

## SPECIFICATION

### KITCHENS

Bespoke kitchens will be by the leading German designer Pro-Norm. These are from the handleless, high gloss lacquered Primeline range.

Levels 7, 6 and 5 will incorporate Glazier white Corian worktops with matching splashbacks, a Corian inset sink with drainer grooves and stainless steel hob bars. Levels 4 downwards will have a 40 mm thick toughened laminate worktop with aluminium profiled edge.

All kitchens will incorporate a midway rail which is a neat and flexible way to keep your everyday kitchen necessities close at hand. There will be an under sink bin, beech cutlery drawer inset and stainless steel splashback to the hob (where applicable).

The breakfast bars and mid height units will be wrapped with a dark oak, zebrano or tabac woodgrain effect laminate. The breakfast bars will incorporate a multi-power pop up tower recessed into the worktop.

Siemens appliances will be used throughout and will include an induction hob, extractor canopy (where applicable), fan assisted electric oven, dishwasher, fridge/freezer and microwave. The specific models will vary between apartments and confirmation of models should be sought from the sales department. [[back to top of page](#)]

### UTILITY ROOMS

The utility rooms will also feature a Siemens automatic washing machine and separate condensing tumble dryer. [[back to top of page](#)]

### BATHROOMS, EN-SUITES AND CLOAKROOMS

The bathrooms and en suites will feature selections from the exclusive white Kohler ranges of Freelance and Escale fittings.

In addition, taps and shower fittings will be a contemporary European design in high quality chrome.

The Italian porcelain tiling will incorporate mosaic feature inset panels and co-ordinating floor tiles.

Bathrooms and en-suites will have a feature mirror fronted shelved bathroom cabinet with integral lighting and shaver point or a mirror with integral lighting and separate shaver point.

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## XXIII RAVELSTON TERRACE

### HEATING

The design of the sophisticated gas fired communal heating and hot water system is based on the well-established, highly efficient and environmentally friendly continental model of a central boiler supplying all apartments.

Heat will be delivered via a wet under floor circuit to all areas, except the bathrooms and en-suites, where there will be electric chrome heated towel rails and an under floor electric trace arrangement. Under floor heating is inherently more effective, distributing heat evenly across rooms, allowing the temperature in the apartments to be more accurately controlled via electronic thermostatic controls.

High pressure hot water cylinders will be fitted to each apartment and heated via a conventional indirect coil system from the central boiler. Cold water is to be supplied from a central storage tank. There will also be back up boilers

Heating and hot water consumption will be individually metered for each apartment and the gas bill apportioned by the individual flow meter's reading. [\[back to top of page\]](#)

### LIGHTING

All apartments (with exception of the penthouses) will have a four circuit Evolution lighting system in the living room and kitchen areas operated via a patch panel and remote hand-held control.

The penthouses will incorporate extensive state of the art lighting circuitry. Controlled via Evolution, a revolutionary control system, this breaks from the restrictions of conventional lighting and provides mood and scene setting lighting via 18 separate circuits and also manages the control of the electronically operated blinds. This system is in the living room, kitchen area, master bedroom and balconies.

Light fittings are a mixture of satin chrome recessed ceiling halogen spotlights, individually styled throughout. The wall switches will be a stainless steel toggle style with the power outlets in the living and kitchen areas in satin chrome. The balcony lighting will be white LED. [\[back to top of page\]](#)

### SOUND

All apartments will have an Opus 300 background music system which will deliver sound via Mordaunt Short ceiling speakers in the kitchen area, bedrooms, en-suites and bathrooms. There will be a hub in an easily accessible cupboard which will allow for peripherals to be added to the system.

Local input plates in the bedrooms and living/kitchen will allow users to override the main Opus system locally, by plugging in an ipod, laptop or other peripheral. In addition, voice and data points are to be distributed throughout for broadband and telecoms. The facility for Sky+ is provided with the provision of Sky HD in the living areas.

Levels 7, 6 and 5 will have a 5.1 surround sound system in the living area comprising a Marantz 5002 amplifier, Marantz 4001 DVD player, KEF ceiling speakers and Nordant Short Subwoofer. Levels 4 downwards will also be wired for this system with the option to have this added as an extra. [\[back to top of page\]](#)

## XXIII RAVELSTON TERRACE

### INTERNAL FINISHES

The doors to the principal rooms are to be of maple veneer, with horizontal walnut inlays and all will incorporate brushed steel ironmongery to the principal rooms. Cupboards and wardrobes will be in a plain maple veneer finish.

