



BROADOAKS PARK

WEST BYFLEET



SPECIFICATION SUMMARY

NEW BUILD HOMES

BROADOAKSPARK.CO.UK



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SPECIFICATION SUMMARY

| CATEGORY | DESCRIPTION |
|-------------------------------|---|
| Brickwork | White Render/Capital Multi Red Brick |
| Carpets | 80/20 wool blend velvet carpet on premium quality underlay |
| Construction | Traditional brick and block |
| Cornice | Octagon bespoke plaster cornice |
| Electrical | LED recessed downlights. PIR to cupboards, utility. En-suites to have low level nightlight in addition to switched lighting |
| Hot and Cold Water | Boosted pressurised hot and cold water throughout property (to selected plots) |
| Internal Doors | White painted solid 2 panel step bead doors |
| Internal Door Heights | 2040mm door heights |
| Ironmongery | Polished chrome |
| Kitchen | Bespoke kitchen design with high gloss lacquer or matt finished cabinets with quartz work surface, a full range of Siemens appliances and boiling water hot tap |
| Utility | White laminate cabinets with quartz stone work surface |
| Mechanical Ventilation | Whole house ventilation with heat recovery system |

| CATEGORY | DESCRIPTION |
|---|--|
| Mood Lighting | To main kitchen/living room (fully expandable to other areas at extra cost) |
| Plumbing and Heating | Gas fired boiler/combi boiler to apartments. Underfloor heating to all floors with individual room controls. Bathrooms with electric chrome plated towel rails |
| Photovoltaic Panels | Hidden on top of main roof across the development where applicable (excluding apartments) |
| Roof Coverings | Natural slates or plain clay tiles |
| Sanitary Ware | White and in various designs, including Villeroy & Boch finished with polished chrome fittings |
| Skirting and Architrave | Octagon bespoke stepped profile |
| Staircase | Carpeted staircase with hardwood handrail and newel posts |
| Stonework | Wet cast Portland finish |
| Switch Plates | Polished chrome to ground floor. White MK or similar to all other rooms |
| TV/Video/Radio and Data Distribution | Cat 6 Data distribution from patch panel |
| Wall and Floor Tiles | Porcelain floor and wall tiles |
| Wardrobes | Bespoke fitted to master bedroom |

EXTERNALS

| CATEGORY | DESCRIPTION |
|------------------------------|--|
| Window Frames | Double-glazed timber sliding sash and casement window frames |
| EV Charging Point | Provided to certain car parking areas and wiring for EV charger provided to selected other plots |
| External Doors | Hardwood or painted aluminium sliding/folding |
| External Power Supply | |
| External Water Tap | All plots excluding apartments |
| Paths and Patios | Indian sandstone |
| Private Driveways | Tegular block paved |
| Rear Gardens | Turfed excluding apartments |
| Site Pavements | Block paving |
| Site Roads | Tarmac and block paving |
| Street Lighting | Heritage style lighting columns and bollards |

FLOOR CONSTRUCTION

| LEVEL | CONSTRUCTION TYPE |
|-------------------------------|-----------------------|
| Ground and First Floor | Concrete construction |
| Second Floor | Screed panel system |