



ALDERBANK
— WA14 —

UNIT B.04
APARTMENT TYPE B-3B
115sqm / 1238sqft
Replicated for B.09, B.10, B.11

3 BEDROOM DUPLEX
2 PARKING SPACES
OCCUPYING LEVELS 0-1 (also levels 2-3 & 3-4)

| | | |
|----------------------|------------|------------------|
| 1. Living: | 5.4 x 5.2m | 17'8" x 17' ft |
| 2. Kitchen: | 2.4 x 5m | 7'10" x 16'4" ft |
| 3. Dining: | 2.4 x 4.3m | 7'10" x 14'1" ft |
| 4. Master Bedroom: | 2.9 x 4.3m | 9'6" x 14'1" ft |
| 5. En-suite: | 3.1 x 1.8m | 10'2" x 5'10" ft |
| 6. Enclosed Terrace: | 4.3 x 1.2m | 14'1" x 3'11" ft |
| 7. Bedroom 01: | 2.9 x 4m | 9'6" x 13'1" ft |
| 5. Bedroom 02: | 2.4 x 4m | 9'6" x 13'1" ft |
| 5. Bathroom: | 2.4 x 2.4m | 9'6" x 9'6" ft |

SPECIFICATIONS:

Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor to ceiling windows
- Private high level external deck
- Hardwood oak flooring to entrance and dining areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout excluding bedrooms with Zhender radiators
- Bespoke, timber clad feature staircase
- Fitted wardrobe to master suite
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout
- Bespoke T&G style painted cladding to kitchen, master bedroom and en-suite

Technology & Security:

- Gated entry points for cars and pedestrians, with Video Intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse

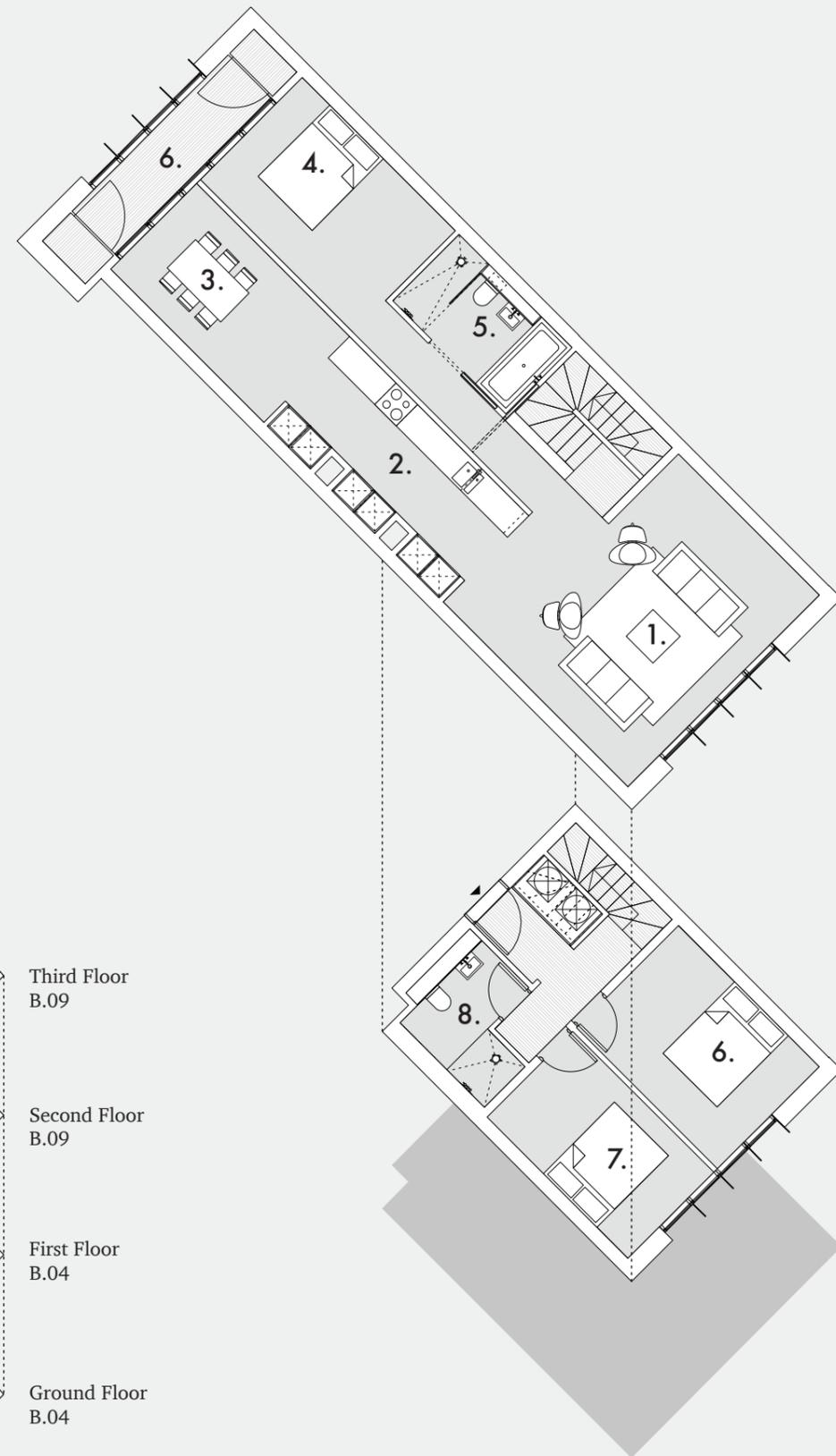
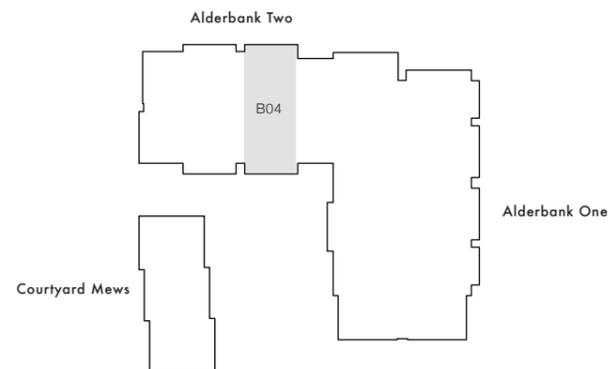
Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

Bathroom & En-suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Wall mounted taps
- Wall mounted WC and washbasin
- Limestone tiled ensuite
- Bath to family bathroom
- Thermostatic controls with 200mm overhead shower
- Frameless glass shower screens

*Further specification enhancements available



FIRST LEVEL
First Floor

ENTRANCE LEVEL
Ground Floor

Third Floor
B.09

Second Floor
B.09

First Floor
B.04

Ground Floor
B.04



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