



## Specifications

**Heating** - AAA rated gas combination boilers by Vokera –with thermostatically controlled radiators.

**Kitchens** - fitted to an approved design for each unit by 'Kitchen Kit' with Nobilia kitchens and worktops with a range of base and wall cupboards incorporating integrated appliances by Bosch including dishwasher, washer- dryer, cooker, hob with glass splash back and extractor with cooker hood. One and a half bowl sink with mixer tap over.

**Flooring** - wood effect in all rooms carpets in bedrooms

**Windows** - double glazed,

**Lighting** - LED recessed spotlights throughout. MK recessed spots and pendant Light Fittings by Newlec

**Bathrooms and shower rooms** - Fitted with white close couple WC's shower, fully tiled enclosures (Plain white 150mm sq), and half tiled elsewhere, showers will be thermostatically controlled via the gas boiler. Heated towel rails, shaver/ toothbrush point / vanity light - Proposed Sanitaryware by Nabis

**Power** - Ample power points in all rooms.

**Courtyards and balconies** - The handrails and spindles for the balconies are to be galvanised metal with the deck being galvanised chequer plate.

**Security** - Intercom and remote gate release. CCTV in various locations? Telguard Millennium scrolling intercoms – can be linked to mobile phones.

**Wall finishes** - render in varying paint colours with some units having natural slate hung on part sections of the walls

**Roof** - Natural slate

**Buildmark provider** - Build Warranty Ltd

**Lease** - 999 years from inception

**Parking allocation** - There are parking spaces available to rent weekly in the in Harbourside car park subject to availability. Please make your own enquiries. There will be limited availability to purchase covered parking within the Wharfside development please enquire through the developers agent.

**Maintenance** - to include building insurance see separate sheet.

WHARFSIDE  
VILLAGE



### LEGAL BOUNDRIES:

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### DISCLAIMER:

*Please note, due to possible changes during the development we reserve the right to vary the specifications and when it may become necessary. Whilst all statements in this brochure are believed to be correct they should not be regarded as statements or representations of fact and neither the agents or their clients guarantee there accuracy. These statements are not intended to form part of an offer or contract.*

*Computer generated images used in this brochure are intended to be a general guide to appearance of the development. However from time to time it is necessary to make architectural changes. Therefore prospective purchasers should check the latest plans held with the selling agent.*

**FLETCHER**  
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## PHASE 1



QUALITY MARINE  
APARTMENTS SET IN THE  
HEART OF PENZANCE



This exciting scheme launches with 11 highly versatile designs and all come with great view and balconies.

