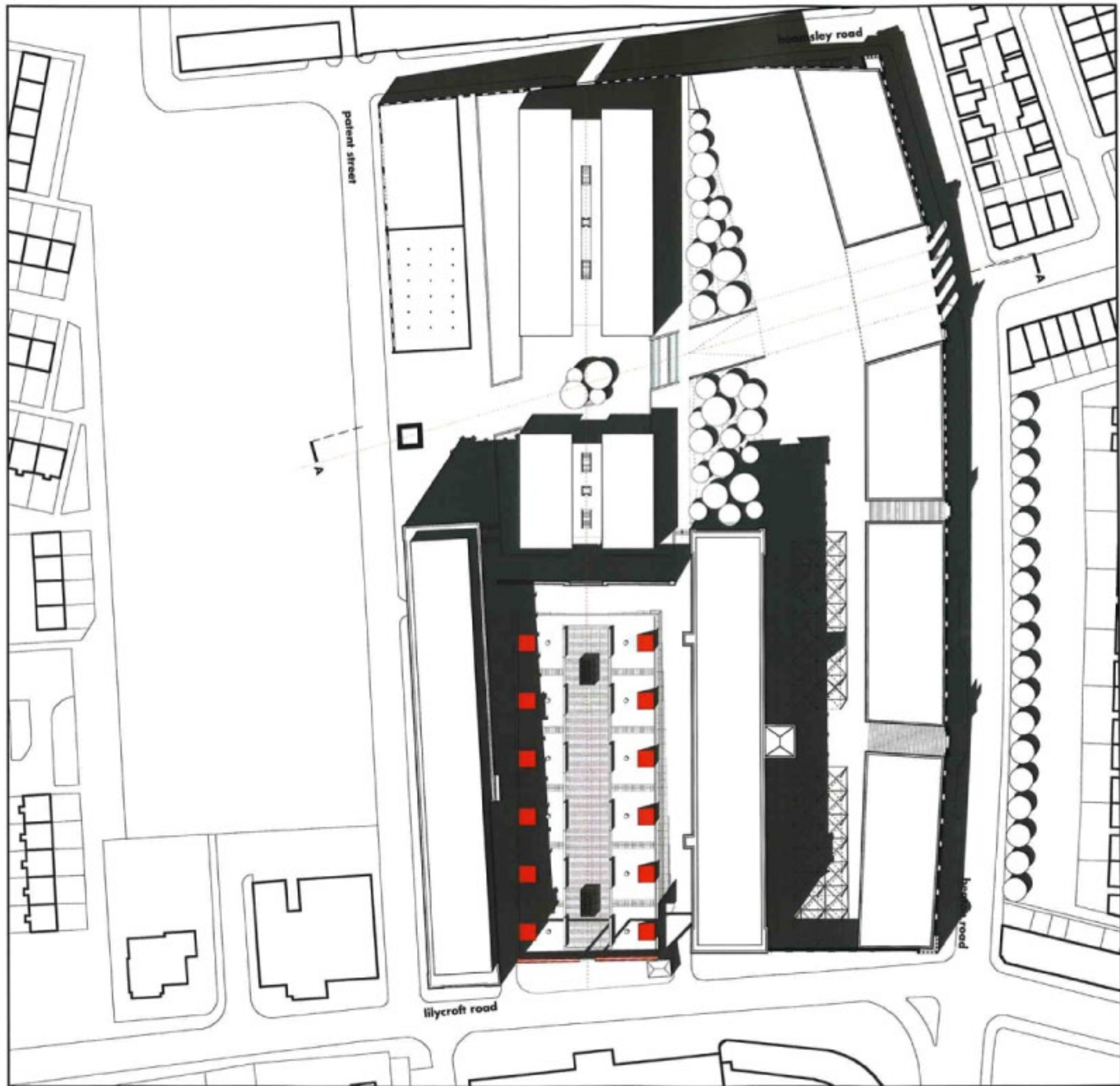


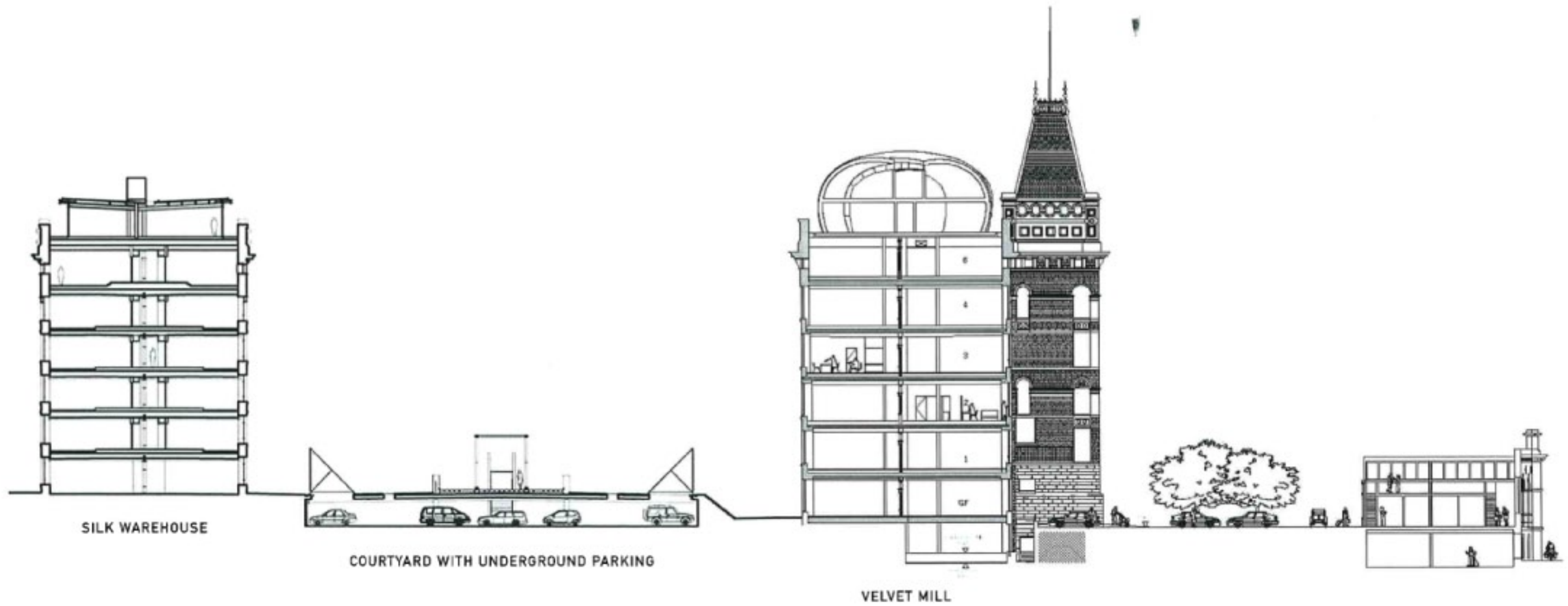
An architectural rendering of the Velvet Mill, Lister Mills in Bradford. The image shows a large, multi-story brick building with a series of blue, ribbed domes along its roofline. The building has many windows, some with arched tops. In the foreground, there is a modern rooftop terrace with a dark metal railing, a wooden deck, and several large planters with greenery. A few people are walking on the terrace. A blue banner with white text is overlaid on the right side of the image.

VELVET MILL, LISTER MILLS, BRADFORD



URBAN SPLASH shedkm
 later mills, Bradford
 drawing number 102 R2
 scale 1:1000 @ A3
 later mills - deck & apartment floor plan

Do not scale from this drawing. All dimensions are to be checked on site prior to construction works on site. Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be written immediately to the project architect in writing.



SPECIFICATION

STUDIO, 1 AND 2 BEDROOM APARTMENTS ON GROUND,
1ST, 2ND, 3RD, 4TH AND 5TH FLOORS

KITCHEN

- The kitchen houses a ceramic hob
- The oven is a stainless steel electric convector oven
- The fridge with freezer box is integrated beneath the work surface
- Taps are monoblock mixer taps on a stainless steel sink
- The kitchen flooring is a pre-finished engineered timber floor

BATHROOM

- All the bathroom fittings are modern white ceramic fittings
- Approximately 50% of the bathroom walls will be tiled
- The bathroom floors will be tiled or linoleum
- All the taps and fittings are a chrome finish
