

THE MONTAGU DETAILED SPECIFICATION

Kitchen

- Luxury specification contemporary kitchen with branded “white goods” such as Bosch and Siemens

Bathroom & Ensuite

- Branded contemporary white sanitary ware (Gessi and Laufen) with chrome fittings
- Drench shower head and retractable hand held shower
- Wall hung WC in bathroom and ensuite
- Anti-steam illuminated mirror
- Wall mounted vanity unit
- Chrome Heated Towel Radiators
- Fully Tiled shower enclosure and bath
- Electric floor heating system to bathroom and en suite

Electrical Installation

- Ultra fast fibre Optic broadband to the Apartment block. The first one in Portstewart.
- CAT 6 wiring to living area and bedrooms
- Energy efficient MVHR heat circulation and distribution system
- Energy efficient downlighters throughout
- Comprehensive range of chrome slimline electrical sockets, switches, TV and telephone points to living areas and bedrooms
- Satellite TV points to both sides of lounge & at least 2 bedrooms
- 5 Amp Sockets to Living area and master bedroom
- Mains supply smoke, heat and carbon monoxide detectors with battery back up
- Video camera entry security system

Decoration

- Painted internal walls and ceilings
- Painted doors, architraves and skirtings
- Contemporary Chrome Ironmongery
- Moulded skirting boards and architraves to entrance hall, lounge, bedrooms and living / dining areas

Flooring

- Engineered wood, tiled or carpet flooring to hall and living room
- Tiled flooring to kitchen, bathrooms & en-suites
- Carpeted flooring with high quality underlay to bedrooms

Heating

- High output radiators
- High efficiency gas boilers
- Remote smart phone application heating controls

Glazing

- High quality powder coated aluminium framed triple glazed windows to front. Double glazing elsewhere.
- Bifold doors to terraces providing a full opening

External finishes

- Secure allocated car parking with automated entrance gates
- Decked terrace balconies to the 3 bed apartments
- Allocated storage for each apartment
- High quality external lighting

Warranty

- 10 year builders warranty