



OPTIONAL CUSTOMER UPGRADES

Internal Features

Phone Point Additional points offered as customer upgrade.

TV Point Additional points offered as customer upgrade.

Fireplaces and Surrounds
A choice of fires & surrounds available as an upgrade. Please refer to My Redrow or speak to our Sales Consultants.

Carpets Choices available. See Sales Consultant or refer to My Redrow for further details.

Wardrobes Front frame or sliding options available to bedrooms subject to house type. Please refer to My Redrow and speak to our Sales Consultants for availability and options.

Electrical Sockets Additional points offered as customer upgrade.

Kitchen & Utility Features

Kitchen
A selection of upgrade kitchens are available, please refer to My Redrow or speak to a Sales Consultant for the choices.

Work Surface
An option to upgrade to a granite worktop. Please refer to My Redrow or speak to a Sales Consultant for the choices.

Flooring
Add flooring to your dream home with a selection of ceramics, Amtico, vinyl or carpet available. Please refer to My Redrow or speak to a Sales Consultant for more information.

Lighting
Add downlights to your kitchen/utility. Please refer to electrical layout for locations.

Bathroom & Cloakroom Features

Wall Tiling
Additional tiling available (full height 1/2 height). Please refer to individual house type layouts.

Flooring
Add flooring to your dream home with a selection of ceramics, Amtico or vinyl available. Please refer to My Redrow or speak to a Sales Consultant for more information.

Lighting Add downlights - please refer to electrical layout for locations.

Bathroom Furniture
Upgrade to Sottini Isarca sanitaryware
Add Ropa Rhodes furniture to your bathroom/en-suite. Subject to house type - please refer to individual house type layouts.

Exterior Features

Garages
Remote Control Offered as customer option.

Burglar Alarm Alarm system with PIRs, located as shown on drawings.

Paving Buff riven faced flags as required.

Driveway Coloured tarmac or brick paved drive (subject to planning).



AMINGTON LINKS

SPECIFICATION



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Interior Features

Walls Dulux Almond White emulsion paint finish.

Internal Doors
'Cambridge' internal moulded door finished in satin white paint finish.

Internal Door Furniture Polished chrome effect door furniture.

Architrave 'Torus' profile MDF, satin white paint finish.

Skirting Boards
'Torus' profile MDF, to match architrave.

Staircase
Square plain spindles with square newels in satin white paint finish, complete with light ash handrails and square newel cap, finished with a clear lacquer.

Ceilings Flat skim finish with Dulux White emulsion paint decoration.

Central Heating
Full gas central heating with energy efficient wall mounted boiler in all houses, except for houses which do not have an en-suite, where a combi boiler will be fitted. Mains pressure domestic hot water provided to all houses.

Radiators Myson round top radiators.

Phone Point
Range of fittings to complement electrical accessories. Please refer to the electrical layout of your home for locations.

TV Point
Range of fittings to complement electrical accessories. Please refer to the electrical layout of your home for locations. Virgin Media points as layout.

Electrical Sockets/Switch Plates
White electrical switch and socket plates together with pendant and batten lighting points will be fitted, all lamps are energy efficient. Please refer to the electrical layout of your home for locations.

Smoke Detectors
Smoke detectors are fitted as standard to every property. These are connected to the mains electricity supply and have provision for a battery back-up in the event of a power cut.

Kitchen & Utility Features

Kitchen Styles
A range of quality kitchen styles available by Symphony Group. Please liaise with Sales Consultant or refer to My Redrow for choices.

Handles To complement kitchen range.

Plinth Plinth to match carcass colour.

General Kitchens to include smooth door closers, 110" slide on hinges, REVO drawer box & plastic cutlery tray.

Work Surfaces
A range of 40mm square edged work surfaces available to complement kitchen choice. Please see Sales Consultant or refer to My Redrow for selections.

LED Lights
To underside of kitchen wall units where shown on kitchen layout.

Upstand
95mm high matching Upstand above worktops, with stainless steel splashback behind hob.

Sink
Kitchen Stainless steel 1 1/2 bowl with chrome mixer tap. Houses over 1600 sq ft to have double bowl sink with tap.
Utility Stainless steel single bowl with chrome mixer tap.

Appliances AEG/Electrolux
Gas hob 60cm
Gas hob 90cm in plots over 1600 sq ft
Double oven
60cm chimney hood
90cm chimney hood in plots over 1600 sq ft
Integrated fridge/freezer (two in plots over 1600 sq ft)
See Sales Consultant for further details.

Bathroom & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles
Ideal Standard in white finish.

Sanitaryware
Bathroom & En-suite Basin 55cm Sottini Isarca basin with semi pedestal & click plug waste.
WC Concept close coupled back-to-wall pan with Arc dual flush.
Cloakroom Basin 45cm Sphere basin with chrome trap or Concept Arc 45cm corner basin. Please refer to drawing to confirm basin design.
All have click plug waste.
Bath Tempo Arc bath 700 x 1700mm.
Bath Panel Uniline bath panel.

Brassware
Basin Ideal Standard Tempo monoblock tap with single lever control.
Bath Ideal Standard Tempo single lever bath filler.

Shower to En-suite (where applicable)
Shower Valve Ideal Standard Alto Ecotherm shower valve (depending on housetype).
Shower Tray Acrylic capped low profile shower tray with concealed waste with upstands to all four sides.
Sliding Shower Screen to enclosure Polished chrome effect finish shower door. Please refer to drawings to confirm whether pivot or bi-fold style door is to be fitted.
Shower over Bath Shower valve and screen to be provided above the bath where there is NO separate shower enclosure within the bathroom. Thermostatic shower valve above bath including bath screen.

Bathroom & Cloakroom Wall Tiles & Features
A choice of Porcelanosa tiles to bathroom, cloakroom and en-suite, as indicated on the drawings. Please liaise with the Sales Consultant / My Redrow for more information.

Mirror Mirror to be fitted above the bathroom & en-suite basins (Unless window above).

Towel Warmer Ferroli towel warmer in chrome effect finish to bathroom and en-suite.

Shaver Socket Located in the bathroom and en-suite(s), finish to match electrical plates.

Exterior Features

Fascia & Soffit
15mm uPVC fascia and vented soffit board.

Rainwater System Rainwater gutters and downpipes in black finish.

Decorative Boarding
Treated timber feature boards to be fixed to gables where shown on elevational drawings.

Windows
Sealed double glazed uPVC windows in white finish with enhancement of dummy casements to front elevations as indicated on house type drawings.

External Doors
Front GRP pre-finished door with patterned glass. Style of door all as indicated on house plan, finished in a solid colour externally & white finish internally. Frame to be uPVC.
Rear Steel door with patterned glass. Finished in white, complete with lever handle furniture. Frame to be uPVC.
Security Multi point locking system to front & rear doors of house.
House Numeral Colour to match front door plaque, except when white, numeral to be black.

Door Bell Bell push with transformer.

External Lights
Front Lantern to front entrance. Where entrance is recessed, recessed downlight, remote photo cell.

Garage
Door Hörmann 'Ilkley' style steel up & over with window panels to top. Door finish to be painted to match front door colour.
Detached Power to Garage for light and power.
Integral Double socket point and lighting pendant.

Patio/Pathways Buff riven faced flags as indicated on drawing.

Driveway Tarmac drive.

External Fencing
Sides Vertical Boarding 1.8m high.
Rear Vertical boarding 1.8m high.
Gate 1.8m high Timber Gate.

Turfing
Good standard turf to front garden.



Symphony® AEG ROPER RHODES®
 PORCELANOSA Ideal Standard GÖDDING

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.