

SPECIFICATION

KITCHEN

- Gloss units with soft close to doors and drawers
- Caesarstone worktop with matching upstand
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel undermounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Washer/dryer (freestanding in hallway cupboard)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

SHOWER ROOM

- Low profile shower tray with glass shower door
- Large format wall and floor tiles
- Heated chrome towel rail

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Framed feature mirror to match vanity tops (where no en-suite)
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Painted front entrance door with multi-point locking system
- High efficiency double glazed aluminium timber composite windows
- Timber internal staircase with carpeted treads and risers to duplex apartments
- White painted flush internal doors with contemporary satin stainless steel ironmongery
- Built in mirrored wardrobe with sliding doors to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring to hall and kitchen/living/dining room
- Carpet to bedrooms plus stairs and landing to duplex apartments
- Large format tiles to bathroom, en-suite and shower room

HEATING & WATER

- Heated chrome towel rails to bathroom, en-suite and shower room
- Gas fired combi boiler to apartments in The Julian Building
- Underfloor heating throughout all apartments

ELECTRICAL

- Downlights to kitchen/living/dining room, bathroom, en-suite and shower room
- Pendant fittings to hall, all bedrooms and landing to duplex apartments
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom, en-suite and shower room
- TV, BT and data points to selected locations
- Fibre connection to all properties for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- Video entry system to every apartment, linked to main entrance door (where accessed off communal area)
- External lighting to balcony
- Hard-wired smoke and heat detectors and carbon monoxide detectors where boiler present
- Sprinkler system to all apartments
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Porcelain tiles to balcony/terrace

COMMUNAL AREAS

- Fob controlled access system to communal entrance lobby
- Cycle and bin storage space
- Letterboxes provided for all apartments within communal entrance lobby where applicable

PARKING

- Parking spaces available to purchase with selected apartments
- Allocated electric car charging points for communal use

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity-filled with insulation
- Concrete floors
- Exterior treatments are a combination of buff/red/grey/brown facing bricks with grey roof tiles to The Julian Building

GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

An annual Estate Charge will be payable by all residents on the estate, which will cover the costs of the management and maintenance of the estate wide communal areas and facilities, including the public open spaces, play area and private estate roads. The Estate Charges are split equally across all properties on the development.

A block Management Company has been formed at St James Quay and will be responsible for the management and maintenance of the shared services and the internal and external communal areas of the of the apartment blocks. All leaseholders will automatically be made members of the Management Company when they purchase their property. A managing agent has been appointed to take on the maintenance responsibilities and a service charge will be payable by each homeowner for the services provided.

ST JAMES QUAY
NORWICH



THE JULIAN BUILDING

TWO DUPLEXES EACH OFFERING TWO DOUBLE BEDROOMS AND THEIR OWN PRIVATE ACCESS

APARTMENT 116 AND 120

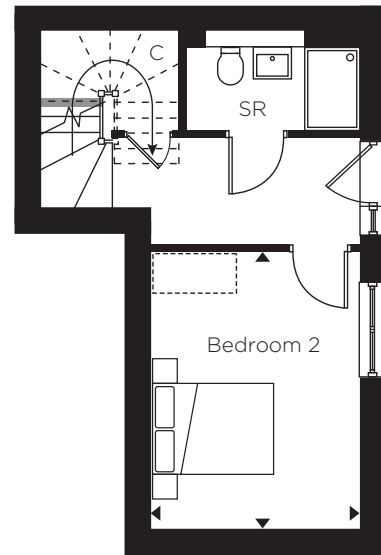
THE JULIAN BUILDING

PLOT 116

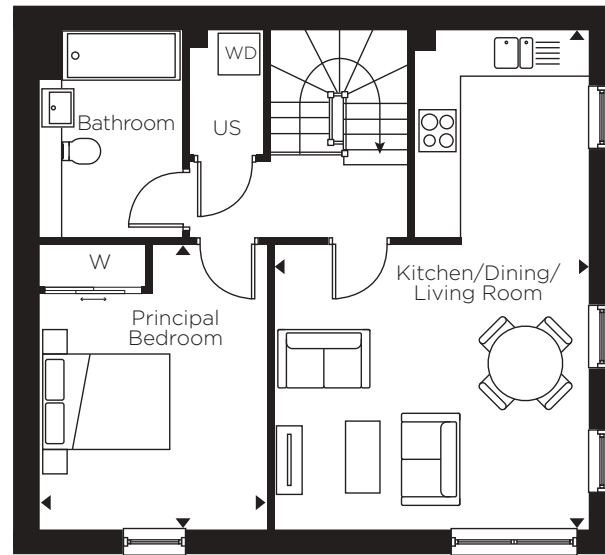


Enjoy space and privacy with these two duplexes at the exciting riverside community of St James Quay. Benefitting from their own private entrance, two double bedrooms, a bathroom and a shower room each, these homes are ideally designed for sophisticated city living.

