

# Specification

## KITCHEN

- Contemporary fitted kitchen with Caesarstone worktop and upstands  
*(Colour choices available - dependant on build stage)*
- Under wall unit LED lighting
- Undermounted satin stainless steel sink with drainer grooves and mixer tap
- Range of Bosch 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
- Elica downdraft hob

## UTILITY *(Where applicable)*

- Fitted units and Caesarstone worktop
- Space and plumbing for washing machine and dryer
- Stainless steel sink with mixer tap

## BATHROOM / EN-SUITE / CLOAKROOM

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

## HEATING, VENTILATION & HOT WATER

- Highly efficient hydrogen-blend ready gas combi-boiler
- Underfloor heating to ground floor
- Wall-mounted panel radiators to first floor
- Chrome heated towel rail to cloakroom, bathroom and en-suite
- Mechanical Ventilation Heat Recovery system
- Smart gas and electricity meter

## INTERIOR FINISHES

- Walls and ceilings 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

## ELECTRICAL FITTING AND COMMUNICATIONS

- Mixture of low energy recessed LED downlights, pendants and wall lights
- Sky TV aerial and data points to living room and master bedroom
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to living room and bedrooms
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches elsewhere
- External light to front entry and balcony/terrace
- White shaver sockets in bathroom and en-suite
- Photovoltaic (PV) Panels
- Pre-wiring for power storage battery (Sales upgrade)
- Telephone points to living room, kitchen and master bedroom
- Brushed stainless steel door bell

## EXTERIOR WINDOWS & DOORS

- Over-sized front door with side light, spyhole and letter plate
- High-performance triple glazed windows and doors

## GARDEN

- Turf to rear garden
- Paving slabs to rear garden door
- External socket to paved area
- Cold water outside tap to paved area
- External light to rear garden

## BALCONIES & TERRACES *(Where applicable)*

- First floor terrace with glass balustrade
- Composite decking
- External light

## MATERIALS

- Material palette of natural stone, corten steel, timber cladding and render
- Aluminium rainwater goods

## PARKING

- Minimum of x2 spaces for every house
- Car port/garage to selected properties

## LANDSCAPING

- Feature landscaping areas throughout development
- Central amenity space for residents' enjoyment

## SECURITY & PEACE OF MIND

- Multi-point locking system to front door
- Smoke detectors and carbon monoxide alarm
- 10 year ICW structural warranty
- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage lighting and landscaping

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