

APARTMENT 60

ONE BEDROOM APARTMENT
FLOOR 13

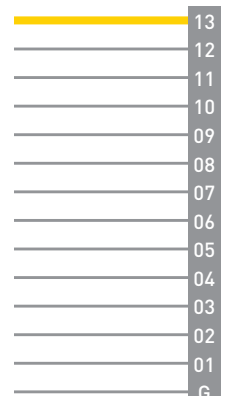


AREA	LIVING	KITCHEN	BEDROOM
48.8 sq m 525 sq ft	4690 x 4070 mm 15'3" x 13'3"	2120 x 3550 mm 6'11" x 11'6"	3740 x 2810 mm 12'2" x 9'2"



GRAND UNION CANAL

FLOOR



◀ Measurements ▶



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Room dimensions are to be carefully considered prior to purchase of furniture and must not be used for the purchase of flooring or window treatments. All measurements are approximate and may vary within a tolerance of 5%. Throughout the floors there is some variation in window positions. Please ask for more details.

SPECIFICATION



KITCHEN

- Contemporary designer kitchen with smooth white units and soft close function, showcasing brushed steel handles
- Downlighting to underside of wall mounted units
- Wood strip walnut effect worktops with continuous splash back
- Blanco stainless steel undermounted single bowl sink with Blanco monobloc single lever mixer tap
- AEG Electrolux integrated stainless steel electric single oven and hood
- AEG Electrolux integrated stainless steel microwave
- AEG Electrolux ceramic electric hob
- Beko integrated tall fridge freezer
- Beko integrated dishwasher
- AEG Electrolux integrated washer/dryer or freestanding Zanussi washer/dryer to independent laundry space (see individual apartment layouts)

HEATING

- Heating provided via a wet central heating system using wall mounted radiators with centralised thermostat

CAR PARKING

- 23 ground floor spaces available for purchase on first come first served basis

BATHROOM/ENSUITE

- Roca white enamelled steel bath with tiled panel
- Glazed shower screen to bath and sliding glazed shower door to ensuite all with Vado thermostatic shower mixer with shower head, hose and rail
- Villeroy & Boch WC with concealed cistern and Gerberit dual flush panel
- Villeroy & Boch sink with Vado single lever chrome mixer tap
- Built in mirrored cabinet housing shaver point
- Saloni tiles full height to bath, sink, WC and shower areas
- Chrome ladder style heated towel rail

ELECTRICAL

- High level switches in brushed steel with white sockets at lower level
- Telephone data points in hallway, living area and bedrooms
- Sky+ compatible outlet to living area and bedrooms
- Energy efficient white downlighters throughout

EXTERNAL FINISHES

- Glass fronted balconies to selected apartments with external lighting, hardwood timber decking and metal balustrade
- Paved terraces

INTERIOR FINISHES

- Smooth finished ceilings emulsioned in white to complement the soft white finish of the internal walls
- Front door to apartment veneered in horizontal walnut wood grain with contemporary chrome door furniture
- Internal doors finished in a smooth white satin finish, all fitted with contemporary brushed steel handles
- Ivory carpet to bedrooms and walnut wood strip effect flooring to living areas, kitchen, bathroom and hallway
- Built-in wardrobe to master bedroom with frosted white sliding doors, shelf and hanging rail (excludes selected 2 bed apartments which feature a walk in wardrobe)
- Square edge skirting and architraves finished in satin white

COMMUNAL AREAS

- Interior designed and decorated communal hallways with contemporary fittings. Passenger lifts linking all floors

SECURITY & PEACE OF MIND

- Access to apartments via audio/visual entry system
- Multi-point locking apartment entrance door with spy hole viewer
- Interconnected mains operator smoke detectors with battery back up
- 10 year warranty cover under NHBC buildmark scheme



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