GROUND FLOOR



FIRST FLOOR

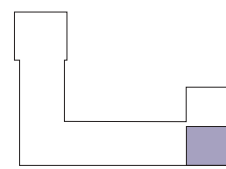


APARTMENT 116 TWO BEDROOM DUPLEX

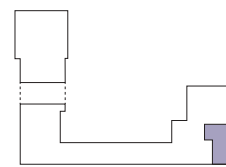
Kitchen / Dining / Living Room
4.50m x 7.15m 14'9" x 23'5"

Principal Bedroom
3.25m x 4.05m 10'7" x 13'3"

Bedroom 2
3.00m x 3.95m 9'10" x 12'11"

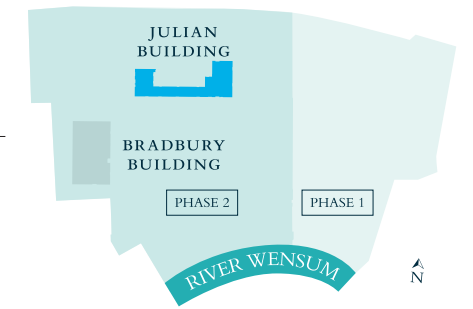


First Floor

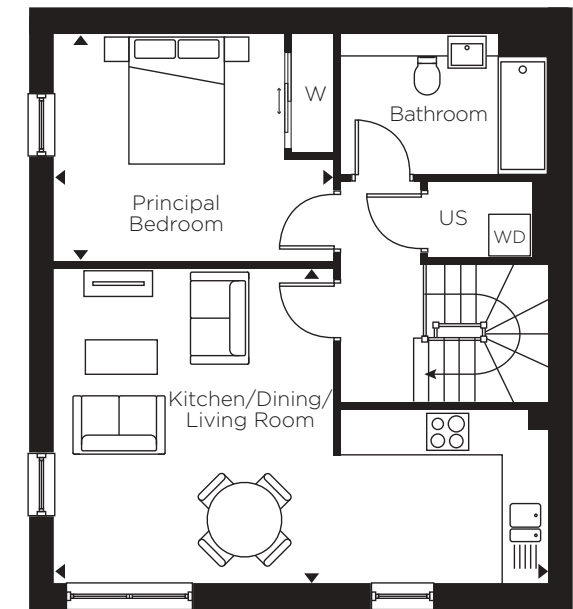


Ground Floor

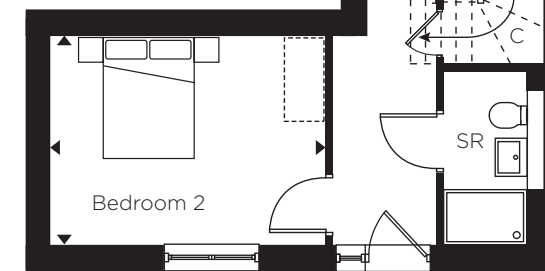
PLOT 120



FIRST FLOOR



GROUND FLOOR

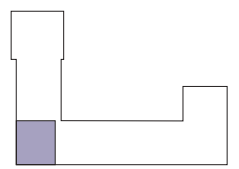


APARTMENT 120 TWO BEDROOM DUPLEX

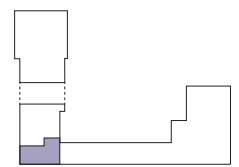
Kitchen / Dining / Living Room
7.10m x 4.50m 23'3" x 14'9"

Principal Bedroom
4.00m x 3.25m 13'1" x 10'7"

Bedroom 2
3.95m x 3.00m 12'11" x 9'10"



First Floor



Ground Floor

Floorplan layouts are not to scale, provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Affordable housing is indicative and can be moved. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for convenience of the intending purchaser, the information herein is a preliminary guide only.

● - Two Bedroom Duplex
C - Cupboard W - Wardrobe US - Utility Store [WD] - Washer/Dryer SR - Shower Room [---] - Indicative Wardrobe Position