



Specification

KITCHEN

- Fitted kitchen with choice of door and worksurface*
- Laminate worktops
- 4 zone induction hob
- Integrated stainless steel single oven
- Integrated fridge/freezer and dishwasher
- Minoli floor tiling to the kitchen/dining in houses
- Karndean flooring to kitchen/living/dining in apartments
- Space and plumbing for washing machine
- Option to upgrade worktop to Silestone and include further integrated appliances*

BATHROOM & EN SUITE

- Gerberit white sanitaryware with chrome accessories by Grohe
- Heated chrome towel rail to bathroom and en suite
- Minoli wall tiles in bathroom*
- Karndean flooring in bathroom*
- Full height tiling in shower cubicle and half height behind bath and other sanitaryware as well as tiled sills
- Option for additional tiling to selected walls*
- Tiled splashback in the cloakroom*
- Thermostatic shower to shower cubicle in the en suite
- Handheld shower in bath
- Shaver sockets in bathroom and en suite

ELECTRIC & HEATING

- Recessed white-finish LED downlighters to kitchen/diners, bathrooms, en suites, with sealed fittings above shower/bath**
- Pendants to hallway and landing
- White wall switches and sockets including USB outlets in the kitchen and bedroom 1**
- TV points in the living room, kitchen and all bedrooms
- BT points in the living room and bedroom 1
- Data points in the living room, kitchen, study and all bedrooms
- Sky points in the living room and bedroom 1
- Independently zoned underfloor heating to the ground floor with radiator heating to the upper floors powered by a ground source heat pump with hot water storage
- Comfort cooling to all bedrooms

ENERGY EFFICIENCY

- Energy efficient air source heat pump central heating
- Dual flush mechanism to W/C reducing water wastage
- Electricity smart meter, supplied by British Gas
- Low energy lighting fitted throughout

SECURITY & PEACE OF MIND

- Mains operated self-contained smoke alarm to hallway and landing
- Multi point locking system to front entrance door with chrome furniture
- Fused spur for burglar alarm to houses

EXTERNAL FEATURES TO HOUSES

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside water tap
- External power socket to rear
- Outside dusk to dawn sensor lighting to the front and rear or side***
- Vehicle charging point***

WARRANTY

- Protected by a 10-year NHBC Buildmark Warranty

* choice available subject to build stage

** other finishes available as purchaser optional extras

*** dependent on plot