

# SPECIFICATION

## KITCHEN

- Contemporary fitted matt finish kitchen by Magnet with solid acrylic worktops
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and chrome mixer tap
- Range of Smeg appliances to include:
  - Integrated 70/30 fridge/freezer
  - Built-in multifunction single oven
  - Built-in microwave oven
  - Ceramic hob
  - Integrated extractor fan
  - Integrated dishwasher

## BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall hung wash basin
- Polished chrome mixer tap and wall mounted shower controls
- Ceiling mounted shower head and single function handset
- Clear glazed bath and shower screen
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Chrome heated towel rail

## INTERIOR FINISHING

- Walls and ceilings in matt emulsion
- Square profile architrave and skirting
- Painted internal doors
- Satin chrome door handles
- Carpet to bedrooms
- Karndean flooring throughout ground floor

Choice of three concepts for kitchen units, worktops and flooring – dependent on build stage

## ELECTRICAL FITTINGS / COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- TV aerial and data points to living room and bedrooms
- Brushed steel sockets above worktop to kitchen
- External socket to rear patio
- External light to front door and rear patio
- USB double sockets to selected areas
- Shaver sockets in bathrooms & en-suites
- Sky+ & SkyQ compatible (subject to subscription)

## HEATING / HOT WATER

- Combi boiler
- Flat panel radiators
- Plumbing for washer/dryer

## EXTERNAL FINISHES TO COMMUNAL AREAS

- Feature landscaping by Matthew Wigan Associates
- Communal bin stores
- Secure cycle parking
- LED Lighting

## EXTERNAL FINISHES

- Paved rear patios to private gardens
- External taps to rear terraces

## CAR PARKING

- 1 allocated parking space per plot
- Undercroft or garage parking to specific plots
- Electric car charging points to specific plots (see Sales Advisor for more information)

## MANAGEMENT COMPANY

- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage communal stores, bins, lighting and landscaping

## PEACE OF MIND

- 10 year structural warranty

