

UPTOWN

RIVERSIDE MANCHESTER

LOCATION

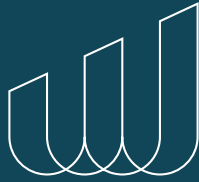
DESCRIPTION

KITCHEN

Unit manufacturer/range/colour	Contemporary high spec handleless kitchen from major branded European manufacturer
Worktop type and depth	Glacier white Corian or similar
Oven	Zanussi single oven or similar
Hob	Zanussi electric hob or similar
Fridge Freezer	Zanussi integrated 70/30 split fridge freezer or similar
Dishwasher	Integrated - Zanussi or similar
Lighting	Downlighters recessed antiglare LED
Sink	Underslung sink with drainer grooves in Corian
Taps	Mixer tap - single lever - Blanco/Hansgrohe or similar
Flooring	High quality, single extension LVT plank

BATHROOMS

Bath (shower over)	Vado or similar
Bath taps & mixer	Mixer tap - Single lever - thermostatic controlled - Vado brassware or similar
Basin	Vitra range or similar
Basin mixer tap	Mixer tap - Single lever - Vado or similar
WC	Vitra range or similar - colour white
Ceiling lights	Downlighters - low voltage antiglare LED
Wall tiling - extent to bathroom	Porcelain tiles. Full height to bath wall
Floor finish	Tiled porcelain large format tiles
Bath/shower screen	Toughened glass shower screen (Fixed)
Bathroom door	Solid core, satin white finish, full height
Bathroom heating	Electric towel warmer rail



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BEDROOMS

Floor covering	Carpet heavy domestic grade
Wall finish	Painted matt emulsion
Wardrobes	Mirrored built in wardrobe
Bedroom door	Solid core, satin white finish, full height

LOUNGE

Floor covering	High quality, engineered kitchen grade flooring throughout open space living room. Luxury vinyl plank
Wall finish	Painted matt emulsion

WINDOWS

Material	Hybrid timber and aluminium window frame (timber internal, aluminium external) Velfac are the manufacturer
Glazing	Double glazed units to meet thermal requirements

MISCELLANEOUS ELECTRICAL & PLUMBING

Apartment front entrance door	Internal face will be white, external onto corridor will be grey, full height
Ironmongery (Front door)	Contemporary style, satin stainless steel (lock, spyhole & security chain)
Ironmongery (Internal doors)	Contemporary style, satin stainless steel
Socket & switches	Exposed sockets & switches, white finish
Kitchen appliance switches	Under counter sockets & switches, white finish
Smoke detectors	Mains interlinked smoke detectors as required by building regulations
Door Entry system	Visual & Audio entrance system linked to main door
BT points	One in Lounge
Hot water	Via cylinder located within apartment
Heating	Infrared electric heating panels
Smart technology	Wondrwall
Aerial location	Communal external satellite dish with digital/terrestrial aerial located on apartment block roof, linked to apartments via service riser
Terrestrial and satellite TV	Terrestrial TV/FM socket to living room



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COMMON AREAS

Ground floor front entrance doors	Aluminum glazed doors with access control system
Internal corridor & stair Lobby doors	Solid core grey satin finish
Service riser doors	Solid core grey satin finish flush with wall, no architrave
Ironmongery	Contemporary style Satin stainless steel finish
Wall finish	Exposed high grade concrete wall
Entrance matt (Ground Floor)	Metal entry grating with barrier matting
Mailboxes	Located in reception space
Architrave	MDF (moulded) painted
Skirting	MDF square edge skirting, painted
Flooring	Black rubber flooring in stair core areas. Stone effect flooring in reception area
Stair balustrade	Powder coated painted steel plate solid balustrade with copper effect handrail
Stairs	Steel with black rubber flooring
Miscellaneous electrical power points	Plastic
Fire control	Sprinkler system plus automatic operated opening smoke vents as per building regulations
Lighting	PIR controlled
Reception desks	Bespoke built in desk
Reception area - loose furniture	Combination of sofas, chairs, tables
Gym	Located in Element. See gym spec document for full equipment list
Residents lounge and cinema room	Located in Graphene. Relaxed informal seating and separate cinema room with large format TV screen and sound system

EXTERNALS

External lights	Mix of lighting fixed to external walls
External benches/street furniture	Part of landscaping works or Public Realm works
External CCTV cameras	Building mounted locations to be confirmed

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