



GREEN WALK DIDSBURY

INTRODUCING THE PREMIER SPECIFICATION

QUANTUM HOUSE

For over 30 years the P J Livesey group has specialised in creating contemporary living spaces, effortlessly combining some of the nation's most striking historical settings with stunning newly built homes.

Green Walk situated within Didsbury is a shining example of the group's ongoing passion, experience and expertise in this field.

The detail and fittings within this specification have been carefully selected to ensure that the highest quality and design of each item are consistent with the excellent standards of spacial design, which the company works tirelessly to maintain.

In addition to the 'Premier' specification there are also a number of optional extras available at an additional cost - Please see our Fixed Priced Upgrade menu for more information.

KITCHEN

- Choice of kitchen ranges and Silestone work surfaces from an exclusive collection of colour palettes specially selected by our award winning interior designers^I
- 900mm high wall units
- Soft close functionality to all cupboard doors and drawers
- Neff oven and electric ceramic or gas hob^{II}
- Glass & stainless steel cooker hood
- LED feature unit lighting
- CDA Fully integrated fridge freezer, dishwasher and washer dryer^{III}
- Choice of floor tiling from an exclusive collection of colour palettes, especially selected by our award winning interior designers^I
- Franke 1.5 under mounted sink in stainless steel finish with Vado coil chrome spray tap
- Neff built in microwave to 'The Parkes' Apartment only - Chargeable upgrade available to all other apartments.

WET AREAS

- Contemporary Roca bathroom suite with Vado designer chrome fittings
- Roca vanity unit fitted to master en-suite (vanity unit will be fitted to main bathroom when properties do not have master en-suite)
- Chrome heated towel rail to all wet areas
- Half tiled walls to all wet areas including the powder room. Fully tiled to 3 walls around the bath in main bathroom and master en-suite fully tiled shower cubicle
- Walk-in shower enclosure and Vado Phase concealed thermostatic mixer valve to en-suite including Aquablade drencher head

- Please note; properties with one main bathroom only, to include concealed valve/shower rail and slide rail. Including bath filler and shower screen - please refer to 'en-suite' section for details of the Vado Phase built in shower package. If a property contains a separate en-suite shower facility, the shower screen, shower valve and hand rail will be omitted and bath shower mixer is supplied. In these cases the shower screen can be supplied as chargeable optional extra.
- Choice of wall and floor tiling from an exclusive collection of colour palettes specially selected by our award winning interior designers^I

GENERAL

- Vancouver Oak door with brushed steel handle
- Walls and ceilings painted with premium quality white emulsion
- White painted minimalistic architraves and skirting, square bevelled stair balustrades & handrails
- Alarm system to ground level properties
- Gas fired central heating system
- Shaver point to master en-suite bathroom. If no en-suite incorporated a shaver point will be fitted to the main bathroom area
- PREMIER warranty
- Ceiling recessed down lights to kitchen and all wet areas. White pendant fittings to all other rooms
- Chrome sockets to principle rooms^{VI}
- A schedule of chargeable optional extras is available upon request. - Please see our Fixed Priced Upgrade menu for more information.^{IV}

NOTES

I See our separate dedicated COLOUR PALETTE section for further details regarding the Bianco, Grigio and Cappuccino colour palettes

II In some cases, a build under double oven will be supplied.

III In properties with a dedicated utility area, a separate free-standing washer and dryer will be supplied and the integrated washer dryer will be omitted from the main kitchen layout

IV Upgrading to any chargeable optional extra is available only if procured at an early enough stage of the build program to accommodate the works

VI 'Principle rooms' refers to hallway, kitchen, lounge/dining room, master bedroom and study if applicable

The Premier Specification is applicable to apartments with 3 bedrooms or less. The Penthouse have separate specification.

Please note: We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/build process. Client choices and upgrades are subject to the build programme. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification cannot be considered at any stage. Specification document updated on the 9th of April 2018.