

# Specification

## KITCHEN

- Matt finish units with aluminium handle trim and soft close to doors and drawers
- Slimline laminate worktop with matching upstand and splashback behind hob
- Ceramic hob
- Integrated oven
- Integrated microwave
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel sink with contemporary brushed steel 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

## BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity tops
- Framed feature mirror
- Large format wall and floor tiles
- Heated chrome towel rail

## EN-SUITE

- Low profile shower tray with glass shower door
- Framed feature mirror
- 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 uPVC windows
- White painted flush internal doors with contemporary dual finish 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 entrance hall and kitchen/dining/living room
- Carpet to bedrooms

## HEATING AND WATER

- Heating via electric panel heaters
- Hot water via heat pump
- Heated chrome towel rail to bathroom and en-suite

## ELECTRICAL

- Downlights to entrance hall, kitchen/dining/living room, bathroom and en-suite
- Pendant fittings to all bedrooms
- LED feature lighting to wall units in kitchen
- Shaver sockets to bathroom and en-suite
- TV, BT and data points to selected locations
- High-level TV point to kitchen/dining/living room
- Fibre connection to all properties for customer's choice of broadband provider
- Video entry system to every apartment, linked to main entrance door
- External lighting to balcony/terrace
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel

## EXTERNAL FINISHES

- Porcelain tiles to balcony/terraces

## COMMUNAL AREAS

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

## PARKING

- Allocated parking (speak to sales team for more information)
- Electric car charging points to each allocated parking space

## CONSTRUCTION

- Traditionally constructed brick and block outer walls cavity filled with insulation
- Concrete floors
- Exterior treatments are a combination of red facing bricks with wood effect cladding and grey roof tiles
- uPVC rain-water goods

## GENERAL

- 2 years of dedicated support from Hill
- 10-year warranty from completion with NHBC
- 999 year lease

The apartment building/s and non-adopted areas at Kingsley Park will be maintained by a management company of which every homeowner will become a shareholder once all the properties have been sold and conveyed. A managing agent has been appointed to maintain these areas and a service charge will be payable by each homeowner for the services provided.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

# KINGSLEY PARK

BILLERICAY



## The Lily Apartments

### 1 & 2 BEDROOM APARTMENTS

Offered through the council-backed Discount Market Sale scheme, eligible buyers can purchase up to 20% below full market value\*

\*To find out more about eligibility and terms and conditions, speak with our sales team.

[hill.co.uk/kingsley-park](https://hill.co.uk/kingsley-park)

**Hill**  
Created for Living

# The Lily Apartments



## GROUND FLOOR



### APARTMENT 1 - 1 BEDROOM

Kitchen/Dining/Living	19'4" x 18'4"
5.9m x 5.6m	
Bedroom	12'6" x 10'10"
3.8m x 3.3m	

