



ONE ST BRELADE

APARTMENT SPECIFICATION **General**

KITCHEN

- Luxury fitted high specification kitchen with feature under cupboard and under island lighting.
- Silestone worktop.
- Feature Silestone back splash.
- Large single under mounted stainless steel sink with pillar chrome mixer tap and waste disposal.
- Boiling, cold/filtered water tap to island.
- Single preparation sink in kitchen island.
- A full range of Miele integrated appliances including a single oven, microwave oven, steam oven, warming drawer, 2 x full-height 70/30 fridge/freezer, each with ice maker, dishwasher, coffee machine and under counter wine fridge.
- Induction hob in kitchen island, with a downdraft extractor fan.
(Appliances subject to purchaser choice)

WALK-IN PANTRY

- Tiles to floor and walls.
- Feature shelving.
- No floor heating.

UTILITY ROOM

- Furniture wall and floor cupboards in plain white.
- Tiled floor.
- Silestone worktop with 100mm upstand.
- Single under mounted stainless-steel sink with pillar chrome mixer tap.
- Free standing separate washing machine and tumble dryer - Miele.

CLOAKROOM

- Separate powder room to toilet room.
- White sanitaryware with chrome Grohe fittings.
- Contemporary fitted vanity furniture with storage under sink and large recessed mirror.
- Ceramic floor tiles and selected walls tiled.

MASTER EN-SUITE

- White sanitaryware with Grohe chrome fittings.
- Contemporary fitted vanity furniture with double basins.
- Illuminated, demisting mirror cabinet with built-in shaver socket above basins.
- Feature bath with thermostatic controlled mixers and wash down spray.
- Large walk-in shower enclosure with thermostatic controlled fixed head and adjustable rail for second shower head.
- Close coupled WC with soft close seats and dual flush
- Toilet wall wash down hose.
- Floor to ceiling ceramic wall tiles and ceramic floor tiles.

SECOND/THIRD SHOWER ROOM

- White sanitaryware with Grohe chrome fittings.
- Contemporary fitted vanity furniture with basin.
- Illuminated, demisting mirror cabinet with built-in shaver socket above basin.
- Large walk-in shower enclosure with thermostatic controlled fixed head and adjustable rail for second shower head.
- Close coupled WC with soft close seats and dual flush.
- Floor to ceiling ceramic wall tiles and ceramic floor tiles.

WINDOWS, DOORS & WOODWORK

- External doors and windows triple glazed with powder coated finish.
- Sliding doors to terrace from bedrooms and receptions.
- Internal veneered doors, glazed to reception room.
- Pocket sliding doors where applicable.

METALWORK

- Polished chrome door handles with leather inset details.
- Multi-point locking system to apartment entrance doors.
- Suited locks.

WARDROBES

- Fitted furniture to dressing rooms with open hanging and drawers.
- Master dressing illuminated hanging rails.
- Sliding wardrobe doors to bedrooms 2 and 3 (if applicable) with internal hanging rails.

FINISHES

- Windows and external doors pre-factory finished.
- Internal walls generally in matt emulsion except bathrooms and cloakroom.
- Plain ceilings finished in white matt emulsion.
- Internal woodwork painted in white satin finish.
- Ceiling coffer to selected habitable rooms.
- Tiled floors to entrance hallway, cupboard's, reception and kitchen/dining rooms.
- Carpets to all bedrooms, dressing rooms and bedroom hallways.



ONE ST BRELADE

APARTMENT SPECIFICATION **Mechanical & Electrical**

HEATING & WATER

- Electric E20 plus under floor heating to all habitable rooms with individual digital room thermostats.
- Underfloor heating to all bathrooms off domestic supply.
- Electric thermostatically controlled chrome towel rails to all bathrooms/en-suites.
- Electric E20 plus to hot water cylinders with secondary immersion heater. Mains pressure water.
- Air comfort cooling and heating to all principle reception and bedrooms with individual digital room thermostats.
- Centralized control for heating and cooling with remote access.
- Whole apartment heat recovery ventilation system to all habitable rooms and wet areas.
- Cold water tap to each private balcony.
- Water supply off a central building management system.

ELECTRICS & LIGHTING

- Polished chrome sockets to all visible areas (white sockets in cupboards).
- Habitable rooms with USB charging points.
- Polished chrome shaver sockets to bathrooms and en-suites. (May be fitted in bathroom cabinet)
- Marine grade external aluminium LED feature wall lighting to patio/terraces.
- Recessed adjustable LED downlights to all rooms.
- Concealed LED strip lighting to coffers in habitable rooms.
- Cupboards and pantry to have LED ceiling lights with movement sensor.
- 5 amp lighting circuit to habitable rooms and bedrooms.
- Digital lighting control with mood setting.
- External RCD socket to each patio or terrace.
- Internal power provision for automated blinds to reception rooms and bedrooms.
- Electric vehicle charging point to private garage space.