**PHASE 1**  
**WHARFSIDE VILLAGE**



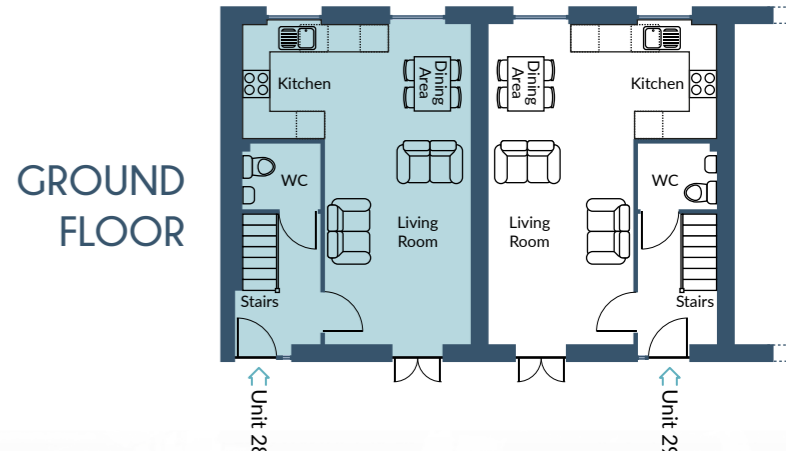
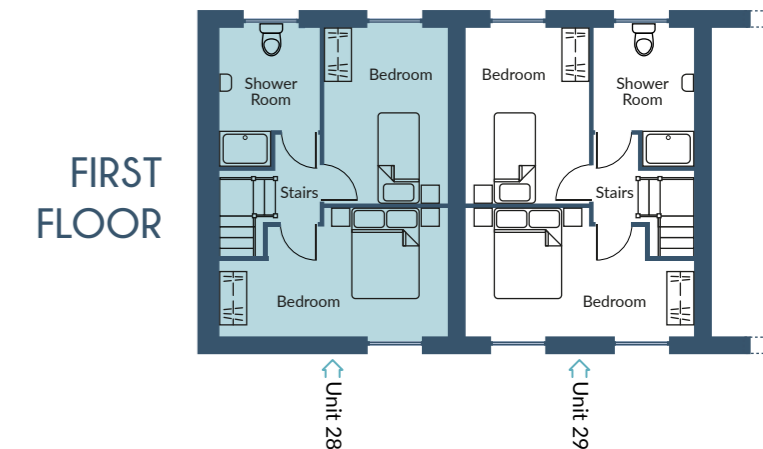
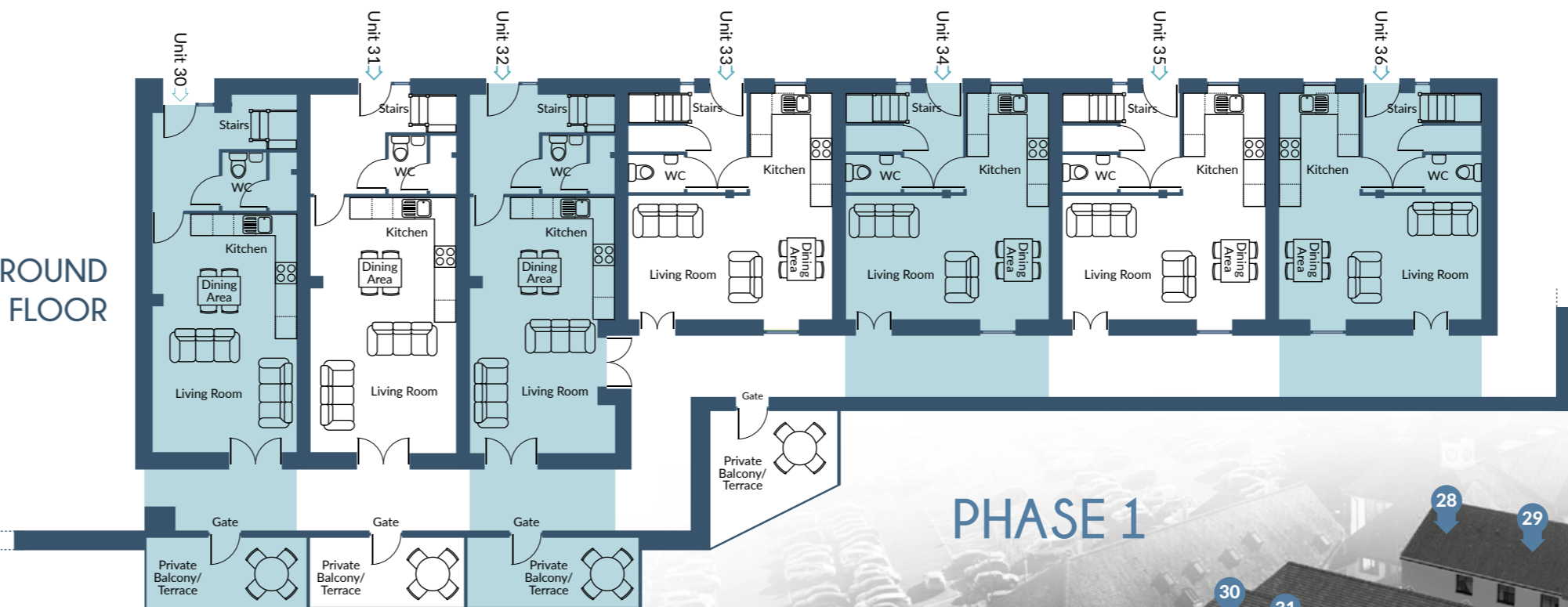
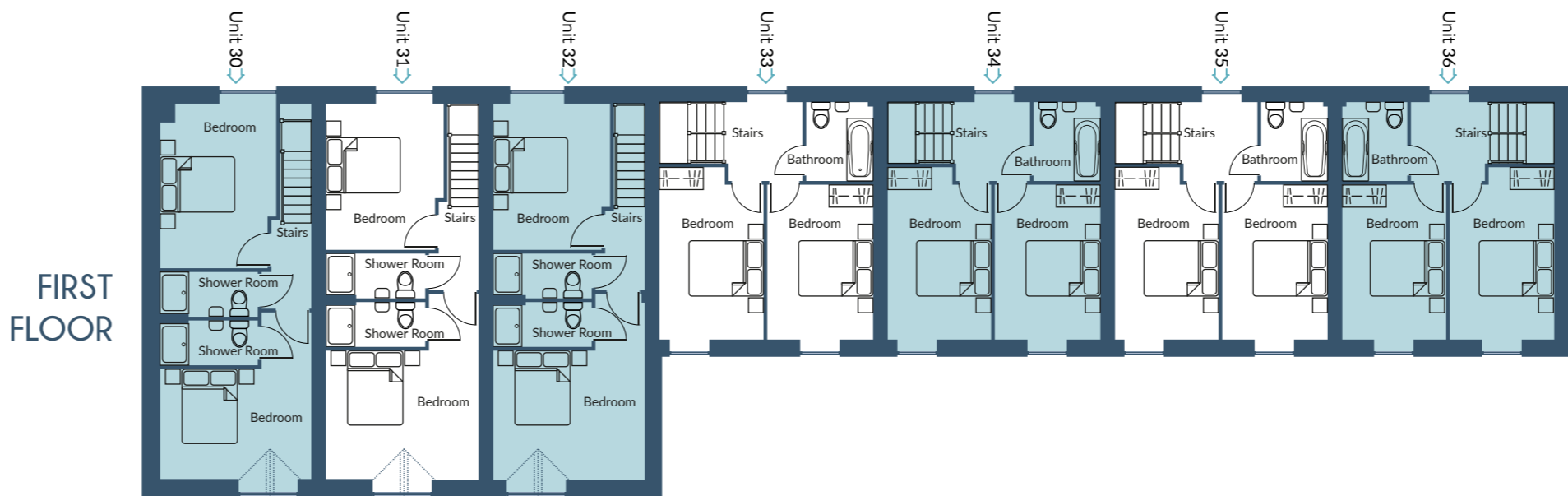
Wharfside Village will present a variety of imaginative designs, regenerated from redundant work spaces and offices into an outstanding selection of houses and flats over a number of phases.

Phase 1, Wharfside Village will comprise eleven carefully designed houses with a choice of designs and sizes all of which will take full advantage of the enchanting sea views across Mounts Bay towards Marazion.

The houses are highly specified with quality fitments, floor coverings and appliances, ensuring that with the exception of furniture these houses will be ready to occupy.

These practical and appealing homes are ideal for both low maintenance residential occupation or indeed investment long or holiday letting.

This exciting scheme launches with 11 highly versatile designs and all come with great view and balconies.



**PHASE 1**



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