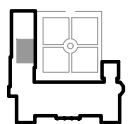


2 Bed Apartment
First Floor
105m² / 1130ft²

Kitchen	2.58 x 4.10m
Dining / Lounge :	5.18 x 4.90m
Utility :	2.04 x 1.84m
Bedroom 1 :	2.90 x 5.80m
En-Suite :	1.81 x 2.15m
Bedroom 2 :	2.83 x 5.80m
Bathroom :	2.36 x 2.61m



KEY PLAN

All dimensions / areas are approximate and subject to change due to normal building tolerances.
 Leslie House Dev.Co.Ltd. reserve the right to make amendments to the design and specification as the development progresses and drawings updated.

No. 14 Leslie House

SPECIFICATION SHEET

KITCHENS

Each stylish planned and installed kitchen has been individually created by our designers to maximise both workspace and storage. A suite of designs have been created for selection.*

High quality integrated Siemens appliances are fitted throughout each home as detailed below:

- Induction Hob
- Stainless Steel Electric Oven
- Integrated Dishwasher
- Integrated Fridge Freezer

Further specification includes:

- Hans Grohe Mixer tap and Carron undermount bowl and ½ s/s sink
- Lighting to underside of wall units
- Synthetic quartz worktop throughout

UTILITY

A dedicated utility space has been designed into each apartment with service connections for washing machines and dryers.

BATHROOMS & EN SUITES

Roca Sanitaryware will be provided in a contemporary range in all properties, in white, and will be complemented with Vado taps and fittings.

Glass shower enclosures with low-level white shower trays will have wall-mounted thermostatic shower valves, fixed shower heads and wall mounted hand sets. Shower enclosures will have built-in soap boxes.

Steel baths will be served by a thermostatic combined bath filler and overhead shower.

Wall hung WC's will be fitted with concealed cisterns and incorporate wall mounted dual flush plates.

Chrome towel warmers will be fitted as standard to bathrooms and master en suites. Shaver points will also be fitted adjacent to wash hand basins.

Your choice* of wall tiling from selected ranges will be provided will be provided full height around baths and shower enclosures.

Synthetic quartz vanity tops will be installed with a full height mirror fitted above. Bathrooms in 1-bed properties and en-suites will incorporate demister pads. Bath panels will be finished in vertical panelling to match the walls.

DECORATION

Internal walls and ceilings will be finished in vinyl matt paint in soft grey. Internal joinery will be in a satin finish.

WARDROBES

Wardrobes are provided in principal bedrooms and fitted with a shelf and hanging rail. Double wardrobes will have double doors to match the rest of the property. Single wardrobes will have a single leaf door.

ELECTRICAL

Each electrical layout has been specifically designed for each apartment, please contact a Sales Advisor for apartment specific details.

Each apartment contains the following:

- Ample power, TV and telephone points provided throughout
- Low energy recessed light fittings in bathrooms, hallways, and above kitchens
- Pendant lights throughout each apartment as design dictates
- An integrated access control and intercom system
- Shaver socket provided in bathroom and in each en-suite
- Master TV console plate provided in main lounge / living area
- Centralised extract fan systems will be installed to all wet areas and the kitchen area
- Broadband connection and media packages available

HEATING & HOT WATER

Direct mains cold water will be supplied to all cold-water outlets.

Hot water and heating will be provided via high quality panel heaters and hot water cylinders within each apartment fully controllable through an online connected smart thermostat.

SECURITY & PEACE OF MIND

The development is contained, and access cannot be gained by vehicles or pedestrians without a programmed fob or permitted access from one of the apartment intercom units.

Mains supply operated smoke / heat detectors with battery back-up are installed throughout each apartment.

10-year warranty cover is provided under Checkmate's Castle 10 policy. Additional information can be found at: checkmate.uk/com.

PARKING

Private secured parking is available in the courtyard in a landscaped environment.

There will be a number of electric vehicle charging points at specific locations within the car park.

COMMON AREAS

Entrances and common areas will be finished in a durable finish reflecting the architectural language of the building.

Secure cycle spaces are available.

Leslie House Dev Co Ltd. will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for further details.

EXTERNAL FINISHES & STRUCTURE

The building is a new-build timber structure finished externally with vertically lined zinc and high-performance roof membrane.

Stone repairs will be undertaken as required to the existing stonework and the roof will be entirely replaced and finished with natural slate and high-performing breathable membrane.

The high-performance building fabric is insulated to surpass current building regulations in energy performance.

New handmade solid wood timber double-glazed case windows with maintenance free aluminium cladding to the outside frame will be installed in each apartment.

DISCLAIMER

Due to the nature of the development most apartments are individual and therefore design and specification is adjusted to best suit and may differ to the details provided above. Leslie House Dev Co Ltd reserve the right to make amendments to the above as the development progresses and the specification is updated.

* Subject to build stage - please consult a Sales Advisor for plot specific information