

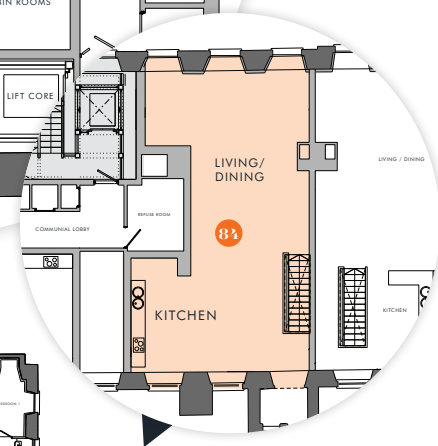
THE FLOORPLANS

NEW MILL

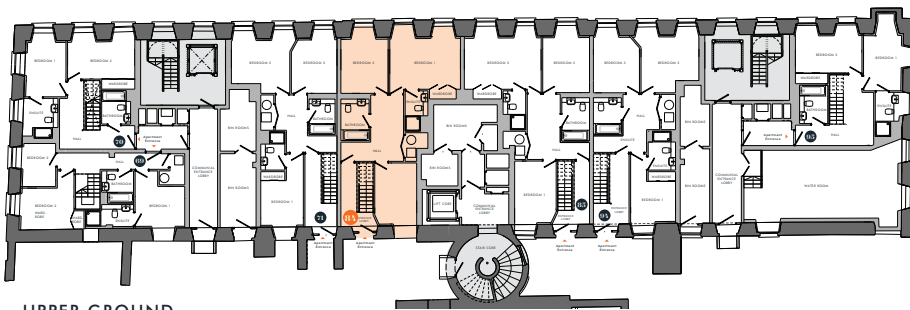
APARTMENT FLOOR
84 **LG/UG**

BEDS BATHS
3 **1**

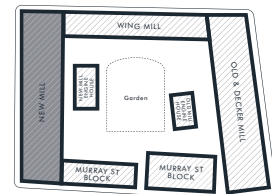
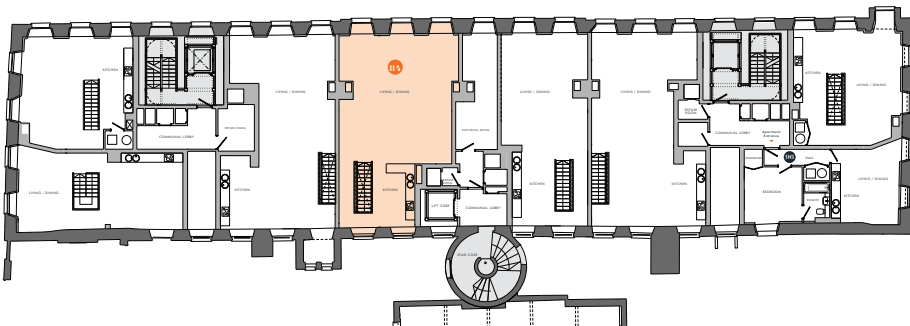
AREA SQ M AREA SQ FT
145 **1561**



LOWER GROUND



UPPER GROUND



THE SPECIFICATION

Building:

- 107 apartments in refurbished Grade II & II* listed buildings
- 16 new build apartments
- One Townhouse
- Sensitively restored mill buildings
- Retained historic features: stone circular stairs, timber beams, iron columns and beams, iron fittings, brass plaques, archway, weighbridge,
- Exposed brickwork walls
- Historic 130ft high brick built chimney
- Secure communal courtyard area – designed by award winning landscape architects, Planit IE
- Duplex units available
 - some on upper floors include roof terrace area.

Security:

- Secure gated access
- CCTV around complex
- Secure post boxes
- Secure bike storage
- Secure car parking available around the corner
- 24 / 7 concierge

Common Areas:

- Communal entrance with lobby and concierge service
- Landscaped courtyard providing access

to apartments.

- Industrial design: concrete flooring, metal stairs and balustrades, historic features (spiral stairs, exposed brick)
- Double height communal entrances
- Lifts (excl Engine Houses and Murray St block)

Kitchens:

- Fully fitted Mackintosh designer kitchen
- Tiled splashbacks
- Stainless steel sink and drainer with Hansgrohe tap
- Integrated appliances; Neff cooker and hob, CDA dishwasher, fridge, freezer
- Washer Dryer, generally fitted in a utility cupboard

Bathrooms & En-suites:

- Duravit sanitaryware
- Hansgrohe chrome fittings
- Ceramic part tiled walls and floors
- Mirror and vanity unit
- Heated chrome towel rail

Finishes:

- Hardwood timber flooring generally, tiling to bathrooms, carpet to bedrooms
- Fitted wardrobes in most master bedrooms
- Windows have been carefully considered to complement

the historic building. Street facing walls generally have metal framed multi pane heritage windows.

Courtyard elevations generally have large format windows allowing views over the courtyard and mill complex. Some apartments benefit from unique, restored, heritage windows, for example sash or bay windows.

- Wall finishes include areas of exposed brick, historic walls lined with lime plaster, and painted plaster partitions
- Painted ironwork, exposed beams
- Metal sockets and switches
- Satin anodised ironmongery
- LED downlights

Mechanical & Electrical:

- Energy efficient mechanical ventilation and heat recovery system
- Dimplex Saletto electric radiators
- Pressurised hot water tank in utility cupboard
- TV, satellite and telephone points in living room
- TV point in master bedroom
- Fire alarm and sprinkler system

