

SPECIFICATION

Azure has been designed by Award Winning Architect Holder Mathias Ltd. All apartments adhere to Lifetime Homes standards.

Apartments are offered for sale on a Leasehold basis for a term of 155 years. Details of Ground Rent and estimated Service Charge for each apartment are available on application.

KITCHEN

- Contemporary designer kitchen featuring wide, handle-free cupboards and drawers with lacquer finish
- Stone worktops with matching integral fluted drainer and splash backs
- Stainless steel under mounted square bowl sink with mixer tap
- Integrated Neff appliances including:-
 - Stainless-steel single oven
 - Stainless-steel microwave
 - 4-zone touch control induction hob
 - Extractor unit
 - Multifunction dishwasher
 - Fridge/freezer
 - Mini wine cooler
- Fully integrated LED and task lighting
- Condensing washer/dryer in hallway cupboard

BATHROOM

- Contemporary sanitaryware suite:-
 - Centre-fill white steel bath with hand shower attachment and low-level tiled panels with secret LED lighting
 - Separate ceramic shower tray with glazed shower screen and large Hansgrohe chrome showerhead
 - Dual-flush white china floor mounted WC with soft close lid
 - Semi-recessed ceramic basin featuring Hansgrohe mixer tap
- Chrome heated towel rail
- Ceramic wall tiles and large format porcelain floor tiles

INTERIOR FINISHES

- Wide plank timber engineered flooring
- Neutral colour luxury carpet
- Ceilings, walls, skirting, and architraves finished in semi-gloss satin finish
- Fitted wardrobes/walk-in wardrobes to principal bedrooms

WINDOWS AND DOORS

- Timber-veneer entrance and white internal doors with brushed-steel door furniture
- VELFAC double glazed windows and sliding doors with polyester powder-coated aluminium external finish and internal timber surround
- Internally accessed security locks to all external doors and windows

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT / COMMUNICATIONS

- Pre-wired for digital multi-room television with TV outlet to living area and bedrooms
- Telephone outlet with broadband capability to living area and bedrooms
- Fixed recessed down-lighting to kitchen and bathrooms
- Contemporary style moulded white socket outlets and switches throughout
- Lighting to hall cupboard

GENERAL

- The Code for Sustainable Homes - Level 3
- Balconies finished in glass and steel with low maintenance composite decking
- Under floor heating and hot water powered by modern high performance gas fired boiler system
- Paved pathways to communal and access areas

SECURITY

- Audio door entry system and electronic access to communal areas
- All apartments are fitted with a security alarm system
- Mains supply smoke/heat detectors to apartments and common areas

WARRANTY

- Checkmate 10 year New Home Warranty

COMMUNAL AREAS

- Carpeting to all corridors and staircases
- White painted walls, skirting and architraves
- Lift access from front door level and basement car park to all apartments
- Landscaping to front and rear

CAR PARKING

- Access to gated underground car park via electronic entry system
- Residents bicycle storage



Checkmate is a comprehensive 10 year new home warranty policy. This is required by the banks and building societies for mortgage lending and for the purchaser's peace of mind.