

# The Old Courthouse ~ *specifications*

## *Internal finish*

- Matt emulsion to all internal walls
- Solid core wood PAS entrance doors to all apartments
- Flush plywood internal doors with quality level handles and accessories.
- Quality mid oak engineered wood flooring to entrance hall and living/kitchen area
- Contemporary skirting and architraves throughout
- Built in mirror-fronted wardrobes to bedrooms

## *Bathroom and en suites*

- Starck 2 Wall hung WC, Duravit soft close seat and Geberit flush plate
- Duravit D-Code washbasin and vanity in white high gloss
- Bette super steel built in bathtub with Grohtherm Thermostatic bath /shower mixer, hinged Kermi bath screen
- Showers with Daryl low profile tray and Kermi sliding shower enclosure
- Straight ladder electric towel rail

## *Kitchen & receptions*

- High quality handle-less kitchen units designed by Omega, with integrated appliances by top manufacturer
- Brushed steel sockets and light switches to main lights

## *Electrics, heating and lighting*

- Each apartment has underfloor heating throughout
- Energy efficient light fittings
- Low voltage ceiling down lighters to hall, bathrooms/en-suites and living/kitchen areas
- Pendant lighting to bedrooms
- Generous supply of power points to bedrooms, reception and hallway
- Telephone and TV points to reception room and master bedroom
- Highly efficient gas hot water system

## *Main entrance and common area*

- Original solid hardwood entrance door
- Lobbies and common area carpet to floors and ample lighting
- Secure mailboxes
- High quality carpet floor covering to staircases
- Combined lighting and emergency lighting system
- Metal balustrade to stairs and landing
- Walls and ceilings are painted with two coats of emulsion
- Quality stainless steel ironmongery to apartment doors
- Secure and fireproofed meter boxes conveniently located for easy access
- Lift to all floors

## *Security*

- All apartments have video phone entry
- Fully integrated smoke and heat detection alarm system to each apartment

## *Windows and balconies*

- Original sash windows on North and East aspects, except penthouses
- Steel and glass balconies to selected apartments
- Highly secure toughened glass in doors and windows with slide and tilt mechanism to South and West aspects

## *Building Construction; part existing, part new build*

- Built to maximise space, light and views
- Constructed using modern lightweight methods to provide maximum build quality and thermal efficiency
- Proprietary insulated render system coupled with an insulated secondary metal framework providing high performance
- Part original timber sash windows and part triple glazed powder coated window systems

## *Building standards and warranty*

- All elements of development comply with current building and fire regulations and relevant British Standards
- All works designed by professional architectural and structural engineering practices
- All apartments are covered by 10 year BLP Building Guarantee insurance against defects in construction



### **Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are given only as a guide and services & appliances have not been tested. Purchasers are advised to appoint their own Surveyors & Conveyancers to satisfy themselves on all matters concerning any purchase.

