SPECIFICATION

KITCHEN
- Designer fitted kitchen featuring handleless soft closing wall and base units by Leicht
- Composite stone work surface with drainer grooves
- Ceramic tiled splashback
- Under-mounted stainless steel sink
- Extractor hood
- Quooker Pro 3 Flex instant boiling water tap
- Integrated refuse containers
- Siemens freestanding washer/dryer (in store cupboard)
- A range of A rated integrated appliances by Siemens to include:
  - fridge/freezer
  - induction hob with integrated extractor
  - oven
  - microwave oven
  - dishwasher

BATHROOMS/EN-SUITES
- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Duravit

MECHANICAL AND ELECTRICAL FITTINGS
- Underfloor heating throughout
- Electronic programming for heating and hot water systems
- Ladder style heated towel rail to bathroom and en-suite
- Video entry phone system
- Telephone point to living area and bedrooms*
- Under cupboard LED lighting in Kitchen
- Recessed LED downlights to hallways, kitchens, living areas and bedrooms
- Feature ceiling lighting in living areas*
- Brushed stainless steel sockets and switches
- Shaver sockets to bathrooms and en-suites
- Integral USB charging ports in living area and master bedroom
- TV/fm/am and Sky+/Sky Q (by subscription)

EXTERNAL
- Decking to terraces
- Lighting to terraces
- Bin and recycling store
- Secure internal bike storage

* Where applicable

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or tender documentation and any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property in advance of any unnecessary journey. These details are believed to be correct but neither the developer nor the developer’s agents accept any liability whatsoever for any misrepresentation made in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Sept 2018

A superb concept made a stunning reality