



# MIDDLEWOOD LOCKS

MANCHESTER

## SPECIFICATION

## Apartment specification

### Common areas and entrance lobby

- Secure main entrance doors with door answer entry system
- Passenger lifts to all levels
- Stairs to all levels
- Ceramic floor to entrance and carpets to landings and corridors
- Post box for every apartment

### APARTMENTS

#### Living area

- Open plan living area
- Pendant light to main living area and LED spot lights above entrance and kitchen area
- Full height aluminium powder coated double glazed windows
- Telephone and TV point to living area (Satellite and broadband enabled subject to purchase subscription)
- Stainless steel sockets and switches throughout the apartment

#### Kitchens

- Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
- Splashback
- White Quartz composite work tops
- LED lights below wall mounted units
- Integrated recycling bins
- Integrated combination oven and electric touch control induction hob with extractor
- Integrated dishwasher
- Built in fridge freezer
- Freestanding washer/dryer in a separate utility cupboard
- Integrated microwave for 2 and 3 bedroom apartments
- Stainless steel undermount sink with chrome finish mixer tap

#### Bedrooms

- Pendant light to bedrooms
- Fitted wardrobes (please see individual apartment layout)
- TV point to bedrooms

#### Bathrooms

- Contemporary white enamel bath with wall fixed shower head and hinged fitted shower screen
- Vitra wall hung toilet and basin
- Hansgrohe chrome brassware
- Chrome heated towel rail
- Partially ceramic tiled walls
- Mirrored bathroom cabinet with LED down lighters above sink
- Shaver point
- Recessed LED spot lighting
- Integrated extraction ventilation system

### En-suite

- Walk in shower with fixed shower screen
- Ceiling mounted rain shower
- Vitra wall hung toilet and basin
- Hansgrohe chrome brassware
- Chrome heated towel rail
- Partially ceramic tiled walls
- Mirrored bathroom cabinet with LED down lighters above sink
- Shaver point
- Recessed LED spot lighting
- Integrated extraction ventilation system

### Flooring

- Flooring to living, kitchen area and utility cupboard
- Fitted carpet to bedrooms
- Porcelain tiles to bathrooms

### Heating

- Apartments have wall mounted radiators
- Hot water provided via a central boiler
- All apartments are metered individually
- No heating to common parts

### Balconies and terraces

- Painted handrail
- Glass or metal balustrade
- Timber effect decking to balconies
- Some apartments have Juliet balcony

### General

- Video door answer entry system to each apartment
- Spy hole to apartment front door
- CCTV around the development
- Integrated building and individual apartment fire detection and sprinkler system
- Mains connected smoke alarm
- Satellite TV and broadband enabled (subject to purchaser subscription)
- Secure parking is available at an additional cost option
- Secure bicycle stores are available within the development
- All apartments are individually metered
- Refuse disposal and recycling facilities in designated bin stores
- Communal areas and landscape garden for residents
- Lease term 999 years
- Ground rent £325 per annum
- 10 year building warranty

The information contained in this literature is subject to change without prior notice. Every effort has been made to maintain the accuracy of the information supplied, however you are recommended to consult the developer's sales team to obtain the current specification. The sizes indicated are not intended to be used for furnishing or appliance sizes. These particulars are intended for guidance only and they do not constitute a contract or part of a contract or warranty.



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