

QUAYSIDE
1, 2 & 3 BEDROOM
APARTMENTS

ONE BEDROOM APARTMENT



1 BEDROOM APARTMENT,
EXAMPLE AVERAGE APARTMENT SIZE:
538.2 SQFT / 50SQM

BEDROOM 4.35m X 3.12m
KITCHEN / LOUNGE 2.5m X 7.7m
BATHROOM 1.9m X 2.1m
BALCONY 8.6 SQM

TWO BEDROOM APARTMENT



2 BEDROOM APARTMENT,
EXAMPLE AVERAGE APARTMENT SIZE:
771.8 SQFT / 71.7SQM

BEDROOM 1 4.4m x 2.8m
EN-SUITE 2.1m x 1.7m
BEDROOM 2 4.4m x 2.8m
KITCHEN 3.1m x 2.7m
LOUNGE 3.2m x 4.6m
BATHROOM 1.9m x 2.1m
BALCONY 11.5 SQM

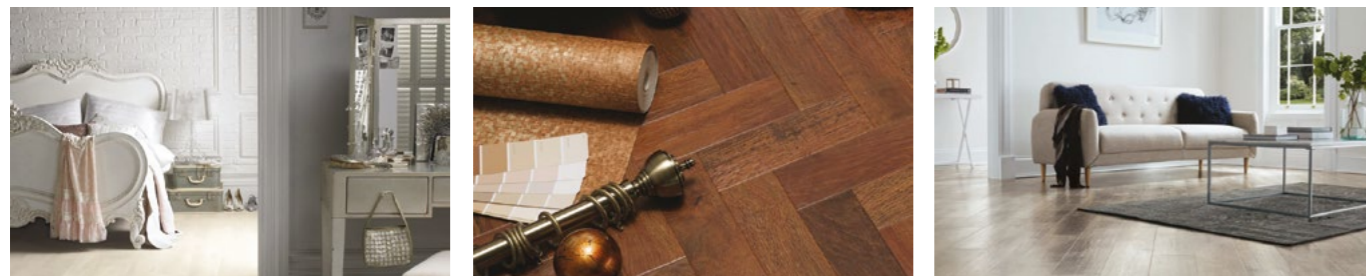
THREE BEDROOM APARTMENT



3 BEDROOM APARTMENT,
EXAMPLE AVERAGE APARTMENT SIZE:
963 SQ FT / 90SQM

BEDROOM 1 4.3m x 2.9m
BEDROOM 2 4.4m x 2.8m
EN-SUITE 2.1m x 1.7m
BEDROOM 3 3.5m x 3.3m
KITCHEN 4m x 2.2m
LOUNGE 5m x 4.5m
BATHROOM 1.9m x 2.1m
BALCONY 18SQM

OUR OBSESSIVE ATTENTION TO DETAIL



SPECIFICATION

KITCHENS

Contemporary designed kitchen with fitted wall and base units
Sink with chrome mixer tap
Integrated electric oven, hob and extractor
Worktops with upstands
Integrated A+ rated fridge/freezer
Integrated dishwasher
Low voltage recessed downlighters
Washer/dryer in separate store
Timber or Stone effect flooring

BATHROOMS & EN-SUITES

Branded chinaware (bath, wc, sink)
Glass shower screen and pivot glass door
Hansgrohe taps and thermostatic shower mixer unit
Full height feature Porcelanosa ceramic tiling to bath and shower areas
Porcelanosa Ceramic tiling to floor
Heated chrome towel rail.
Low voltage downlighters
Shelving for toiletries and towels (where layout allows)
Vanity unit with large mirror over
Shave point
Extract Ventilation

LIVING AREAS

Carpet or Timber effect flooring
Ceiling lighting pendants and low voltage downlighters
Media plate with TV/FM aerial, telecom, satellite and power points
Sky Q wired to communal system (buyer subscription required)
Double doors onto balcony with glass balustrade (balcony has external lighting)

BEDROOMS

Media plate in master bedroom
TV point in other bedrooms
Low Voltage Downlighters
Carpet or timber effect flooring

HEATING

Electric Panel heaters
Electric chrome towel rails to bathroom / en-suite
MVHR whole house energy saving heat recovery ventilation system.

INTERIOR FINISHES

Oak veneered internal doors
White painted skirting and architraves
Matt emulsion to walls and ceilings
Kitchen tiling
Bathroom tiling

EXTERNAL FEATURES AND FINISHES

Very spacious tiled balconies above ground level
Gardens to apartments onto podium garden level
Aluminium or Ideal Combi Composite framed double glazed windows and doors.
Entrance doors to apartments to Pas24 security standard.

SECURITY

Electronic video intercom door system.
Wood veneer PAS24 security door to apartments with spy hole, 5 point locking.
Smoke and Heat detectors.

PEACE OF MIND

All apartments benefit from a 10 year Premier structural warranty
Dedicated customer care team will be available on site for residents / owners / occupiers for moving in to the building.
XIs own management team will administer and ensure the effective operation and maintenance of all communal facilities and grounds.