

GENERAL APARTMENT

- Solid entrance doors with matching frames, brushed stainless steel ironmongery and security locks. • High quality timber effect vinyl flooring
- Solid core internal apartment doors, lacquered white with matching lacquered frames and architraves, brushed stainless steel ironmongery.
- Fitted wardrobes with interior LED lighting strips.
- Double glazed solar windows and terrace doors.
- Private terraces with balustrades and lighting.

KITCHEN

- Fully fitted kitchens featuring soft close doors and drawers with high quality worktops illuminated by concealed LED lighting.
- Stainless steel sink and mixer tap.
- White goods to include fridge/freezer, hob, extractor hood, oven and microwave. • Dishwasher in all apartments
- Washing machine

BATHROOMS

- Full-height ceramic tiles to walls, non-slip ceramic tiles to floors
- White dual-flush WC - **Roca or equivalent.**
- Ceramic wash hand basin on a vanity unit
- Illuminated mirror.
- Shaver point.
- Shower tray with glass shower screens, polished metal shower column.
- Extractor fan.

FIXTURES AND FURNITURE

Studio apartments up to 28 sqm internal space:

- Space-saving integrated pull-down double bed, becoming sofa when closed.

All apartments:

- Double bed with built-in headboard, bedside shelves, and bedside LED lighting.
- Wall mounted dressing table with mirror and LED lighting in bedrooms.
- Contemporary sofa bed set and cushions in all executive studios, one bed and two bed living rooms. • Polished metal bathroom accessories including robe hook, soap dish, soap dispenser, towel rail, waste bin, toilet roll and brush holders.
- Flat screen digital television in lounge and master bedrooms.
- Integrated roller blinds in all glazed openings operated from inside.

- Modern dining set.
- Luxury bed linen, duvet, cover and cushions in all beds.
- High quality crockery, glassware, and cutlery sets.
- Complete set of pots, pans, and cooking utensils.
- Electric kettle, espresso machine and toaster.
- Cotton bath towel set.
- Electric hairdryer.
- Electronic safe in all apartments.

SERVICES

- Air-conditioning with reverse cycle climate control in the bedrooms and living rooms. •
- TV & telephone points in the living rooms and bedrooms.
- USB plug socket in bedrooms and kitchen.
- Recessed energy saving LED lighting throughout.
- Dedicated energy-efficient hot water boiler with leak tray and drainage.

SECURITY

- Video door entry system to main entrance lobby, with mobile phone application.
- Keyless door entry.
- Secure access entry to all residential floors.
- Smoke and heat detectors with integrated sprinklers in all apartments.
- Secure post boxes in main entrance lobby.
- CCTV In communal areas.
- On-site management team

FACILITIES WITHIN BUILDING

- Gymnasium with free weights and cardio equipment
- Indoor swimming pool
- Food and beverage outlets at ground floor.
- Business lounge / Co-working space with printing facilities and high-speed internet access. (Charges apply)
- Indoor bicycle parking areas

Additional facilities for Short Let Investors (Additional Charges Apply)

- WIFI and Television Services to apartments (optional)
- Dedicated laundry and dry-cleaning service on request
- Dedicated cleaning team for tenant changeovers on request
- Dedicated marketing with Citi-Home website and booking service
- Digital concierge

*Subject to change during detail design.