

PENTHOUSE No.45

Huller & Cheese

CONTEMPORARY WAREHOUSE APARTMENTS
ON BRISTOL'S FLOATING HARBOUR



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together, we do more than build homes



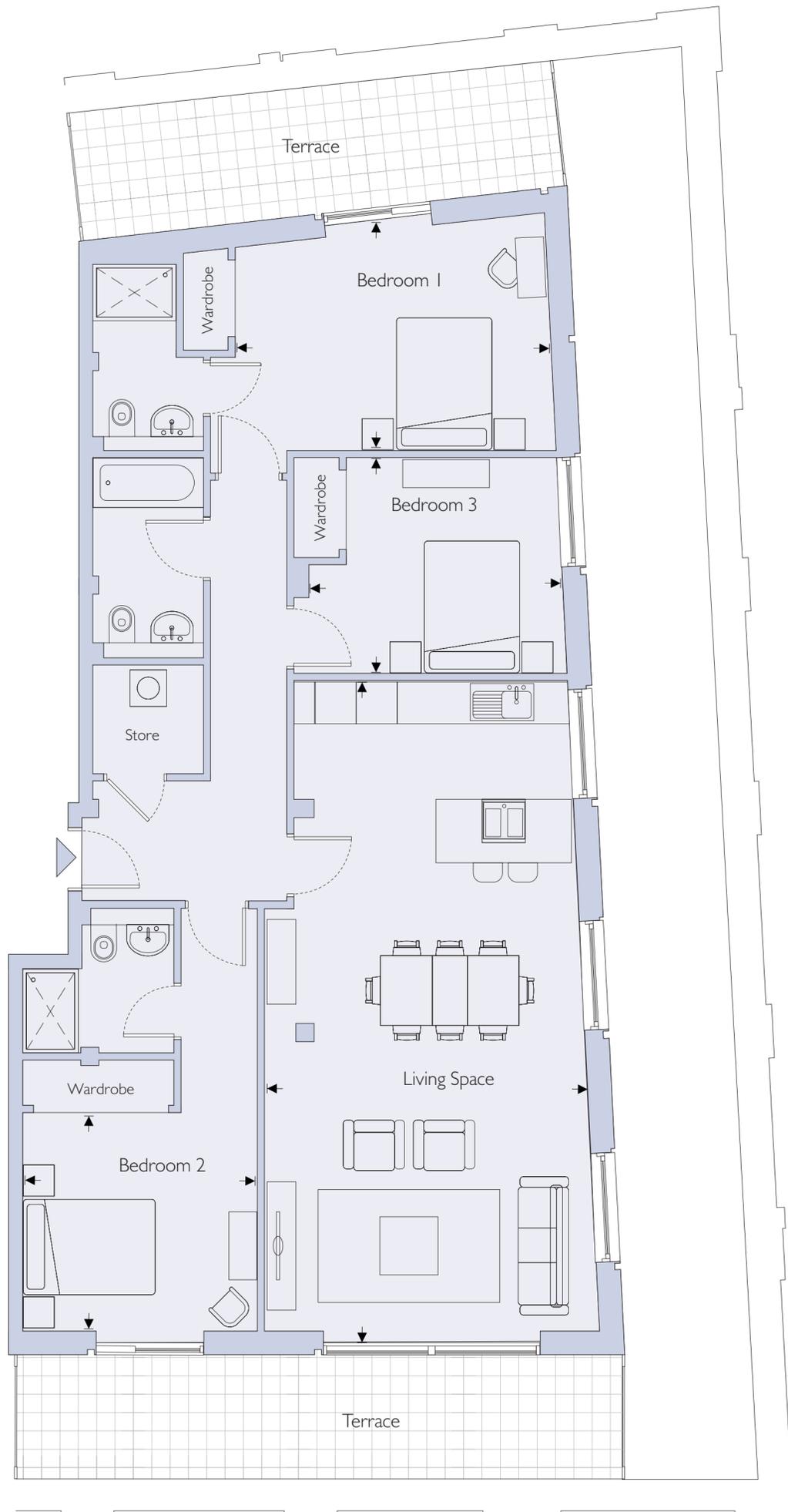
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We are a specialist developer creating sustainable, high quality places we are proud to be associated with, where people aspire to live & work, and that stand the test of time.