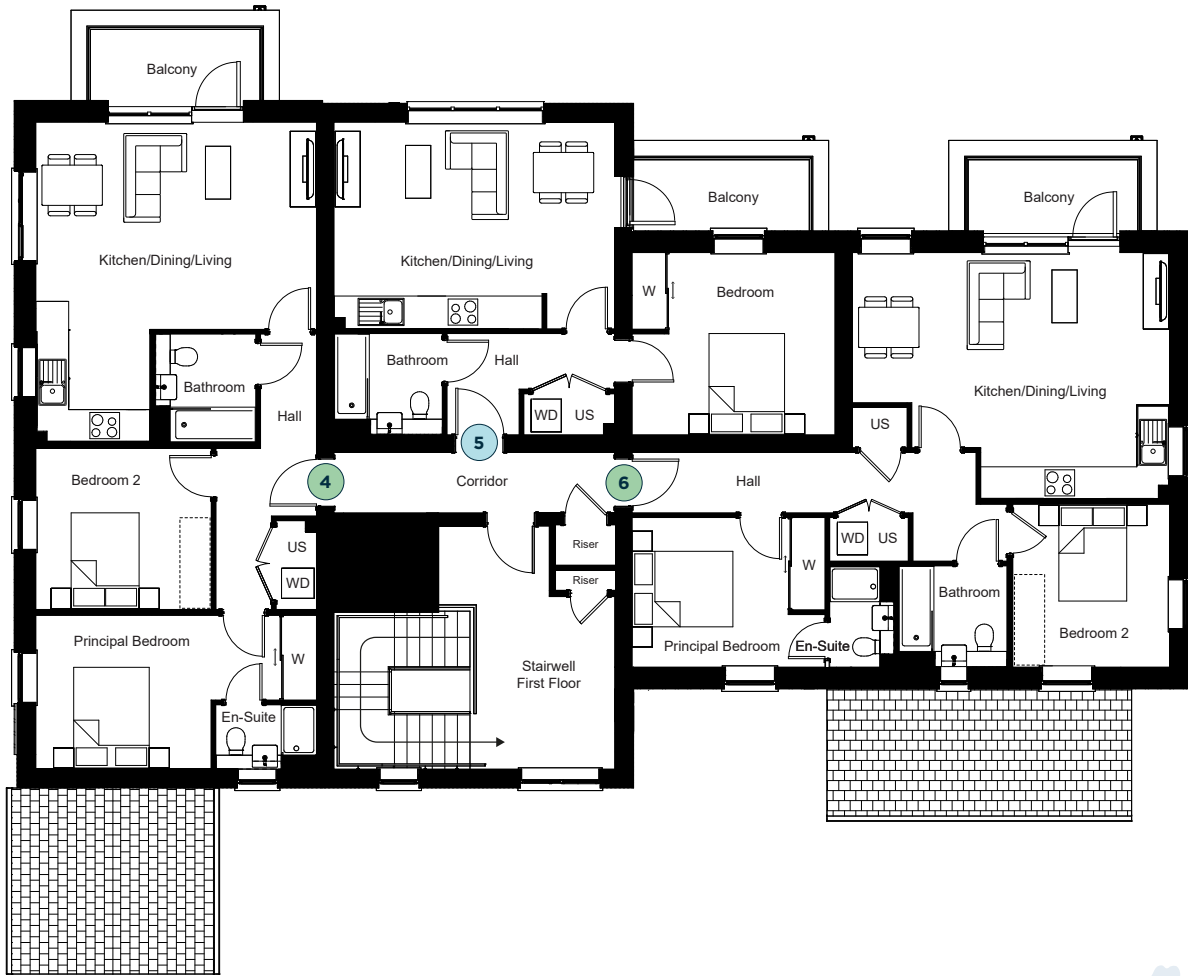
### APARTMENT 2 - 1 BEDROOM

Kitchen/Dining/Living	18'4" x 13'5"
5.6m x 4.1m	
Bedroom	13'1" x 11'10"
4.0m x 3.6m	

### APARTMENT 3 - 2 BEDROOM

Kitchen/Dining/Living	20'8" x 16'1"
6.3m x 4.9m	
Principal Bedroom	9'10" x 12'6"
3.0m x 3.8m	
Bedroom 2	10'2" x 10'6"
3.1m x 3.2m	

## FIRST FLOOR



### APARTMENT 4 - 2 BEDROOM

Kitchen/Dining/Living	21'0" x 18'4"
6.4m x 5.6m	
Principal Bedroom	10'2" x 15'9"
3.1m x 4.8m	
Bedroom 2	11'6" x 10'6"
3.5m x 3.2m	

### APARTMENT 5 - 1 BEDROOM

Kitchen/Dining/Living	18'4" x 13'5"
5.6m x 4.1m	
Bedroom	11'10" x 13'1"
3.6m x 4.0m	

### APARTMENT 6 - 2 BEDROOM

Kitchen/Dining/Living	20'8" x 16'1"
6.3m x 4.9m	
Principal Bedroom	9'10" x 12'6"
3.0m x 3.8m	
Bedroom 2	10'6" x 10'2"
3.2m x 3.1m	

US Utility Store W Wardrobe [ ] Indicative wardrobe position [ ] Washer/dryer

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. 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.