

Specification

KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop
Colour choices available – dependant on build stage
- Under wall unit LED lighting
- Undermounted satin stainless steel sink with mixer tap
- Range of integrated appliances to include:
 - 70/30 Fridge/freezer
 - Built-in multifunction single oven
 - Built-in microwave
 - Induction hob
 - Extractor fan
 - Dishwasher
- Caesarstone splash-back behind hob

To selected properties:

- Full size fridge and under-counter freezer
- Built in wine cooler
- Boiling tap
- Down draft hob

BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary white sanitary ware
- Back to wall WC with soft close toilet seat, concealed cistern and dual flush plate
- Wall mounted wash basin
- Polished chrome brass ware by Vado to include:
 - Wall-mounted taps
 - Hand-shower set over bath
 - Wall-mounted slim-line shower head and hand-shower to en-suite
- Low profile shower tray to en-suite
- Clear curved bath screen
- Sliding glazed door to en-suite shower
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower

UTILITY (if applicable)

- Space and plumbing for washing machine/dryer

To selected properties:

- Fitted units and Caesarstone worktop

ELECTRICAL FITTINGS, POWER & LIGHTING AND COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- Sky TV aerial and data points to living room and bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to each room
- Brushed stainless steel and white sockets and switches to kitchen
- White sockets and switches everywhere else
- External light to front entry and patio/balcony
- Brushed stainless steel door bell
- White shaver sockets in bathroom and en-suite

To selected properties:

- Photovoltaic (PV) Panels

HEATING, VENTILATION AND HOT WATER

- Highly efficient hydrogen-blend ready gas combi-boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

To selected properties:

- Underfloor heating to ground floor
- Wall-mounted panel radiators to first floor

INTERIOR FINISHES

- Walls and ceiling painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery

EXTERIOR WINDOWS AND DOORS

- Oversized front door with side light, spyhole and external letter boxes (*to houses*)
- Oversized front door with spyhole (*to apartments*)
- High performance triple glazed windows and doors
- Roof lights where indicated on floor plans

EXTERNAL FINISHES

- Communal bin stores to apartments
- Bin stores to garden/garages to houses
- External double socket to rear garden
- Cold water outside tap
- Turfed rear garden with paved area

CAR PARKING

- Communal electric car charging infrastructure

To selected properties:

- Allocated off-street parking and/or garage
- Motorised garage door
- Lighting and power to garage

SECURITY

- Multi-point locking system to front door
- Smoke and heat detectors
- Carbon Monoxide alarm

PEACE OF MIND

- 10 year LABC warranty
- Remus appointed as management company to maintain all public open spaces and landscaping

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