

THE RESIDENCE

CLIFTON DRIVE SOUTH
ST. ANNES

INTERIOR FINISHES



Frank Wyles
and Co

www.frankwyles.com



THE RESIDENCE

CLIFTON DRIVE SOUTH
ST. ANNES

RCA Developments pride ourselves on providing high-quality interiors tailored to meet the individual requirements of our purchasers. We blend traditional craftsmanship with innovative techniques to create stunning, functional spaces that reflect your personal style.

The Residence showcases the J Style Handleless Kitchen, a modern design concept that emphasises a seamless, minimalist aesthetic by eliminating traditional handles on cabinets and drawers.

Our kitchens come fully equipped with integrated, high-quality whitegoods, carefully selected to enhance convenience and style, completing a truly exceptional and functional kitchen space.

We also offer a curated selection of premium flooring options. These include durable and stylish options designed to seamlessly blend with your chosen interior, providing the perfect foundation for your home.

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KITCHEN QUALITY

Our kitchen units are built to high standards using 18mm MFC Eggar board, reinforced back panels, and strong drawer boxes for enhanced rigidity and durability. Constructed with sturdy glue-and-screwed joinery, they offer greater longevity compared to other commonly used methods.

Doors are crafted from 22mm Hydra Fugal board, a dense, moisture-resistant material stronger than standard MDF. Professionally finished with two coats of primer, two top coats of paint, and treated with added hardener, each door is designed for lasting endurance and sturdiness. High-quality clip-style soft-close hinges ensure smooth and quiet operation.

Edges are finished with 2mm edge banding to withstand daily use and protect against wear.

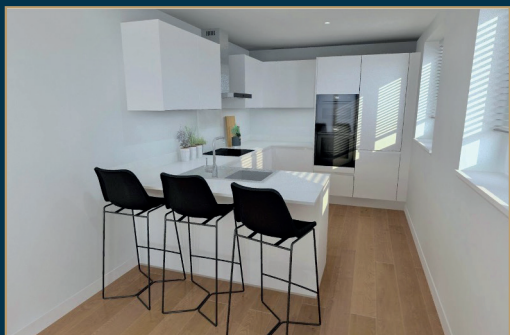
All kitchens are manufactured and installed directly by our supplier's team, ensuring a high standard of finish and quality control throughout.

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DESIGN & COLOUR RANGES

The overall aesthetic of the J Style Handless Kitchen is sleek and uncluttered, defined by clean lines and smooth finishes. This contemporary design offers both visual appeal and practicality.

The kitchens feature a stylish glass splashback to the hob area, complemented by worktop upstands that enhance its sleek look. Extended worktops create a convenient breakfast bar area, while a composite bowl and a half sink, along with chrome lever mixer sink taps, add both functionality and modern elegance.



White: A clean and timeless choice that brightens any space, offering a contemporary and refined look.



Cashmere: A warm, soft beige with subtle undertones, offering a cozy and inviting feel.



Light Grey: A versatile, contemporary shade that blends seamlessly with a variety of design styles.



Dust Grey: A darker, more sophisticated grey that brings depth and a modern edge to your kitchen.

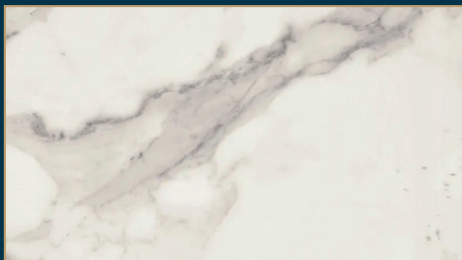
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WORKTOPS

Our worktops feature a robust 25mm Eurospan chipboard core that provides strength and resilience, ensuring they withstand the demands of daily use with ease. This core is topped by a highly-quality laminate surface, which resists everyday wear, bumps, and scratches, while also being hygienic and food-safe.

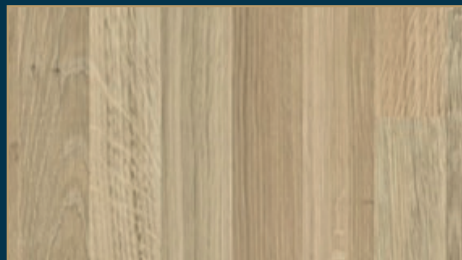
For a refined and polished look, the laminate wraps seamlessly over rounded edges, creating a smooth, continuous finish. Its lightfast and stain-resistant properties ensure the worktop retains its vibrant appearance over time, even with regular cleaning and exposure to sunlight.

