

The finer details



Kitchen

- Individually designed layout
- Granite work surface and upstand
- Toughened glass splashback behind hob
- Stainless steel 1 1/2 bowl under mounted sink with feature chrome mixer tap
- Gloss finish to unit doors with handle-less design
- Recessed LED ceiling downlights
- LED strip lights to underside of cabinets
- Chrome socket outlets above work surface
- Appliances include:
 - AEG gas hob
 - Integrated extractor fan
 - AEG stainless steel multi-function oven
 - AEG integrated fridge/freezer
 - AEG integrated dishwasher
 - AEG integrated washer/dryer*
- Contemporary range of soft closing wall and base units
- Walls and ceilings in matt emulsion

Heating/hot water

- Efficient gas combi boiler
- Underfloor heating throughout
- Plumbing for washer/dryer within vented utility room*

Bathroom/en-suite

- Low profile white shower tray with frameless clear glass screen
- Duravit white wall hung basin with polished Vado chrome monobloc mixer tap
- Duravit white bath
- Polished chrome Vado side rail shower and frameless clear glass shower screen*
- Polished chrome concealed thermostatic mixer/diverter, showerhead and handshower to en-suite
- Feature mirror above stone shelf
- Duravit white wall hung WC with soft close seat concealed cistern and dual flush plate
- Polished chrome ladder style heated towel rail
- Large porcelain tiles
- Recessed LED downlights in ceiling

Gardens/terraces/externals

- Paved finish to terrace*
- Graded and turfed garden
- Paved path*
- Herringbone block paved drive
- Light to front and rear door*
- Light and power to garage*
- Outside tap*
- Natural sedum roofs*

Electrical fittings and communication

- Recessed LED downlights throughout
- Television (terrestrial and satellite) points to living room and master bedroom
- Sky telephone and data point to living room and master bedroom
- Polished chrome light switches
- Dimmable light switches to living room and master bedroom

Interior finish

- Feature composite front door
- Contemporary white internal doors
- UPVC window system
- Polished chrome door handles throughout

Car parking

- Allocated parking or garage*

Management company

- A managing agent will maintain the communal areas including landscaped perimeter and road

Peace of mind

- All properties benefit from a 12 year BLP Warranty

* Plot specific