SECURITY

- Entrance to the building and car park by key fob and video entry system.
- Owners car park entrance by number plate recognition.
- Front doorbell and chime, plus video intercom system.
- Concierge and caretaker service.
- Residents private post room.
- CCTV coverage to external areas, selected internal areas and private garage.
- Private garage 30 minute fire rated shutter door, fob operated.
- All external windows and doors lockable.
- Built-in safe to master dressing room.

AUDIO & VIDEO

- Central common satellite UK and European dish. Each apartment wired for Satellite (Sky+ HD), TV & telephone points to living room, kitchen, all bedrooms and study. (Note satellite apartment control box not included)
- Wall mounted TV location points to all habitable rooms.
- Integrated waterproof TV in master en suite.
- Cat 6 data cabling to all TV points to central cupboard.
- In-ceiling flush speakers to all habitable rooms and master en suite connected to central data cupboard for future SONOS or similar amps (client option).

FIRE

- Central sprinkler system with detection to all habitable and circulation rooms.
- Mains-operated smoke alarms/heat detectors.



ONE ST BRELADE

The Penthouse

Changes to standard specification for all other apartments

KITCHEN

- A full range of Miele integrated appliances including 900w single oven, microwave oven, steam oven, 2 x warming drawers, dishwasher and coffee machine.
- Sub zero fridge/freezer with ice maker.
- Feature wine store wall.
- Induction hob in kitchen island with a downdraft extractor fan.
(Appliances subject to purchaser choice).

MASTER EN-SUITE

- Feature free-standing bath.
- Bidet (no wash down tap).

WINDOWS, DOORS & WOODWORK

- Pocket sliding doors and wall between kitchen/dining and dining/living room.

AUDIO & VIDEO

- In-ceiling flush speakers to all habitable rooms and all bathrooms connected to central data cupboard with SONOS amps.
- LED Televisions fitted to all habitable rooms and bedrooms.

FINISHES

- Bio-ethanol feature fire between dining room and living room.
- Carbon detection to fireplace to penthouse living room.
- Private lift from garage to apartment with fire doors.
- Private store cupboard in garage.



ONE ST BRELADE

EXTERNAL & COMMON AREAS

ENTRANCE LOBBIES/COMMON AREAS

- Tiled entrance.
- Concierge desk.
- Stairways.
- 2 x lifts (private lift for Apartment ONE).
- Recessed and feature LED lighting.
- Music system - SONOS.

UNDERGROUND PARKING/PRIVATE GARAGES

- Private two car garages.
- Private roller garage doors off key fob.
- Common carpark entrance sliding door (off key fob) and number plate recognition.
- LED ceiling light connected to PIR.
- Store areas to each garage.
- Apartment ONE private storage cupboard.
- Private lift to apartment (Apartment ONE only).
- EV charging point to each garage.

EXTERNAL

- Private terraces to be paved/decked.
- Glass balustrade.
- Communal gardens to be fully planted.
- Soft landscaping to common areas includes selected tree, shrub and hedge planting.
- Blue roof system to roof planting (non accessible).

EXTERNAL CAR PARKING

- Block paving to private parking bays.
- Common parking areas to be block paved.
- Visitor parking.

GYM

- Floor matting for equipment.
- Equipment (specific exercise equipment to be confirmed).
- Access to external staircase and garden.
- Music system - SONOS.
- LCD television off common Wi-Fi router.
- Air cooling and ventilation.

MEETING ROOM

- Tiled finish.
- Furniture.
- Recessed adjustable LED lighting.
- Electrical/AV equipment/Wi-Fi/telephone lines.
- Air cooling and ventilation.

WELLNESS ROOM

- Tiled flooring.
- Recessed adjustable LED lighting.
- Music system - SONOS.
- Air cooling and ventilation.

SECURITY

- Residents entrance gates to the building and car park by key fob and number plate recognition.
- Visitors entrance gate on timed entry.
- Upper level private parking and gate with number plate recognition.
- Principle entrance lobby on video and key fob entrance.
- Concierge and caretaker service.
- Concierge, CCTV coverage to external areas and selected internal areas and private garage.
- Secure post room with laundry drop off.

AUDIO & VIDEO

- Central common satellite UK and European dish.
- Cat 6 data communication between concierge desk, gym and meeting room.
- In-ceiling speakers to entrance foyer, gym and meeting room for future SONOS or similar amps
- LED flat screen Wi-Fi to meeting room and gym
- Central common area, guest Wi-Fi.

FIRE

- Central sprinkler system, with detection to common and private garages, habitable and circulation rooms.
- Mains-operated smoke alarms/heat detectors.

CONCIERGE SERVICE PROVISION

- Present on site for three hours per day, Monday to Saturday.
- Available for general queries and assistance.
- Concierge to have own toilet facilities/store.

CARETAKER

- General upkeep and maintenance of internal and external common areas.
- Cleaning of common areas.
- General gardening maintenance.
- Collection of rubbish.

GYM TRAINER

- Dedicated trainer and masseur booked via concierge. (costs apply)

BIN STORE

- Secure communal bin store and recycling area for all apartments.
- LED lighting connected to PIR.

AIR CONDITIONING STORE

- Private external apartment condensers.