



SUNNYSIDE

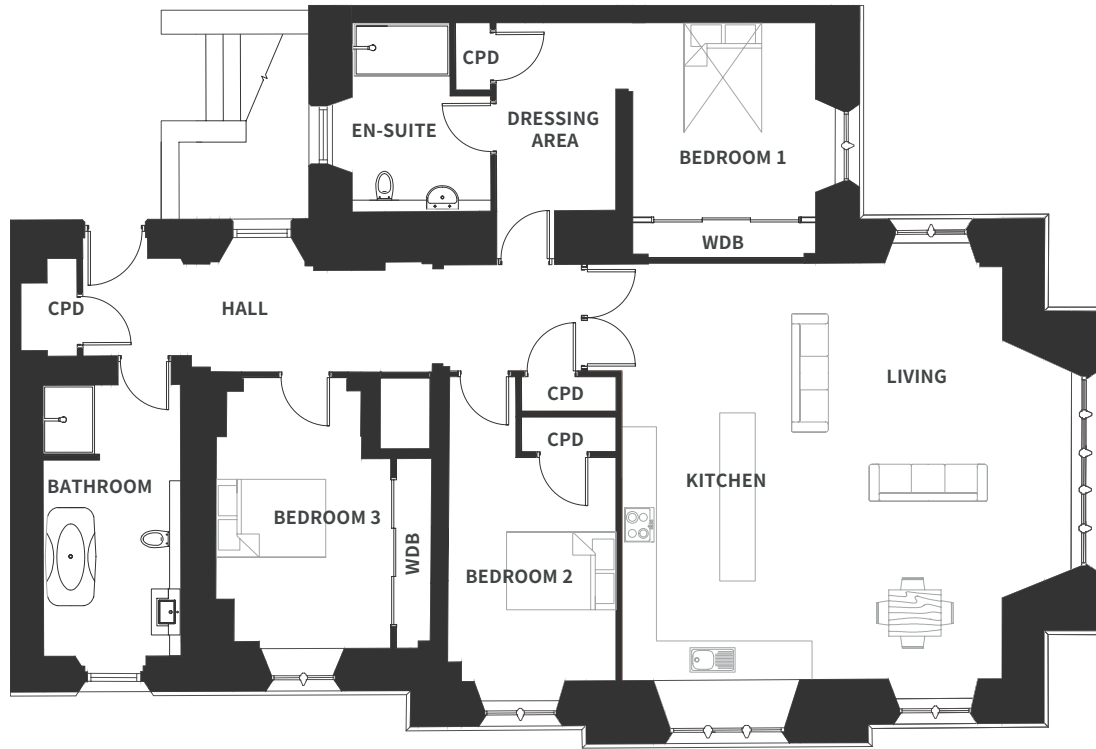
ESTATE



Apartment Six

MANSION

Floor Plan



DIMENSIONS

Living/kitchen	47.5 sqm	511.3sqf
Bedroom 1	9.6 sqm	103.3 sqf
Ensuite	7.8 sqm	83.9 sqf
Dressing Area	6.7 sqm	72.1 sqf
Bedroom 2	13.9 sqm	149.6 sqf
Bedroom 3	14.7 sqm	158.2 sqf
Bathroom	11.1 sqm	119.5 sqf
Hall	17.2 sqm	185.1 sqf

Total Area	128.5 sqm	1,383.0 sqf
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Specifications

Sunnyside Orchard offer the highest quality homes in a truly unique development, set within a mature woodland landscape. Crafted using our usual high standards and quality materials, we pride ourselves on creating a sustainable home with excellent build quality and finish.



KITCHEN/UTILITY

Fully fitted German designer kitchen, with Neff appliances where shown.

Stainless steel 1.5 bowl sink, single oven, micro-combi oven, 60/ 40 integrated fridge freezer, extractor hood, induction hob and fully integrated dishwasher.

Extensive range of worktops and door front colours to choose from.

Washer dryer provided in utility areas.



LIGHTING & ELECTRICAL

Energy efficient recessed LED downlights to kitchens, bathrooms and en-suites; pendant lighting to all other rooms.

Brushed chrome finish sockets and switches to all reception rooms and hallways; plain white to all other areas.

House pre-wired for TV, Sky and Sky Q with communal dish system for all TVs to operate with Magic eyes.

Option to upgrade to Smart Home Technology.



BATHROOMS AND EN-SUITES

High quality sanitary ware with a choice of colour finishes for wall mounted feature vanity basin units, complemented by Hansgrohe fittings.

Hansgrohe thermostatically controlled showers with chrome valves and showerheads.

Extensive choice of Porcelenosa wall & floor tiles for all bathrooms and shower rooms which are finished to dado height with fully tiled shower enclosures. Heated towel rails all bathrooms, chrome to master en-suite.



WINDOWS & DOORS

Windows to be finished in grey Alu-clad timber windows, double glazed and thermally efficient.

Composite high-security entrance doors, fitted with secure multi-point locking system.

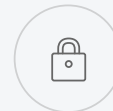


EXTERNALS

Expansive open landscaped gardens and mature woodland areas.

Link paths and cycle ways throughout the landscaped spaces.

Courtyard parking with tar finish to rear of building, with allocated parking spaces.



SAFETY AND SECURITY

Zone alarm fitted.

High performance multi-point locks fitted to entrance doors.

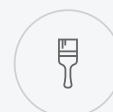
Video entry system fitted to communal access doors for apartments.



CONVENIENCE

Secure, allocated storage area at Basement level for each apartment.

Landscaped gardens, cleaning of communal areas maintained by a Factor.

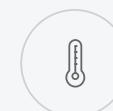


INTERNAL FINISH & DECORATION

Contemporary design skirtings and facings to all rooms, finished in white.

Contemporary design grooved panel doors throughout, in a grey lacquered finish, with chrome ironmongery.

Walls finished in Almond white paint finish with ceilings finished in white; all matt finish.



HEATING

Direct mains pressure cold water.

High efficiency system boilers fitted, fired by mains gas for heating & hot water system.

Hot water fed by means of pressurised cylinder to provide optimum performance for showers and hot water.

Site Map





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ESTATE