

Specification

	Apartments
Kitchens	
Contemporary style fitted kitchen with selection of colour choices	✓
Hard-wearing and stylish laminate worktop with upstand to walls	✓
Stainless steel one and a half bowl sink with mixer tap	✓
Stainless steel extractor hood and splashback to hob	✓
Induction hob	✓
Stainless steel single fan oven	✓
Housing for integrated fridge/freezer (appliance not included)	✓
Plumbing and electrics for washing machine in kitchen or utility (where applicable)	✓
Plumbing and electrics for dishwasher (appliance not included)	✓
3 Spot LED track light to ceiling	✓
Bathrooms	
Contemporary style white sanitaryware to bathroom, en-suite and WC	✓
Soft close toilet seat to main bathroom	✓
Concealed wall mounted bath control valve with filler waste and overflow arrangement	✓
Low profile shower tray and glass enclosure with chrome style detailing	✓
LED downlights to ceiling (bathroom and en-suite)	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances (bathroom and en-suites)	✓
Full height ceramic tiling to shower enclosure area	✓
Bar style chrome shower mixer valve to en-suites and over-bath in bathrooms of apartments with no en-suite	✓
Electrical	
White sockets and switches	✓
TV socket to lounge and master bedroom for connection of clients own equipment	✓
USB charging point to kitchen	✓
BT socket (property types vary - please see drawings for location)	✓
Telephone Entry System	✓
Mains wired smoke detectors with battery back-up	✓
Sealed battery operated carbon monoxide detector	✓

	Apartments
Heating	
Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating	✓
Exterior	
Double glazed PVCu windows and french doors (where planning permits)	✓
Multi-point door locking system to main doors	✓
Door numbers ready fitted	✓
Decorative	
Moulded skirtings and architraves	✓
White contemporary style internal doors	✓
Wardrobe to master bedroom with hanging rail and shelf	✓
All ceilings smooth finished and painted in white	✓
All internal walls painted in white	✓
All woodwork painted white	✓
Landscaping	
A mix of hard and soft landscaping throughout the development	✓
Private terraces to ground floor apartments within courtyard	✓

- ✓ Standard
- Optional Extra
- Not Available

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.