

# SYCAMORE COLLECTION SPECIFICATION

## The Dean Apartments

### Kitchens

- Stylish German crafted kitchens by Nolte
- Laminate kitchen worktops with single bowl inset stainless steel sink with drainer (Arran, Donegal, Harmony, Kelvin, Kilpatrick and Laurel only)
- Silestone kitchen worktops with single undermount stainless steel sink (Milford and York only)
- Siemens Built-in single oven
- Siemens Built in oven/microwave combination oven (Kilpatrick, Laurel, Milford and York only)
- Siemens 4 zone induction hob (Arran, Harmony, Kelvin and Kilpatrick only)
- Siemens 4 zone venting hob (Donegal, Laurel, Milford and York only)
- Siemens integrated fridge freezer
- Siemens integrated dishwasher
- Bosch freestanding washer/dryer to utility cupboard
- Under unit LED lighting

### Bathrooms

- Contemporary white sanitaryware from the Laufen range
- Contemporary slimline mixer taps to bathrooms
- Under sink Laufen vanity units to main bathroom and en-suite
- Full height wall tiling by Porcelanosa to bath and shower enclosure
- Themostatic shower column with square shower to main bathroom and en-suites

- Thermostatic combination bath filler and handheld spray to baths
- Shaver sockets to all bathrooms and en-suite
- Chrome towel warmers to all bathrooms and en-suites
- Fitted mirror with demist pad above wash hand basin bathrooms and en-suites

### Decoration

- Internal walls and ceilings will be finished in covermatt white emulsion
- Pre-finished white pass doors internally
- Pre-finished grey pass doors internally (Milford and York only)
- Contemporary lever style handles
- White matt finish skirting's and facings
- 2.6m floor to ceiling height\* (Arran, Donegal, Harmony, Kelvin, Kilpatrick and Laurel only)
- 2.7m floor to ceiling height (Milford and York only)\*

\* Selected rooms within selected apartments will feature ceiling heights between 2.4m - 2.6m. Please consult with a member of the Sales Team for full details.

### Wardrobes

- Stylish sliding wardrobe doors with shelves and hanging rail as design dictates

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### Heating & Electrical

- Underfloor heating system
- Master TV media plate in main lounge
- Communal satellite dish to apartments (connection required)
- Fully wired with CAT 6 cabling to data points in Lounge and Master Bedroom
- Ample power, TV and telephone points throughout
- USB & USBC charging points in selected rooms
- Brushed stainless steel sockets to kitchen - white elsewhere
- Featured downlights to kitchen, living area, bathroom and en-suite
- Solar panels to roof area providing sustainable energy

### Security

- Video door entry and access control system
- Intruder alarm system to ground floor apartments only
- Mains powered smoke detectors
- Battery powered CO2 detectors
- Motion sensor lighting to corridors and stairwells

### External and Common Areas

- NorDan Aluminium clad sliding terrace / balcony door with timber finish internally to lounge and kitchen area
- NorDan Aluminium clad double glazed windows Pre finished white internally
- Aluminium decking to external terrace / balcony areas
- Allocated private external parking
- Secure internal cycle store area with individual bike racks
- Lift access to all floors

### Factor

- An annual factors fee will be payable by all residents at Jordanhill Park. Please consult our Sales Consultant for full details
- All properties covered by 10 year Q Policy warranty