- There are heated towel rails in the bathrooms

FLOORING

- The flooring throughout is a pre-finished engineered timber floor finish in all the living spaces and bedrooms

FITTINGS

- Heating is provided with electric storage heaters throughout using off peak heating
- Washer/dryers are provided within a dedicated storage area

WINDOWS

- The windows are all double glazed aluminium windows

FINISHES

- There is exposed brick on all the outside walls
- All the other walls within the apartment are painted plasterboard stud walls
- The ceilings are the original concrete finish which have been patch repaired, blasted and treated (this may be replaced with a new ceiling on level 5)

SERVICES

- Each apartment has an audio entry phone with CCTV camera link to the TV
- BT telephone points are fitted and broadband is available subject to the usual customer subscriptions
- Satellite TV is available from a central dish but is subject to the usual customer subscriptions

DISCLAIMER

This specification has been produced before the construction work has been finalised and whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them.

LEASE

The apartments are to be sold on a Lease of 150 years.

GROUND RENT

There will be a ground rent of £150 per annum for all one bedroom apartments, £250 per annum for all two bedroom apartments, and £350 per annum for all three bedroom apartments.

SERVICE CHARGE

The residents of Velvet Mill will have to contribute to an Estate Charge as well as a Service Charge for the building they occupy. The estimated service charge is £1.50 per sq ft.