



## Apartment specifications

### Construction

All the homes at The Bowling Green are timber framed with the external leaf of the insulated cavity wall being a combination of facing brick and rendered block. The insulated roof will be a singly ply pvc membrane. The ground floor will be insulated concrete beam and block with timber upper floors.

### Comfort and Security

Gas fired central heating via a system of wet radiators with combination boiler. Locking double glazed timber windows. BS5 lever mortise lock and security chain to apartment entrance doors. Smoke detectors with mains electric connection. Access to building secured by fob activated door entry system, linked by monitor to each apartment. 24 hour warden call system with pendant activator to each apartment.

### Kitchens

Will be highly sophisticated incorporating a range of floor and wall cabinets from a range of styles and colours (see sales advisor for details) Stainless steel 1.5 bowl sink and tap. Integrated within the kitchen will be an electric single fan oven at eye level, electric hobs, stainless steel chimney extractor hood and fridge / freezer. Dishwasher option as extra cost upgrade. A washer / drier is provided in separate location within the apartment. Inset low voltage ceiling lighting. Feature wall tiling between worktops and underside of cupboards.

### Finishing Touches

Modern skirting board and architrave. 6 panel internal doors with chrome lever furniture. Glazed doors to kitchens. Carpet is provided throughout except wet areas which are to receive Karndean flooring. Fitted wardrobes to selected apartments.

### Paintwork

Internal skirting, architrave and doors finished in white gloss. Plastered walls finished with coloured matt emulsion. Ceilings to receive white matt emulsion.

### Bathrooms and En-suite

Stylish white sanitary ware with modern chrome taps and fittings. Glazed shower cubicles where applicable. Half height tiling around bath and behind basin and WC. Fully tiled shower cubicle in ensuites. Karndean flooring. Heated towel rail.

### Electrical

TV and BT points to living area and master bedroom. Brushed stainless steel switch and socket plates to entrance hall, living room and kitchen. Satellite TV capability. Video intercom door entry system.

### Communal

Security entry system. Dedicated surface parking space for each apartment accessed through secure gated entrance. Main apartment entrance and related areas tastefully finished to create a pleasant and stylish appearance. Contemporary Resident's Lounge. Lift to all floors. Furnished outdoor space overlooking championship bowling green. House Manager. Scooter Charging Facility. A Management Company is appointed to take care of the scheme for which a service charge is payable. Written details available on request.

### Warranty

All homes carry the NHBC 10-year warranty.

For information call  
**0161 865 4426**

**Seddon Homes**  
www.bowlinggreen55.co.uk