

SPECIFICATION

General

- 10 year insurance backed building warranty
- 125 year lease
- Allocated secure parking space and visitor car parking
- Patio, balcony or terrace to all apartments
- Double glazed aluminium windows
- Premium white single panel painted doors
- Chrome door handles
- Wardrobes to all bedrooms
- Plumbing for washer / dryer
- Store rooms available to purchase

Kitchen

- British kitchens by Paula Rosa Manhattan
- Back painted glass splashback
- Integrated Bosch stainless steel single oven
- Integrated Bosch stainless steel combination microwave & oven
- Integrated Bosch ceramic hob and extractor hood
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Under unit wall lighting

En Suite, bath or shower room

- Interior designed fully tiled rooms with porcelain tiled floors
- Thermostatically controlled shower with dual outlets
- Bath with shower mixer or thermostatically controlled shower
- Roca chinaware
- Underfloor heating and heated chrome towel warmer
- Mirrored vanity cabinets with integral lighting

Flooring

- Choice of flooring style to living space, kitchen and hallway
- Carpet to bedrooms

Electrical

- LED downlights to living space, kitchen, bathrooms and hallways, with dimmer switch to living space
- Communal terrestrial and satellite system with digitally compatible TV points in living room and all bedrooms. Wired for Sky Q into the apartment (subject to entering into a Sky contract).
- High level sockets for TV to living space and bedroom
- Fibre optic cabling into data hub within each apartment with data cabling to living room and bedrooms

Sustainability

- Highly efficient central heating plant feeding heat interface units within each apartment. Biproduct electricity generation supplies development and feeds back into the local network.
- Energy performance 'A' rated kitchen appliances (where applicable)
- Highly insulated building fabric
- Mechanical ventilation heat recovery unit
- Underfloor heating

Security

- Colour video entryphone system
- CCTV security system¹
- Fire detection/alarm systems to apartment and communal areas.
- Secured by Design approved apartment entrance doors with double lock, viewer, security chain and acoustic and intumescent seals
- Concierge facility

Communal areas

- Private landscaped courtyard garden facing the sea
- Access to the Bayside pool & spa, residents health and fitness suite and lounge facilities
- Lifts to all floors including basement parking
- Interior designed entrance lobbies and communal areas
- Secure cycle and mobility scooter parking

The above specification comes as standard with every Bayside Horizon apartment. Your attention is drawn to the fact that it may not be possible to obtain the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Roffey Homes reserves the right to make these changes as required and will inform you of any amendments.

Roffey Homes invite you to sit down with our selling agents to go through the individual specification to your apartment and to personalise the finishes.²

Upgrade to Premium Horizon

Enhance the specification of your apartment with a carefully chosen premium upgrade package including, subject to the timing in relation to the construction programme:

- Composite stone kitchen worktop
- Siemens kitchen appliances
- Composite stone top to bathroom vanity unit
- Siemens washer / dryer
- Karndean Korlok rigid core flooring
- Upgraded carpet choice to bedrooms

Horizon Penthouse upgrade

Horizon Penthouses have the Premium Horizon upgrade included with the exception of Miele kitchen appliances replacing Siemens kitchen appliances.

¹ Payable via the service charge.

² Subject to the timing in relation to the construction programme.