



# PENTHOUSE 65

AT THE BRIDGE

## THE SPECIFICATION



### KITCHEN

Contemporary designer Alno kitchen units featuring soft closing matt finish Hemlock Grey cupboards and drawers

Arden Blue Silestone worktops with up-stand and glass splash-backs to cooking area

Inset stainless steel one and a half bowl sink with chrome mixer tap

Integrated appliances to include:

- + Neff stainless-steel oven
- + Neff 4 zone touch control ceramic hob
- + Neff integrated re-circulation cooker hood unit
- + Integrated multifunction dishwasher
- + Integrated fridge/freezer

Integrated LED and task lighting to work surfaces

### BATHROOM

Contemporary white Villeroy & Boch sanitary ware to bathrooms and ensuites

White steel bath with Tempesta 100 shower rail

Glass shower screen to baths

Dual-flush white WC with soft close lid and concealed system

Wall mounted basin with vanity units featuring modern Grohe chrome mixer tap

Large full width mirror above sink

Chrome electric heated towel rail

Large format porcelain Porcelanosa Japan Marine tiles to floor

Fully tiled walls with large format ceramic Porcelanosa Japan Marine tile feature wall combined with large format Japan Blanco tiles

Shaver socket

### EN SUITE

Contemporary Villeroy & Boch sanitary ware

Separate shower tray with glazed shower screen and Tempesta 100 shower rail set

### INTERIOR FINISHES

Fitted wardrobes to Bed 1 \*except Penthouse 66

Wide plank solid oak flooring to kitchen, living room and hallway

Neutral colour carpet to bedrooms

Ceilings, walls, skirting and architraves finished in modern, durable matt emulsion

### ELECTRICAL FITTINGS HOME ENTERTAINMENT AND COMMUNICATIONS

Pre-wired for digital multi-room television with TV outlet to living area and all bedrooms

Telephone outlet with broadband capability to living area and bathrooms

Fixed recessed low energy down-lighting to kitchen and bathrooms

Pendant lighting to bedrooms and living room

USB charging points to metal plug socket in kitchen and main bedroom

### WINDOWS AND DOORS

Painted entrance and internal doors with brushed-steel door furniture

UPVC double glazed windows and doors to balconies

### GENERAL

Code for Sustainable Homes - Level 3

Underfloor heating and hot water powered by modern centralised high performance gas fired communal boiler system, which serves individual heat exchange units in each apartment

Ceiling extractor system to kitchen area

Paved pathways to external communal and access areas

External Power Point to roof terrace

### SECURITY

Intercom door entry system and electronic access to communal areas

Mains supply smoke/heat detectors to apartments and common areas

### WARRANTY

Checkmate 10-year New Home Warranty

### COMMUNAL AREAS

Carpeting to all corridors and staircases

White painted walls, skirting and architraves

Lift access from front door level and car park to all apartment floors

Landscaping around premises and landscaped amenity deck

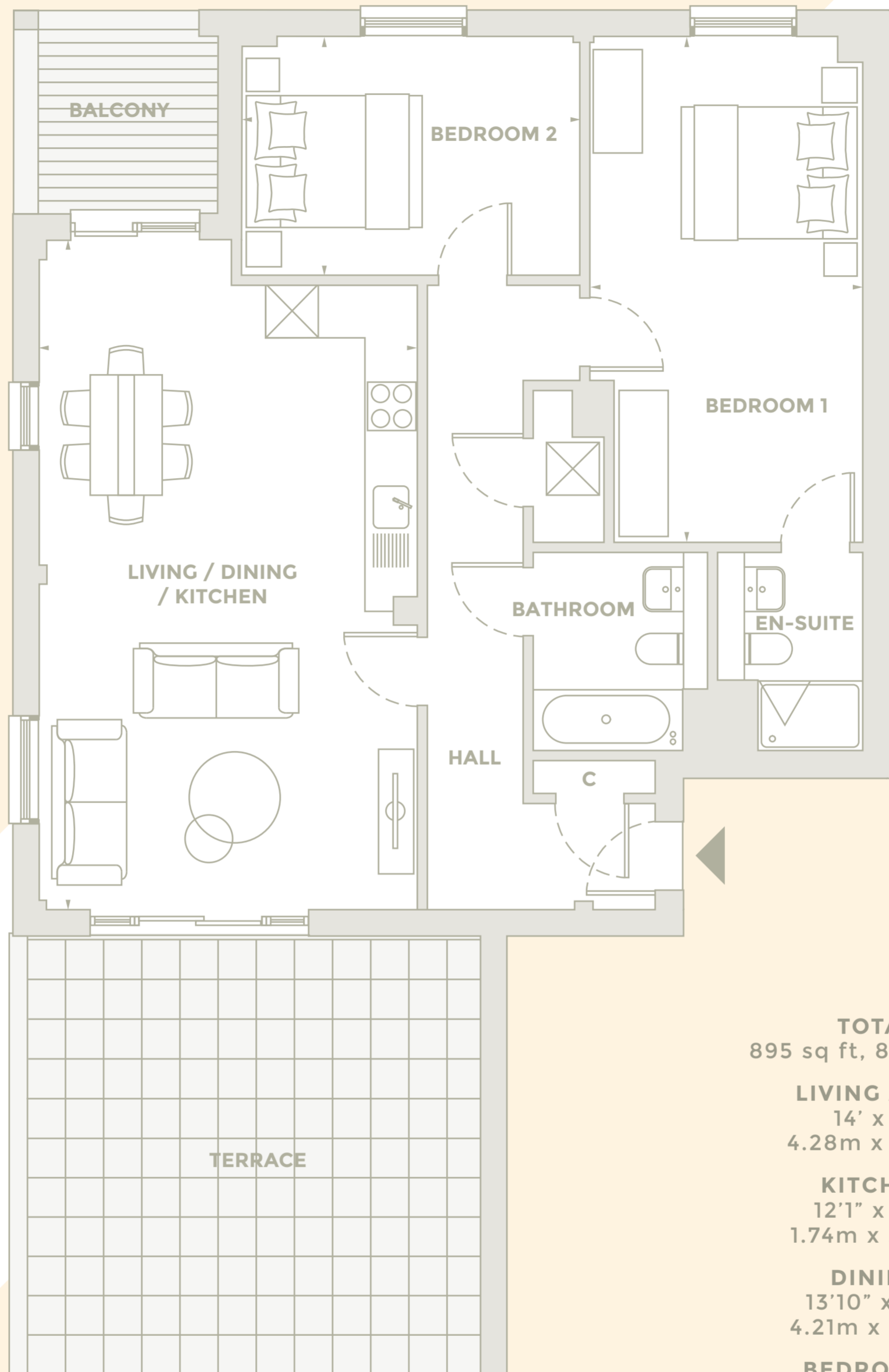
### PARKING

One car parking space in gated undercroft car park via electronic entry system (Penthouses only)

Secure residents' bicycle storage

# PENTHOUSE 65

2 BEDROOMS



**TOTAL**  
895 sq ft, 83.12 sq m

**LIVING AREA**  
14' x 11'  
4.28m x 3.35m

**KITCHEN**  
12'1" x 5'8"  
1.74m x 3.67m

**DINING**  
13'10" x 8'4"  
4.21m x 2.54m

**BEDROOM 1**  
18'8" x 10'  
5.69m x 3.06m

**BEDROOM 2**  
12'6" x 8'10"  
3.82m x 2.68m

**TERRACE**  
441 sq ft, 41 sq m