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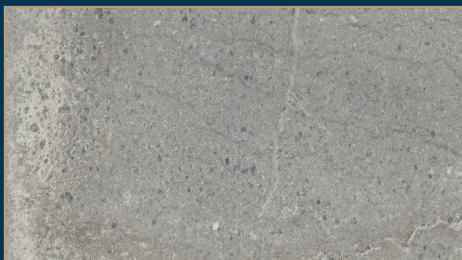
WHITE MARBLE

Featuring elegant grey veining, this faithful and striking replication of real stone offers a sophisticated, timeless look that seamlessly suits both traditional and contemporary settings.



LIGHT OAK BLOCK

Delivers a serene and cohesive environment with soft tones that harmonise beautifully with light cabinetry, enhancing the kitchen's brightness and creating an airy, inviting space.



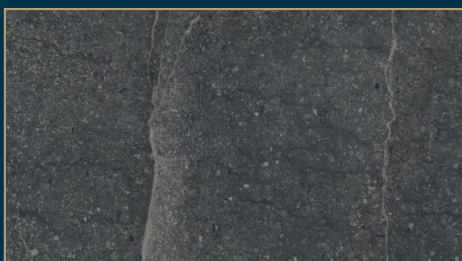
LIGHT CANDELA MARBLE

Offers a bright blend of marble and concrete, creating a light, crisp atmosphere with gentle veining and a soft grey palette that complements various styles and finishes.



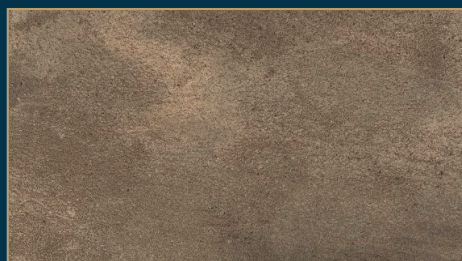
WALNUT BUTCHERS BLOCK

Creates a harmonious blend of warmth and sophistication, with rich dark tones that add depth, while its subtle elegance beautifully complements the overall aesthetic.



ANTHRACITE CANDELA MARBLE

A striking blend of marble and concrete, offering a fine stone look. Its deep tones add texture and elegance, making a bold statement while maintaining a modern design.



SAND BEIGE TITANITE

Adds warmth and elegance to any kitchen with its soft tones and mineral textures. Its refined, stone-like appearance and earthy feel are complemented by delicate beige undertones.

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WHITEGOODS

Our kitchens come equipped with a full range of electriQ whitegoods as standard, with options to upgrade to our Silver or Gold packages, featuring electric appliances from AEG and Bosch.

Each package includes essentials ranging from a hob, electric oven, chimney, integrated microwave with grill, fridge freezer, dishwasher, and washer dryer.

All electriQ appliances come with a 1-year warranty. For those opting for the Silver or Gold upgrades, AEG and Bosch appliances come with a 2-year warranty.

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BRONZE: electriQ - Standard



ELECTRIQ 60CM TRADITIONAL CHIMNEY COOKER HOOD - STAINLESS STEEL

- Extract or recirculate the air – perfect for anywhere in the kitchen
- Three fan speeds help you adapt to each meal individually
- Modern and stylish stainless steel finish
- Two LED lights help you to see exactly what you're cooking
- Fan speeds: 3
- Lighting: 2 x LED lights



ELECTRIQ BUILT-IN MICROWAVE

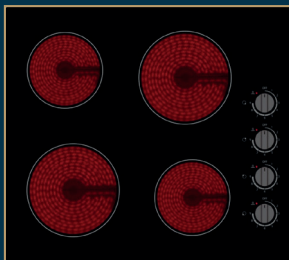
- Built-in 900W 25L capacity microwave with large glass turntable
- Built-in design creates a neat, uniform look, freeing up your worktop
- Stylish stainless steel
- Reheat your entire meal - perfectly sized to fit a large 12-inch dinner plate
- 8 auto programmes that help take the guesswork out of your cooking
- Easy to use push button controls with rotary dial and digital display
- Child lock setting prevents anyone from operating it accidentally
- Dimensions: H 38.8 x W 59.5 x D 40cm



ELECTRIQ INTEGRATED DISHWASHER

- 12 place setting capacity
- Quick wash: dishes washed in just 30 minutes
- Half Load: Offers efficient washing of smaller loads
- Adjustable upper basket offers easy flexible loading
- Intensive program: Tackles tough stains and burnt-on bits
- ECO function reduces energy and water consumption
- Delay the cycle start by up to 9 hours to suit your schedule
- Enjoy no disruptions with quiet performance

