Apartments 1 to 6

- Garage spaces to apartments 3 and 5 with automatic door.
- Dedicated car space to apartments 1, 2, 4 and 6.
- Common area, LED lighting connected to PIR.
- Dedicated electric car charging to each allocated car in garage and outside space.
- Dedicated visitor EV charging.
- Dedicated bike electric charging.

