

General

- 10 year insurance backed building warranty
- 125 year lease
- Secure residents and visitor car parking
- Patio, balcony or terrace to all apartments
- Double glazed aluminium windows
- Premium white single panel painted doors, with clear glazed panel to living space door
- Chrome door handles
- Wardrobes to all bedrooms
- Siemens washer / dryer
- Water tap to terrace
- Store rooms available to purchase

Kitchen

- British kitchens by Paula Rosa Manhattan
- Back painted glass splashback
- Composite stone kitchen worktop
- Integrated Siemens stainless steel single oven
- Integrated Siemens stainless steel combination microwave & oven
- Integrated Siemens induction hob and extractor hood
- Integrated Siemens fridge freezer
- Integrated Siemens dishwasher
- Stainless steel 1 ½ bowl sink with chrome mixer tap
- Full height storage unit with carousel
- Under unit wall lighting

En Suite, bath or shower room

- Interior designed fully tiled bathrooms and en suites with composite stone countertops
- Thermostatically controlled shower with dual outlets
- Bath with shower mixer
- Roca chinaware
- Underfloor heating and heated chrome towel warmer
- Vanity cabinet with lighting and demisting mirror

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. Cable within the master bedroom and living room ceiling for future wireless access points.

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

Flooring

- Choice of flooring style to living space, kitchen and hallway including Karndean Korlok rigid core flooring
- Upgraded carpet to bedrooms

Security

- Colour video entryphone system
- CCTV security system¹
- Fire detection/alarm systems to apartment and communal areas including sprinkler system
- Secured by Design approved oak 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

This specification comes as standard with every Bayside Vista 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 Vista

Enhance the specification of your apartment with a premium upgrade package:

- Miele kitchen appliances
- Miele Induction hob
- Miele separate washing machine and tumble dryer
- Engineered timber flooring to living space, kitchen and hallway
- Upgraded carpet to bedrooms

¹ Payable via the service charge.

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