



**2 THE OVAL**  
HARROGATE

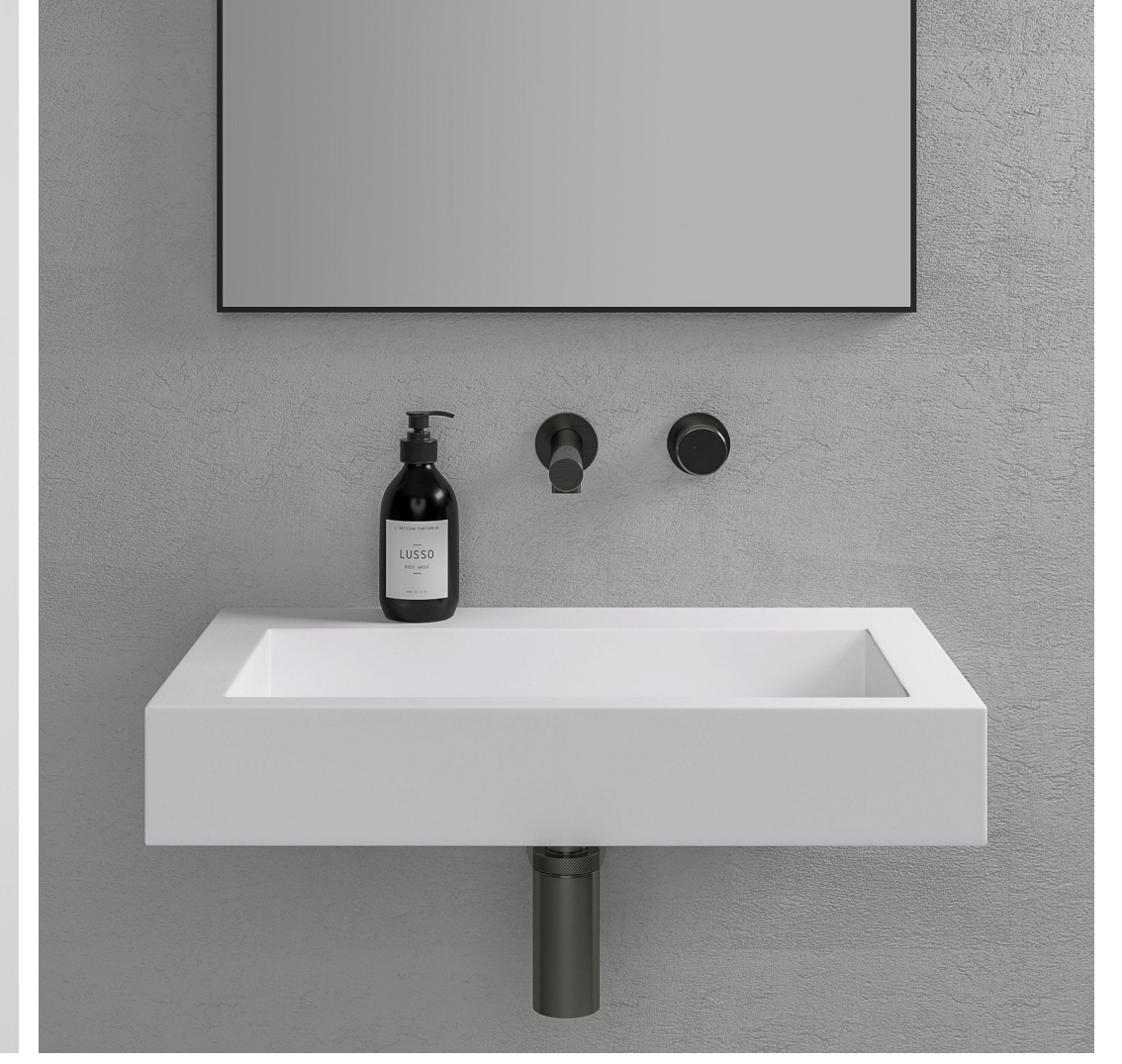
# SPECIFICATION

# KITCHEN

- Kitchen in shaker style (colour dove grey)
- Kitchen with soft-close doors and drawers
- Silestone white arabesque worktop
- Polished steel 1.5 bowl undermount sink
- Chrome swan neck spout pull out mixer tap
- Siemens IQ500 built-in oven
- Siemens IQ500 built-in microwave oven
- Siemens 80cm induction hob
- Siemens IQ300 90cm extractor hood
- Siemens IQ300 60cm dishwasher
- Siemens IQ300 70/30 fridge freeze

# BATHROOMS

- Luxury sanitaryware by Lusso Stone
- Thermostatic shower handheld shower
- Bathroom hardware in chrome finish
- Wall/floor tiles Porcelenosa or similar – half height tiles to walls, full height tile to the shower enclosure
- Shaver socket to both bathroom and en suite



\* all choices of colours and materials are subject to build stage

# HEATING & ELECTRICS

## HEATING

- Underfloor heating throughout

## ELECTRICS

- Downlights to kitchen, bathroom, en-suite & shower room with pendant lighting to selected areas (low energy lighting) – see apartment layout for more information
- Multi media plates to living room and bedrooms
- Heated towel rail to bathroom and en-suite
- Utility room (applicable to apartment G or number 7) with plumbing and electric provision
- Service cupboard has provisions for washing machine/tumble dryer

# FIXTURES & FITTINGS

- 2 panel white classic panel doors throughout with glazed panel door to kitchen/hall
- Polished chrome lever furniture and fittings
- Ceilings and walls – smooth finished in white matt
- Woodwork – finished in white gloss
- Moulded skirting (lambs tongue skirtings 175mm) and architraves
- Chrome sockets and switches to kitchen/dining areas
- Kardean flooring to hall/kitchen/dining/lounge
- Carpets to bedrooms
- Security alarm system
- Video entry system located in the hallway

# EXTERNAL & COMMUNAL AREAS

## EXTERNAL

- Allocated parking
- Car charging points to be provide and accessible to all. (More details upon request).

## COMMUNAL AREAS

- Bespoke luxury front door
- Video entry system for access
- Post box to the hallway
- Lift to all floors

# WARRANTY

- 10 year ICW warranty
- 2 year customer care from Oakdale Estates

