

Station Court

Specification Sheet

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Kitchens

Each stylish Kitchens International planned and installed kitchen has been individually studio created to maximise both workspace and storage.

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

- Bosch stainless steel extractor hood
- Bosch induction hob
- Bosch integrated fridge/freezer
- Bosch stainless steel electric oven
- Integrated dishwasher
- Utility rooms

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

Bathrooms & Ensuites

Sanitary ware will be provided in a traditional range in all properties, in white, and will be complemented with Bristan 1901 taps and fittings. Silver-finished shower enclosures, with white shower trays, will have Bristan shower valves and heads. Baths will be served by a thermostatic combined bath filler and handheld spray set. Chrome towel warmers will be fitted as standard to bathrooms and master en suites. Your choice* of wall tiling from selected ranges will be provided to half height around baths and full height to shower enclosures.

Please consult a Sales Advisor for specific details relating to each individual property.

Your selection* of fitted bathroom furniture will be installed in bathrooms and ensuites as design dictates.

Decoration

Internal walls will be finished in Cornforth White vinyl matt paint and ceilings will be finished in Strong White. Internal pass doors will be solid core two panel painted in Strong White satin finish, with traditional oval knobs. Skirtings and facings will be finished in Strong White satin finish.

Wardrobes

Double wardrobes will have pre-finished bi-fold doors with shelves and hanging rail provided. Single wardrobes will have a single two panel 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:

- Sufficient power, tv and telephone points are provided throughout each Apartment.
- Low energy recessed light fittings in bathrooms.
- Pendant and wall lights throughout each Apartment as design dictates.
- Switchable low energy sensor wall bulkhead to external entrances on selected Apartments.
- Doorbell and chimes provided at front entrance door.
- Shaver socket provided in bathroom and in each en suite.
- Master tv console plate provided in main lounge/living area.
- Whole House Ventilation systems will be installed to all wet areas and the kitchen area.
- Security & smoke alarms

Intercom connectivity to the building's main entrance system is provided. Mains-wired smoke detectors and carbon dioxide detectors are also included for added peace of mind.

Plumbing & heating

Direct mains pressure cold water will be supplied to all cold water outlets and direct mains pressure hot water will be provided via a heat exchange cylinder to all hot water outlets. Central heating will be provided via a high efficiency gas boiler and radiator system. Each Apartment will benefit from a Nest thermostat with remote programmable controls.

Private secured parking is available to the rear of the building in a landscaped environment.

Common areas

The main entrance and common areas will be finished in a style in keeping with the architectural heritage of the building.

There will be two new elevators installed, servicing all Apartments.

A factoring company will be appointed to maintain all common areas with an annual fee payable by residents.

External finishes and structure

The building is a traditional stone built structure with slate roof.

Stone repairs will be undertaken as required and the roof will be entirely reconstructed.

New double glazed windows will be installed in each Apartment.