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ELECTRIQ 60CM 4 ZONE CERAMIC HOB WITH KNOB CONTROLS

- Easy to use rotary knob controls provide quick and accurate cooking results
- Four cooking zones
- Residual heat indicators let you know when it's safe to clean the surface
- Smooth surface not only looks stylish it also makes it easy to clean any spillages
- Hob dimensions:
(W)59 x (D)52 x (H)5.2 cm



ELECTRIQ ELECTRIC SINGLE OVEN

- Stylish stainless steel
- Sophisticated stainless-steel finish
- Spacious 73L capacity
- Simple rotary controls to operate all cooking settings
- 5 shelf heights to accommodate large family dishes
- Enamel lining makes cleaning quick and easy
- 'A' rated efficiency to help save on your energy bills
- Dimensions:
H 38.8 x W 59.5 x D 40cm



ELECTRIQ 249 LITRE 70/30 INTEGRATED FRIDGE FREEZER

- Salad Crisper: Fridge drawer keeps fruit and veg organised and fresh
- Fast Freeze: Rapidly freeze food to preserve quality
- Reversible Door: Opens to the left or right, providing flexibility in placement
- Fast Cool: Rapidly cools new food, preserving its freshness and flavour
- Door Fixing: Sliding Rail
- Split: 70/30
- Dimensions:
(H)178cm x (W)54cm x (D)54cm



ELECTRIQ 8KG WASH 6KG DRY 1400RPM INTEGRATED WASHER DRYER

- 8kg Wash and 6kg dry capacity
- Quick Wash & Dry: Clothes washed and dried in 1 hour
- 15 programs to choose from for all your laundry needs
- My Cycle saves your favourite program for easy access
- Special cycle cleans and cares for babies' clothes
- Select your preferred dryness level
- Delay wash up to 24 hours for convenience
- Energy-efficient wash cycles help save money

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SILVER: AEG - £2000



AEG 3000 SERIES 60CM CHIMNEY COOKER HOOD

- Traditional stainless steel pyramid chimney cooker hood
- 420m³/h maximum extraction rate clears the air quickly
- Low Noise Motor reaches 66dB at maximum operation
- 2 LED spotlights offer bright, energy-efficient lighting
- Washable grease filter with easy-to-clean, reusable aluminium mesh
- Dimensions: (H)102cm x (W)60cm x (D)45cm



AEG BUILT-IN MICROWAVE WITH GRILL

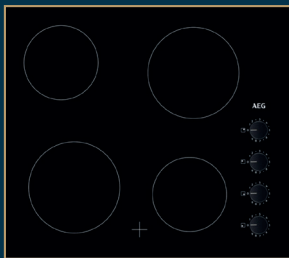
- Stylish stainless steel
- Max Power: 1000W
- Capacity: 42L
- Dimensions: (H)46cm x (W)60cm x (D)57cm



AEG SERIES 5000 AIRDRY INTEGRATED DISHWASHER

- Large 14 place settings capacity
- AirDry: Ensures improved drying and energy saving performance
- MaxiFlex: Unique easy, flexible loading for cutlery and utensils
- AutoSense: Uses optimal water, energy, and time for efficient cleaning
- QuickSelect: Effortlessly tailor wash cycles
- Quick Wash: Get dishes done in just 30 minutes
- Multi-tab: Optimises the cleaning results of all-in-one detergents
- Start a wash when it suits you with the delay timer

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**AEG 3000 SERIES
59CM 4 ZONE
CERAMIC HOB
WITH KNOB
CONTROLS**

- Hob Type: Ceramic hob
- Number of Cooking Zones: 4 Zones
- Control Type: Knob
- Dimensions:
(H)5cm x (W)58cm
x (D)52cm



**AEG 6000 SERIES
ELECTRIC SINGLE
OVEN - STAINLESS
STEEL**

- 65L capacity oven and grill
- 8 cooking functions including fan, fan-assisted, and conventional
- SurroundCook fan cooking ensures every part of your dish is heated evenly
- Defrost function to thaw frozen food
- AquaClean steam cleaning makes it easy to wipe away grease
- Cook to off and minute minder timer functions
- Isofront® plus double glazed door to keep the heat in the oven



