

## X1 - THE PLAZA : SPECIFICATION

### **Kitchen:**

- Fully fitted white gloss kitchens with base units, wall mounted cupboards, extensive gloss worktops with stainless steel sinks and taps.
- Electric multifunctional ceramic hob and stainless steel oven
- Fully integrated concealed extract hood
- Fully integrated fridge/freezer
- Durable contemporary vinyl flooring

### **Main Bathroom:**

- Contemporary white sanitaryware including concealed WC cistern
- Contemporary chrome fittings throughout.
- High quality shower and shower enclosure with pivoting glass doors. all with chrome trimmings
- Contemporary ceramic tiling to walls with high quality vinyl flooring
- Electric heated chrome towel rail
- Large wall fixed mirror

### **En-suite:**

- Contemporary white sanitaryware including concealed WC cistern
- Contemporary chrome fittings throughout.
- High quality shower and shower enclosure with pivoting glass doors all with chrome trimmings
- Contemporary ceramic tiling to walls with high quality vinyl flooring
- Electric heated chrome towel rail
- Large wall fixed mirror

### **Finishing Touches:**

- American White Oak veneered internal doors
- Brushed stainless steel ironmongery
- Painted white finish to all walls, ceilings and skirtings
- Double glazed units to all external windows and doors
- Vinyl wood strip flooring to hallway, living/dining and bedrooms.

### **Electrical & Services:**

- Recessed LED downlighters throughout.
- Slimline electric panel heating with individual controlled thermostat. *(subject to change)*
- TV/Satellite aerial sockets in lounge and bedrooms linked to communal aerial and dish
- Smoke detectors to Building Control approval.

### **Communal Areas:**

- Main communal entrance area with ceramic tiled floor finishes.
- Individual post-boxes within communal ground floor area
- Secure key fob access with audio entry to all exterior doors of the building.
- Lift access to all floors with stainless steel finishes
- Contemporary Vinyl flooring to communal stairwell and corridors.
- Dedicated recycle and refuse points.

### **Furniture Packs:**

- Options available *(See furniture pack for details).*