

## 49-51 CENTRAL STREET | SPECIFICATION

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### KITCHEN

- Wooden worktops
  - Glass splashback
  - Integrated sink set within worktop
  - Brass mixer tap
  - Integrated oven with electric hob and overhead charcoal filter extractor
  - Handle-less cabinetry
  - Integrated fridge/freezer
  - Integrated dishwasher
  - Washer/dryer located in utility cupboard
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### BATHROOMS

- Large-format terrazzo stone-effect tiles to floors and walls
  - White solid surface countertop
  - Wall-hung basin with vanity storage
  - Wall-hung illuminated mirrored cabinet with integrated shelving
  - Brass rainfall shower head
  - Frosted glass shower screen
  - Recessed shower niche storage
  - Modern wall-hung WC with concealed cistern, chrome flush plate and soft-close seat
  - Brass electric heated towel rail
  - Discreet extractor fan
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### INTERIOR FINISHES

- Light oak engineered wood flooring
  - Walls and ceilings painted in neutral contemporary tones
  - Skirting boards and internal joinery finished in white
  - Brass light switches and electrical sockets
  - Single-glazed windows with secondary glazing for improved thermal and acoustic performance
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### WARDROBES

- Built-in wardrobes with shelving and hanging rails
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## HEATING & ELECTRICAL

- Hot water supplied via communal gas boiler
  - Electric heaters within apartments
  - Combination of LED strip lighting and recessed downlights throughout
  - Generous provision of power points, including USB charging sockets
  - Telephone points and Sky TV/FM points provided
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## SAFETY & SECURITY

- Video entry system
  - Secure fob access system for residents
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## BUILDING STANDARDS & WARRANTY

- Development constructed in compliance with all relevant Building Regulations
  - All apartments covered by a 10-year Professional Consultant Certificate (PCC)
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## TENURE

- Leasehold with approximately 999 years remaining