



CONVERSION

BALFOUR
HALL
Q17



QUARTERMILE
TIME TO LIVE

SPECIFICATIONS

Parking

- Underground car parking will be available for residential purchasers by separate negotiation
- Bicycle stores are situated in the underground parking area

Communal Area

- Video entry system to all apartments
- All apartments are serviced by a lift
- Tiles to entrance areas with carpets elsewhere
- Carpets to lift lobbies and corridors

Kitchens

- Bespoke kitchens designed by CDA using a palette of materials with reconstituted stone worktops and splashbacks
- Integrated dishwasher
- Integrated fridge freezer (depending on kitchen layout)
- Stainless steel oven and hob
- Island units/breakfast bars to selected units*
- Stainless steel sink with mixer tap
- Utility rooms have a freestanding washer (or within kitchen to smaller apartments)
- Microwave oven

Bathrooms and en-suites

- Bespoke bathrooms designed by CDA
- White wall hung WCs and basins from the Villeroy and Boch range
- Bath with glass bath screen and shower over to main bathrooms
- Hansgrohe mixer taps and shower heads
- Ensuites with fully tiled showers and glass screens
- Master ensembles to three bed apartments to have bath in addition to shower and second basin where design permits
- Combination of ceramic and reconstituted stone tiling and glass panels to wet areas
- Reconstituted stone tiles to floor with tiled skirtings matching floor tiles
- Shaver socket and mirrors over basins
- Storage comprising either shelving or cupboards

Lighting

- Wall lights to bedrooms and living rooms
- Central pendant lights in living rooms
- 5 amp lighting circuit in living area
- Low voltage recessed downlighters elsewhere

Heating

- Gas fired central heating
- Wall mounted radiators
- Heated towel rail to bathrooms

Electrical

- TV, radio and telephone points to all principal rooms
- Structured cabling platform enabling allocation of telephone points throughout the home; network computers, printers and internet access and satellite or terrestrial TV throughout the main living areas
- Smoke detectors to hall and living area

Flooring

- Oak flooring to livingroom, kitchen and hallways
- Porcelain floor tiles to all bathrooms

General

- Internal doors are timber with hardwood veneer
- Ironmongery is satin stainless steel
- Walls are painted in an off-white emulsion
- Skirtings and architraves are satin painted
- Windows are painted timber, single glazed sliding sashes to match original design
- Fitted wardrobes with aluminium framed sliding doors, hanging rail and shelving
- Entrance doors will be solid core with timber veneer and stainless steel ironmongery

* Please see sales negotiator for details

For further information about Balfour Hall conversion apartments call

0845 000 2525

or email

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