

# Specification *overview*

The homes at *Sutherland Apartments* are spacious properties boasting floor to ceiling windows that let the light flood in. A *fresh, neutral colour palette* is used throughout, and contemporary fixtures and fittings provide the *perfect finish*.

## Kitchen

- Contemporary-designed Nobilia handleless kitchen units in 'Mineral Green'
- Nobilia silestone worktops and glass splashbacks in 'Snowy Ibiza', with chamfer edge
- Single bowl sink with matt black mixer tap
- Siemens integrated touch-controlled induction hob with canopy cooker hood
- Siemens integrated single oven
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Pull-out waste bins

## Utility

- High-performance A+ rated built-in washer/dryer

## Floor Finishes

- Wool texture carpets to bedrooms in 'Mirage Satin Nickel'
- Engineered timber flooring to kitchens, living spaces and hallways (and stairs in duplexes)
- Porcelain stone-effect natural grip tiles to bathroom and ensuites

## Bathrooms

- White steel bath with shower over and glass shower screen
- Bath and shower mixer taps in brushed nickel
- Porcelain stone-effect tiled bath panel
- White wall mounted basin with single lever mixer tap in brushed nickel
- Low-profile steel enamelled shower tray (ensuites)
- White WC with soft-close seat
- Feature wall mounted mirrored vanity cabinet with integrated lighting, shaver sockets and demister pads
- Ladder-style heated towel rail in brushed nickel
- Porcelain stone-effect natural grip wall and floor tiles

## Decorative Finishes

- Built-in wardrobe with LED lighting in Bedroom 1
- Internal walls and ceilings painted in matt finish neutral emulsion
- Bathroom walls and ceilings painted in matt finish moisture-resistant emulsion
- Kitchen walls and ceilings painted in matt finish Mouldshield emulsion
- Brushed stainless steel internal door handles and latches

## Doors and Windows

- Timber apartment entry door in oak veneer finish with locking system
- Painted internal doors with stainless steel handles
- High-efficiency triple-glazed windows

## Heating and Water

- Low water-use fittings installed throughout
- Instant heating and hot water
- Smart energy meter with energy display device
- Mechanical ventilation (with heat recovery) ensuring peaceful living spaces and enhanced air quality

## Electrical

- Low energy LED feature lighting

## Amenity

- Residents' landscaped podium garden and terrace
- Dedicated 12-hour concierge
- Cycle storage

Details of the internal specification, finish and amenity offering are subject to change and this is provided as a guide only.