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Penthouse 45

Three bedroom, triple aspect penthouse with terraces

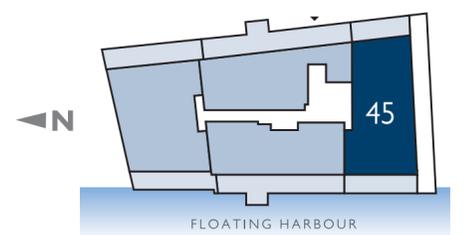
Living space	9.61m × 4.66m	31' 6" × 15' 3"
Bedroom 1	3.34m × 4.56m	10' 11" × 14' 11"
Bedroom 2	3.21m × 3.38m	10' 6" × 11' 1"
Bedroom 3	3.11m × 3.45m	10' 2" × 11' 3"
	116.29 m ²	1253 sq.ft.



These preliminary plans are intended only as a guide and may have changed during construction. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. Not to scale.

KEY

- ◄ ► Room dimensions taken from this point
- ⊞ Boiler Cupboard
- Columns



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KITCHEN

- Contemporary designer kitchens by Alno featuring wide, handle-free cupboards and drawers in Kaschmir
- Tebas Black Silestone worktops with matching full height up-stand and splash back
- Stainless steel under mounted square 1 ½ bowl sink with chrome mixer tap
- Food preparation island and breakfast bar on selected apartments

Integrated Miele appliances including:

- Stainless steel oven
- Stainless steel microwave
- 5-zone touch control induction hob
- Multifunction dishwasher
- Wine cooler
- Fridge/freezer
- Quooker Instant Boiling Water Tap
- Fully integrated LED lighting
- Condensing washer/dryer in utility or store cupboard

BATHROOM

Contemporary suite:

- Villeroy & Boch wall mounted WC
- Villeroy & Boch ceramic basin featuring Grohe mixer tap
- White bath with hand shower attachment and fixed overhead shower
- En-suite; separate shower tray with glazed shower screen and large Grohe chrome showerhead
- Chrome heated towel rail
- Porcelanosa Ferroker ceramic wall tiles and Shine Niquel porcelain floor tiles
- Demisting back lit mirror

INTERIOR FINISHES

- Wide plank oak timber engineered flooring
- Neutral colour luxury carpet to bedrooms
- Ceilings, walls, skirting and architraves finished in matt emulsion
- Fully fitted Wardrobes/walk-in closets to principal bedrooms
- Underfloor heating to all rooms

WINDOWS AND DOORS

- Timber veneered entrance and white internal doors with brushed-steel door furniture
- Rational double glazed windows with glazed French doors. A grey polyester powder coated aluminium external finish and white internal timber surround
- Paved terraces finished in glass and steel with exterior power points

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT / COMMUNICATIONS

- Pre-wired for digital multi-room television with TV outlet to living room and bedrooms
- Telephone outlet with broadband capability to living area and bedrooms
- Fixed recessed down-lighting to kitchen and bathroom
- Contemporary style moulded metal socket outlets and switches throughout
- Hyperoptic fibre optic broadband pre wired to all homes

SECURITY

- Video entry system and electronic access to communal areas
- Main supply smoke/heat detectors to apartments and common areas

COMMUNAL AREAS

- Urban Retreat Stone carpeting to all corridors
- Neutral painted walls, skirting and architraves
- External access to bike store
- Storage lock up facilities available under licence
- Allocated parking for each penthouse apartment to the front of the building
- Landscaping to the front of the building



* Your attention is drawn to the fact that it may not be possible to offer the branded products and certain specifications as outlined in the above. In such cases, a comparable alternative will be provided. Generator Developments reserve the right to make these changes as required.