

# SPECIFICATION

## KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop\*
- Under wall unit LED lighting
- Undermounted satin stainless steel sink and Brush steel mixer tap
- Range of integrated appliances to include:
  - Integrated fridge freezer 70/30
  - Built in multifunction single oven
  - Built in microwave
  - Induction 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 mounted wash basin
- Polished chrome mixer tap and wall mounted shower controls
- Wall mounted shower head with multi-function handset
- Clear curved bath screen
- Sliding shower door
- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Chrome heated towel rail

## INTERIOR FINISHING

- Walls painted to interior designers specification
- Ceilings in White
- Square profile architrave and skirting
- Shaker style internal doors
- Satin stainless steel door handles

## ELECTRICAL FITTINGS & COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- 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 steel sockets above worktop to kitchen
- White sockets and switches elsewhere
- External light to front entry and patio/balcony
- Brushed stainless steel door bell
- Shaver sockets in bathrooms & en-suites

## HEATING / HOT WATER

- Individual combi boilers to all apartments and houses
- Flat panel radiators
- Plumbing for washer/dryer
- Smart gas and electricity meters

## EXTERNAL FINISHES (HOUSES ONLY)

- Communal bin stores to selected plots
- Bin stores to garden to selected plots
- External double socket to rear garden
- Turfed gardens
- Garages with electric spur at ceiling level to install electric motor for garage doors if required

## EXTERNAL FINISHES (APARTMENTS ONLY)

- Intercom system to main entrance and rear car park entrance door
- External door lights (to main entrance and car park door)



COMPUTER GENERATED IMAGE OF THE OLD PRINTWORKS



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## COMMUNAL AREAS TO APARTMENTS ONLY

- Steel colour porcelain tiles to ground floor
- Carpet to stairs and first floor
- Slim profile wall mounted mailboxes
- Secure cycle and bin store

## CAR PARKING

- Allocated parking space per plot and garages
- Communal electric car charging point

## SECURITY

- Windows and doors feature multi-point locking system and are Secure by Design and Part Q compliant
- Multi-point locking system
- Smoke and heat detectors
- Carbon monoxide alarm

## EXTERIOR WINDOWS AND DOORS

- Oversized front door with side light, spyhole and external letter boxes (to houses)
- Oversized front door with side light, spyhole (to apartments)
- High-performance windows with triple glazing
- Triple glazed patio doors (to houses)
- Roof lights and dormer windows to selected houses

## MANAGEMENT COMPANY

- Maintenance of communal facilities and manage communal stores, bins, lighting and landscaping.

## PEACE OF MIND

- 10 year warranty

\*Choice of concepts for kitchen units and worktops - dependant on build stage or specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. 2021