**6000 TWINTECH®
INTEGRATED FROST
FREE FRIDGE FREEZER**

- Low Frost: Reduces ice build-up, resulting in less frequent and easier defrosting
- LED Light: Improves visibility of stored items with reduced energy costs compared to none LED
- Coldsense: Preserves food by reducing temperature fluctuations
- Reversible Door: Opens to the left or right, providing flexibility in placement
- Split: 70/30
- Dimensions:
(H)172cm x (W)54.6cm
x (D)54.9cm



**AEG 7000 SERIES AUTOSENSE® 7KG WASH 4KG DRY
1600RPM INTEGRATED WASHER DRYER**

- 7kg Wash Load capacity
- Quick cycle washes clothes in just 20 Mins
- 14 programmes to choose from
- Dimensions: (H)82cm x (W)60cm x (D)56cm

GOLD: Bosch - £2400



BOSCH SERIES 2 60CM PYRAMID CHIMNEY COOKER HOOD

- Push button control
- 3 power levels
- Max. extraction rate: 360 m³/h
- Noise max. Normal Level: 66 dB*
- 2 x 1.5W LED light
- Colour Temperature: 3500 K
- 2 removable metal grease filter cassettes



BOSCH SERIES 4 BUILT-IN COMBINATION MICROWAVE OVEN

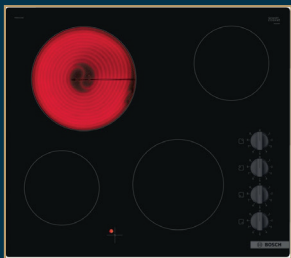
- A fan oven, microwave, and grill in one for versatile cooking with 15 pre-set automatic cooking programmes.
- Microwave function: time saving preparation, defrosting and re-heating of dishes
- LCD display control: easy-to-use thanks to direct access to additional functions, temperature recommendation and temperature indication
- Pop-out controls: for an easy to clean front.
- Hydrolytic cleaning: steam breaks down grease to help make cleaning easier



BOSCH SERIES 2 INTEGRATED DISHWASHER

- Large 13 place settings capacity
- Smart Wi-Fi Connectivity: Control from your smartphone
- ExtraDry: extra drying for difficult-to-dry loads
- Auto Programmes: Automatically selects the best cleaning performance programme
- InfoLight: Red floor light shows dishwasher status
- Favourite: One-touch personalization for wash programs
- Compatible with Amazon Alexa & Google Home
- EcoSilence Drive™ motor: Quiet and efficient performance

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BOSCH SERIES 2 60CM 4 ZONE CERAMIC HOB

- 4 radiant ceramic cooking zones
- 3 zones sizes to suit pans of all sizes
- Precisely adapt the heat with 9 power levels for each zone
- Side knob control dials for easy power level selection
- Residual heat indicators indicate when cooking zones are still hot
- Frameless design
- Dimensions:
(H)46mm x (W)592mm x (D)522mm



BOSCH SERIES 2 ELECTRIC SINGLE OVEN

- 66L capacity fan oven with full width variable grill
- Plug In & Go: comes with a 13 amp plug for easy installation
- 4 cooking functions: 3D Hotair, full-width variable grill, hotair grilling, and hotair gentle
- 3D Hotair: distributes heat evenly throughout the oven to cook on up to 3 levels
- Easy-to-use red LED display with programmable timer function
- Easy to clean grey enamel oven interior
- Child lock prevents the oven accidentally being switched on
- Rated A for energy efficiency



BOSCH SERIES 2 270 LITRE 70/30 INTEGRATED FRIDGE FREEZER

- Super Freeze: Rapidly freeze food to preserve quality
- Fresh Sense: Controls the ambient temperature to preserve flavour and keep food fresh
- Low Frost: Reduces ice build-up, resulting in less frequent and easier defrosting
- Door Fixing: Sliding Rail
- Split: 70/30
- Dimensions:
(H)178cm x (W)54cm x (D)55cm



BOSCH SERIES 4 7KG WASH 4KG DRY INTEGRATED WASHER DRYER

- 7kg Wash and 4kg Dry load capacity
- Sensitive Program: Cares for clothes whilst killing allergens
- Fluff Removal: Automatically removes lint and debris from the drum
- Unbalanced Load Detection: Ensures even distribution of laundry
- Easy Care: Gently cleans and preserves fabric softness
- Super quick cycle gets laundry washed in just 15 minutes
- Start a wash when it suits you with the delay timer
- 12 washing and 2 drying programmes to choose from

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FLOORING QUALITY

We believe that the right flooring sets the foundation for a beautifully designed home. We offer premium flooring options tailored to each area of your apartment, combining style, comfort, and durability to suit your lifestyle.

