



ALDERBANK
— WA14 —

UNIT M.01
APARTMENT TYPE M-1A
40sqm / 430sqft

1 BEDROOM MEWS
1 PARKING SPACE
OCCUPYING LEVELS 0-1

1. Living/Dining:	2.9 x 4.0m	9'6" x 13'5" ft
2. Kitchen:	3.8 x 2m	12'5" x 9'6" ft
3. Bedroom:	3.9 x 2.9m	12'9" x 9'6" ft
4. Bathroom:	2 x 2.2m	9'10" x 7'3" ft

SPECIFICATIONS:

Features & Internal Finishes:

- Landscaped communal courtyard
- One parking space
- Private front door
- Large windows
- Private rear courtyard and front garden
- 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 bedroom
- 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

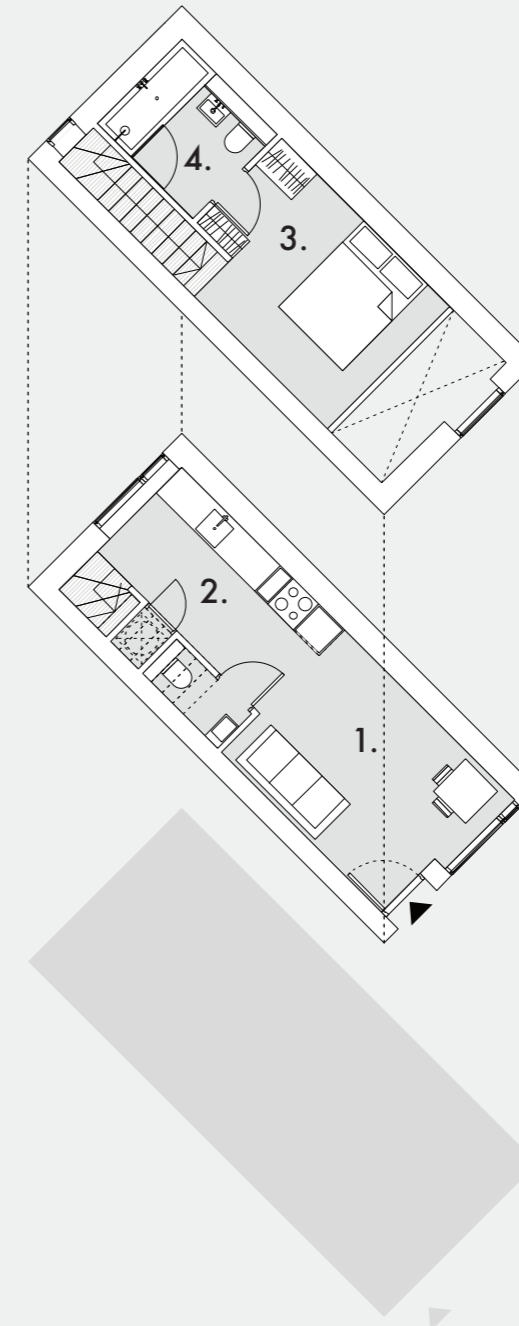
Kitchen:

- 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:

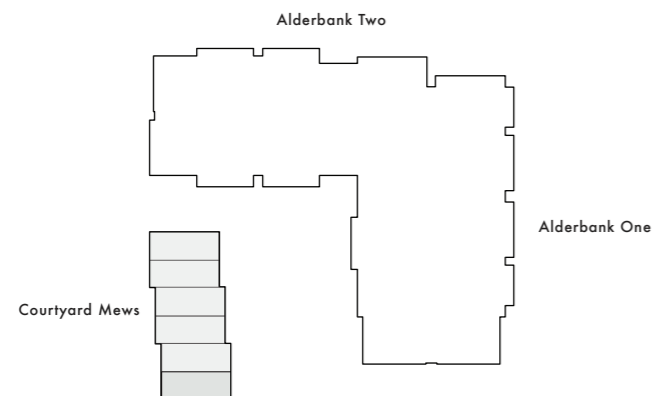
- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Wall mounted taps
- Wall mounted WC and washbasin
- Bath to family bathroom
- Thermostatic controls with 200mm overhead shower
- Frameless glass shower screens

*Further specification enhancements available



UPPER LEVEL
First Floor

ENTRANCE LEVEL
Ground Floor



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