

# THE SPITFIRE BUILDING

## SPECIFICATION

### General

- ◆ Bi-folding double glazed doors provide direct access to private timber decked terraces. (Apartment 8 has standard door access).
- ◆ 260mm wide engineered oak flooring throughout living spaces.
- ◆ Under floor heating to all rooms.
- ◆ Living areas and bedrooms have dimmer switch controlled LED lighting.
- ◆ Cat 6 infrastructure wiring.
- ◆ T.V, Sky and FM wiring to each living area and bedroom. (Connection subject to purchaser signing a contract with the provider).

### Kitchens

- ◆ German manufactured kitchen units with soft closing drawers.
- ◆ Carrera quartz worktops.
- ◆ Back painted glass splash backs between worktops and wall units.
- ◆ Siemens appliances: integrated stainless steel oven, microwave, four zone induction hob set flush with worktop, refrigerator and freezer, dishwasher.
- ◆ Under mounted stainless steel sink with Blanco taps and waste disposal unit.
- ◆ Under wall unit lighting.

### Bathrooms and En-suite Shower Rooms

- ◆ Amos and Amos designed bathroom and en-suite shower rooms.
- ◆ High quality Italian sanitary fittings including a white enamelled steel bath, wall hung wash basin, wall mounted WC with a soft closing seat.
- ◆ Showers all have a 200mm rain shower head and a hand shower.
- ◆ Walk in showers in en-suites.
- ◆ Frameless shower screens.
- ◆ Recessed mirror fronted storage units.
- ◆ Grey ceramic floor tiles.
- ◆ White metro wall tiles.
- ◆ Oak shelf and bath panel.
- ◆ Heated towel bars.
- ◆ Condensing washer dryer in laundry cupboard.

### Master Bedroom

- ◆ Integrated wardrobes with fully fitted interiors including hanging rails, shelves and drawers.

### Terraces

- ◆ Each apartment has its own private terrace.
- ◆ Sustainable wood decking.
- ◆ Clear glass balustrade integrated into the design.
- ◆ External power point and lighting point to each terrace.

### Security and Peace of Mind

- ◆ 10 Year NHBC Warranty.
- ◆ Electronic controlled entry system.
- ◆ High definition colour video entry phone for visitors.
- ◆ Secure basement cycle storage area with lift access to apartments.

### Sustainability

- ◆ Apartments designed to exceed level 4 of the Code for Sustainable Homes. This reduces the building's impact on the environment and also provides greater efficiency and reduces energy costs.
- ◆ Solar panels on the roof.
- ◆ Separate residential recycling refuse room.