For the open-plan kitchen, dining, and lounge areas, we provide high-quality Luxury Vinyl Tile (LVT) or Engineered Oak flooring, offering a seamless finish that is both visually striking and practical. These materials are chosen for their resilience against everyday wear, ease of maintenance, and long-lasting appeal.

In the hallways and bedrooms, our plush, high-grade carpets provide a soft, luxurious feel underfoot, enhancing comfort and warmth throughout your home. Alternatively, you may opt for stylish LVT or engineered oak, offering a durable, and low-maintenance finish that complements a more contemporary aesthetic.

For bathrooms, we continue the theme of practicality and modern design with LVT flooring, selected for its moisture resistance, easy cleaning, and elegant finish.

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LUXURY VINYL TILE

Supply and install - £56 per square metre

Luxury Vinyl Tile (LVT) is versatile and practical flooring that combines both style and reliability. Designed to capture the look and feel of natural materials like wood, it offers a seamless blend of elegance and practicality, while providing a softer, warmer feel underfoot compared to other hard surface options.

This flooring offers a sophisticated finish, combining the charm of traditional materials with the benefits of modern design and durability. Its smooth surface is easy to clean and requires little upkeep. It resists scratches, stains, and moisture, making it a practical solution for living spaces such as kitchens, lounges, and dining areas.

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SMITHY OAK

Rich, earthy tones with subtle grain patterns that add depth and warmth to your space. Its natural hues create a refined yet inviting atmosphere, complementing a range of styles with sophisticated, lasting appeal.



BLEACHED OAK

Soft, light shades with a natural, weathered appearance that evokes a sense of calm and spaciousness. Its faint grain patterns enhance the open plan feel of your home, adding a touch of refinement.



CLASSICAL OAK

Timeless and elegant, with warm tones and a distinct grain pattern that adds character and depth. Its refined appearance brings a sense of tradition and sophistication, creating a welcoming and enduring atmosphere.

ENGINEERED OAK

Supply and install Ghost & Plank - £142 per square metre

Supply and install Herringbone - £135 per square metre

Engineered Oak flooring combines the natural beauty of real oak with the added strength of modern construction. The top layer is made from genuine oak, offering a truly luxurious appearance with its rich grain patterns, distinctive knots, and natural variations.

The flooring is designed to withstand changes in moisture and temperature levels better than solid wood, providing enhanced stability and resistance to warping or shrinking. Engineered oak is also versatile and can be sanded and refinished in the future, allowing it to be restored to its original beauty or updated with a fresh look.

This premium option is suitable for a variety of interior applications, from living rooms and lounges to dining areas, and even bedrooms. Its durability, combined with its timeless aesthetic, makes it a lasting investment that will effortlessly maintain its appeal for years to come.

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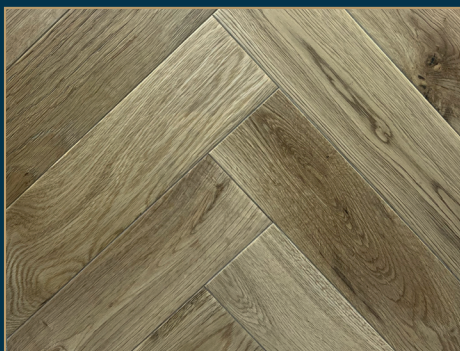
GHOST OAK

A delicate wood finish with light, subtle tones that create a serene and tranquil atmosphere. It's fine grain patterns add texture and depth, while the pale hue brings a sense of openness and modern elegance.



HOMECHOICE PLANK

Comforting and inviting, with golden shades and distinct grain patterns that add richness and character. Its natural finish creates a harmonious balance of tradition and modernity, enhancing any space.



CALICO HERRINGBONE

A soft and naturally varied wood finish, featuring a blend of light and darker tones that create a warm, textured look. Its gentle grain patterns and balanced hues offer a sophisticated, natural elegance that stands out with every detail.

DISTINCTION CARPET

Supply and install - £44 per square metre

The Distinction carpet offers exceptional quality with a luxurious, heavyweight twist pile that combines comfort and durability. Made from 100% polypropylene, it is designed to be stain-resistant, making it a practical choice for modern living while maintaining an elegant appearance. The price per square metre includes all essential materials, such as grippers, Cloud 9 Cirrus 9mm underlay, and door plates.

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FULMAR

A delicate and serene cream tone that brings a sense of warmth and elegance. Its subtle texture adds depth, perfect for creating a light and inviting atmosphere with timeless appeal.