The profiled skirting and door architraves will have an eggshell paint finish. All walls and ceilings will be in a vinyl matt finish. The palette will consist of subtle off whites throughout all the apartments. [\[back to top of page\]](#)

### FLOOR FINISHES

Flooring will comprise North American walnut hard wood engineered plank flooring supplied and fitted by the specialists G L Flooring. This will be to the hall, living area and kitchen areas.

Bedrooms will be carpeted and owners will have a choice of colours from the Lano Wool Class range. Bathrooms will be finished in colour co-ordinated Italian porcelain floor tiles

Utility room floors will be fitted with Marmoleum – Arabian Pearl colour.

The entrance areas adjacent to the lifts will be finished in grey-green honed fossilised limestone tiles from the Original Tile Company, while the lobby areas will incorporate Pelham Sisal in a striking matt platinum colour from the Alternative Flooring Company. [\[back to top of page\]](#)

### BLINDS

The extensive glass curtain walling will feature a mix of electrically and manually operated plain off white coloured blinds by Goelst. In the penthouse apartments, control of blinds can be incorporated into the advanced Evolution lighting circuitry in the master bedroom, living and kitchen areas. [\[back to top of page\]](#)

### COMFORT COOLING

Levels 6 and 7 benefit from comfort cooling systems. The cooling system is designed to maintain a consistently ambient room temperature, filtering the air inside individual apartments. [\[back to top of page\]](#)

### ENTRY & SECURITY

Each apartment will have a colour screen video entry phone system. The external doors are to be operated by an electronic key pad (with exception of the ground floor apartments – level 0). Each apartment will have a security alarm system which will be linked to the concierge's office and will be monitored by him when on duty.

An additional alarm panel is also provided should owners wish a separate Redcare facility. The apartment doors will have traditional steel five lever locks.

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### EXTERNAL FINISHES

The external elevations are predominately formed by a tinted, commercial standard toughened double glazed glass curtain walling system.

The north and south elevations are dominated by timber effect English cherry pattern rain screen cladding panels, whilst the balconies are composed of a continuous glass balustrade with a stainless steel trim. The maintenance free decking is lit by white LED lighting units, controlled by the Evolution system in the penthouses and manually in the remaining apartments. [\[back to top of page\]](#)

## XXIII RAVELSTON TERRACE

### GARDEN

Above the twin level underground parking is to be a landscape architect designed garden extending to over 7000 sqft. Extensive lawned areas will be married to solid sandstone paving, gravel paths, semi mature trees and a carefully designed shrub planting scheme, with a subtle lighting design that will create a feature of the garden after a dark.

The ground floor apartments (Level 0) will have private west facing gardens. To the rear there will be an east facing communal lawned area for the use only of the proprietors at Level 0.

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### SECURE CAR PARKING & LIFTS

The twin level underground car parking is to have dedicated private parking bays. In addition, a barrier will control access and egress. Elevated walkways will provide access to the state of the art Premier range of Gen2 lifts by OTIS.

Convenient recycling and bin stores will also be provided within the car park structure.

One dedicated bike storage area will be available on each level.

Visitor's car parking is available within the development on the north and east elevations.

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### CONCIERGE & FACTORING

McNeill Maguire McCreath have been commissioned as the factors. The annual fee has been estimated at £2,500 per annum for levels 6 and below. This includes the maintenance of all the mutual and private gardens, the stair lighting, lift insurance/maintenance and mutual building insurance.

£1,000 of this has been allocated to the heating bills, £500 of this amount payable upon entry as a float for the communal gas bill. Their services ensure that all mutual areas will be maintained to the highest of specifications.

The developer will provide a concierge service until December 2009. Thereafter, owners will jointly have the option via the factor to continue this service if they wish to. The concierge will be responsible for assisting in deliveries, co-ordinating access for tradesmen on behalf of owners if required and also ensuring all owners adhere to the development's terms and conditions as set down in the Deed of Conditions. The Concierge will be a day time service. [back to top of page]

*Yor Ltd reserve the right to alter or change the specification to an equivalent or higher standard without prior notice to any purchaser.*

