

Form and function

Specification

Contemporary convenience

The kitchens in the Varcity apartments combine exceptional convenience with impressive contemporary looks. The result of specialist design and planning, each one features a range of crisp, contemporary integrated appliances.

The oven is complemented by a modern hob, with a glass splashback and smart one-and-a-half bowl stainless steel underhung sink. Beautiful composite stone worktops are fitted with a matching upstand to help keep the working surfaces meticulously clean and hygienic. And the whole area is illuminated by white downlighters, with additional feature lighting beneath the wall units to ensure you always have bright, clear lighting exactly where you need it.

So many options...

To raise the exceptional specification to an even higher level of luxury, a wide selection of additions and alternatives are available to buyers who reserve their new home early enough in the build process.

Chrome or brass alternatives are available for the white downlighters, and a waste disposal unit can be built in. You can opt for ceramic tiles, replacing the upstands, and choices for the flooring in the kitchen area include ceramic tiling and underfloor heating. You can even have a flip-down LCD TV screen fitted, so not a second of your favourite programme is missed.

First impressions

The walls are painted Miller cream, with white skirtings and architraves, to provide a clean and neutral backdrop for your own choice of furnishings and décor, although you can select alternative wall colours. You can also have coving added in a choice of three styles. Internal doors have a contemporary walnut wood appearance, with chrome fittings, and alternative styles and brass fittings are again available. The brushed chrome light switches and electrical sockets that are added as standard in the public rooms can be added in other rooms if you choose.

BT sockets, standard in the kitchen, living-room and master bedroom, can be added in other locations as desired. The living-room and master bedroom have separate 5-amp lighting circuits, to allow you greater control of ambience and mood, and dimmers can be added if desired. The master bedroom has bi-fold wardrobes fitted with automatic lights that come on when the door is opened.

Entertainment is built in

The home entertainment provision, available in most apartments, really emphasises the way that the Varcity designers have built in flexibility so you can enjoy life without having to install complex extra facilities. In addition to the Sky+ ready digital aerial sockets in the living-room and the master bedroom, cabling is provided ready for a wall-mounted plasma TV in the living-room, and these facilities can be added in other rooms according to choice. Wiring for future iPod connections have been run throughout the home, with outlets in the kitchen and living-room, and this can be upgraded to a full speaker system so you can start relaxing with your favourite music as soon as you move in.

Private luxuries

The bathroom has been created as a space where you can unwind and let stress wash away in a modern setting, with contemporary fittings of the highest quality. All bathrooms and en-suites have half-height wall tiling that can be extended to full height if you choose. Sanitary furnishings in crisp, hygienic white are fitted with chrome monobloc mixer taps, with brass and other options available.

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 12	Type 13	Type 14	Type 15	Type 16	Type 17	Type 23	Type 25	Type 26
kitchen																
choice of contemporary kitchen units (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
composite stone worktop with matching upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1½ bowl under hung sink with drainer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated washer/dryer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
single oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated fridge-freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
glass splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wiring for future iPod connection to kitchen	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓	✓
soft low voltage under unit lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone point to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

For optional extras please speak to your Sales Adviser.

- ✓ yes
- optional extra
- not available

Security you can trust

Your home should be a place of peace and security, and entry to the Varcity apartments is controlled by stringent yet unobtrusive electronic systems. Visitor access is only possible via doorways featuring digital entry panels with audio and screen, so you can check credentials such as ID cards on camera to be certain about the identity of anyone you allow into the building. The magnetic key fobs which give access to the stairwells from both ground level and the underground car park have different digital identities, so that only your immediate neighbours have access to your stairwell, and the doors into the car park are governed by remote control. In Varcity, security is integral to the building.

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 12	Type 13	Type 14	Type 15	Type 16	Type 17	Type 23	Type 25	Type 26
living-room																
telephone socket to living-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
spur point for optional extra electric fire in living-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5-amp lighting circuit to living-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
pre-installed digital aerial, pre-cabled for Sky+ in living-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
cablings for wall mounted plasma in living-room	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓	✓
wiring for future iPod connection to living-room	✓	✓	✓	-	✓	✓	✓	-	✓	-	✓	✓	✓	✓	✓	✓
bathrooms																
contemporary bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiles (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.2m height tiling to all walls with sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome towel rail to main bathroom	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
chrome towel rail to en-suite	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
electric shaver point to main bathroom	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
electric shaver point to en-suite	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
electric shower to en-suite	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
contemporary Grohe chrome monobloc mixer taps to all en-suites and bathrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
full-height ceramic tiling to shower area above the bath	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
shower above the bath	○	✓	○	○	✓	○	○	○	○	○	✓	○	○	○	○	○
full-height ceramic tiling to shower cubicles	✓	-	✓	✓	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of floor tiling to bathroom and en-suite (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bedrooms																
wardrobes with bi-fold doors to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
internal light to wardrobe in master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
pre-installed digital aerial, pre-cabled for Sky+	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5-amp lighting circuit to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
telephone socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
heating																
thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
finishes																
all internal walls to be painted Miller cream	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
brushed chrome light switches and electric sockets to living-room, kitchen/breakfast and dining-room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
modern internal doors with walnut veneer finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
contemporary chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
white skirting with pencil top	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
communal areas																
video entry-phone system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
secure underground parking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wallpaper to all public communal areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
painted walls to stair area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
motion-sensor operated lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
security																
mains-wired smoke alarm with battery back up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
intruder alarm installed with control panel	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
front door with chrome spy hole, letter-box and door number	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available

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