FULL MOON

A soft beige shade that exudes warmth and charm. Its gentle texture adds a subtle richness, making it an ideal choice for creating a relaxed and welcoming atmosphere with enduring appeal.



PORPOISE

A refined grey tone that brings a cool and contemporary edge to your space. Its subtle detailing brings out a distinct and refined quality, creating a balanced and versatile foundation for any room with lasting appeal.

PROVIDENCE

Supply and install - £50 per square metre

The Providence carpet combines timeless elegance with exceptional durability. Expertly crafted from an 80/20 wool blend, this classic heavyweight wool twist pile carpet offers the natural resilience and comfort that only wool can provide. Its moth-resistant properties further enhance its practicality and Cloud 9 Cirrus 9mm underlay provides added comfort, insulation and noise reduction.

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GOSFORTH CREAM

A soft, creamy hue that radiates subtle warmth, creating a fresh and uplifting ambiance. Its fine detailing adds a touch of refinement, offering a classic foundation with lasting appeal.



MINERAL MIST

A natural beige shade with understated depth, bringing a sense of calm and balance to your space. This versatile tone creates a harmonious foundation that complements any interior with effortless style.



SEA SPRAY

A cool and muted grey tone that evokes a sense of tranquillity and modern sophistication. Its balanced shade offers a refined yet understated quality, creating a timeless foundation with lasting elegance.

BATHROOM LVT

Supply and install - £97 per square metre

The bathroom flooring features LVT tiles, selected for their ability to combine style and practicality. These tiles are glued down for enhanced stability and durability, particularly in a moisture-prone environment.

With 100% waterproof properties, the flooring is specifically designed to handle spills effortlessly, ensuring a long-lasting, low-maintenance solution. To ensure a smooth and even finish, high-quality floor screeding is carefully applied before the flooring is laid.

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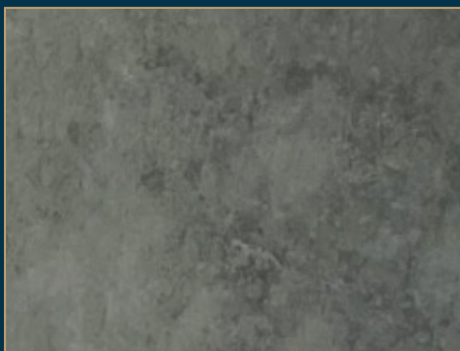
CARRERA WHITE

A classic and elegant tile featuring a crisp white background with soft grey veining. Its natural, timeless beauty adds sophistication and luxury to your bathroom, with each tile offering unique patterns that bring subtle depth and refined charm to the space.



WEATHERED CONCRETE

With its textured, industrial finish and soft, worn-in appearance, this tile evokes a sense of modern rustic charm. Subtle variations in tone and pattern add a distinctive touch, creating a bold and dynamic presence in your bathroom.



GREY STONE

A refined tile with deep, cool grey tones and subtle metallic undertones, reminiscent of natural stone. Its rich, dark hue adds a refined, modern touch, creating a bold contrast with a striking, contemporary edge.

BATHROOM FINISHES

The bathroom features Venato Bianco marble-effect tiles, with walls tiled to half height of the room and full height in shower areas. These tiles showcase a clean, bright white base with delicate, fine veining in soft gray tones, creating a light and sophisticated aesthetic.

Made from durable ceramic, these tiles are designed to withstand the demands of daily use, offering a hard-wearing surface that resists moisture, stains, and wear. Easy to clean and maintain, they ensure long-lasting practicality without compromising on style.

The remaining wall areas are finished with a premium acrylic eggshell emulsion paint, chosen for its durability and moisture resistance, making it an excellent choice for areas prone to humidity.

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To finalise your kitchen selections, please contact us to confirm your chosen kitchen colour, worktop finish, and whitegoods package by 1st April 2025. Samples of available options will be available to view from January 2025.

Please note that all items are subject to availability. Should any selected product become unavailable, we will offer an alternative of equal or greater quality. You will be notified of any changes prior to the deadline.

Finish options depend on the apartment's build stage.

If no choice is made by the deadline, buyers will receive white kitchen units, white marble worktops, electriQ whitegoods, and concrete screeded floors.

Prices may be subject to slight variation by June 2025.

Any price changes will be communicated to you in advance of confirming your order.

We're here to assist with any questions about your selections.

Contact us via email at info@rcadevelopments.co.uk or by phone at 01253 742 440.

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