



The WATER GARDEN

ALDERLEY PARK

INTRODUCING THE P J LIVESEY PRESTIGE SPECIFICATION

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 and apartments.

The Historic Quarter at Alderley Park 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 'Prestige' specification there are also a number of optional extras available at an additional cost - Please ask our sales staff for further information.

KITCHEN

- Choice of kitchen ranges and silquartz 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
- Siemens built in double oven and electric ceramic or gas ceramic hob
- Siemens stainless steel cooker hood
- LED feature strip under unit lighting
- Siemens integrated fridge freezer and dishwasher.
- Free standing Siemens washer and dryer to Utility room
- Choice of floor tiling from an exclusive collection of colour palettes, especially selected by our award winning interior designers^I
- Siemens built in microwave and 300mm Caple wine cooler
- Franke 1.5 under mounted sink in stainless steel finish with Vado coil chrome spray tap
- Optional upgrades are available. Please ask our sales team for further details^{II}

BATHROOM

- Contemporary Roca bathroom suite with Vado designer chrome fitments
- Chrome heated towel rails to all wet areas
- Fully tiled Master en-suite. Half tiled walls to all other wet areas including the powder room. Fully tiled to 3 walls around the bath in main bathroom and fully tiled shower cubicle area in en-suite
- Walk-in shower enclosure and Vado Phase concealed thermostatic mixer valve to master en-suite including 300mm Aquablade drencher head.

GENERAL

- Vancouver oak internal doors with brushed steel handles
- Walls and ceilings painted with premium quality white emulsion
- Contemporary minimal style architraves and skirtings
- Alarm system to all ground level properties
- Shaver point to master en-suite bathroom.
- PREMIER warranty
- Ceiling recessed down lights to kitchen and all wet areas. White pendant fittings to all other rooms
- A schedule of chargeable optional extras is available upon request. Please ask our sales team for further details^{II}
- Chrome sockets to principle rooms^{III}
- Outside socket and tap to patio areas - outside tap only applicable to lower ground level properties only.

NOTES

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

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

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

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.

P J L I V E S E Y

