

WHY CHOOSE BASHFORD PARK?

ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.

SAFETY & SECURITY

Double glazing, window locks*, 5 point locking system to main entrance door - mains operated smoke, heat and carbon monoxide detectors are installed throughout giving home owners peace of mind. (*window locks – excluding emergency escape windows).

NEW HOME WARRANTY

A 10 year warranty will be available for all homes at Bashford Park from Global Home Warranties which is responsible for setting the standards of the house-building industry.

YOUR NEW HOME

Owners have the satisfaction of knowing that Bashford Park represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish. See detailed specification overleaf.



DESIGNED BY AWARD WINNING ARCHITECTURAL PRACTICE ALAN PATTERSON DESIGN

BRAND NEW HOMES WITH BEAUTIFUL INTERIORS AND STRIKING EXTERIORS.



**BASHFORD
PARK**
CARRICKFERGUS

LUXURY TURNKEY SPECIFICATION



KITCHEN

- Impressive high quality modern units with soft close drawers and doors all with a choice of doors, handles, worktop with upstand and feature glass behind hob Island unit (where applicable)
- Concealed LED under lighting to high level wall units
- Integrated electrical appliances to include 4 ring gas hob and stainless steel electric oven, glass extractor unit (where applicable), integrated 70/30 fridge/freezer, integrated dishwasher and washing machine – If there is a utility room, washing machine will be freestanding

BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door (where applicable) or thermostatically controlled shower in bathroom to selected detached homes (where applicable)
- Thermostatically controlled shower with drench overhead and riser handset in ensuite with slimline tray
- Chrome heated towel rail in bathroom and ensuite
- LED backlit mirror in bathroom and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled
- Feature tiling to bathroom, ensuite and downstairs cloakroom basin areas

HEATING

- Gas fired central heating with energy efficient boiler
- Zoned heating with time clock for improved efficiency

CHOICE OF FLOORING FROM EXTENSIVE RANGE

- Choice of tiling throughout the ground floor and sunroom (where applicable)
- Choice of tiling to bathroom and ensuite
- Lounge, stairs, landing and bedrooms finished with a choice quality carpets and underlay

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Chamfered skirting and architrave
- Contemporary internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets with x1 USB connections fitted to the lounge, kitchen and master bedroom
- TV connections to lounge, kitchen / dining, all bedrooms and sunroom (where applicable)
- Your new home has fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to your chosen provider
- Thermostatically controlled radiators
- Recessed energy efficient LED downlighting to lounge, kitchen, sunroom, bathroom and ensuite

EXTERNAL FEATURES

- Composite entrance door with 5 point locking system
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Maintenance free uPVC fascia and soffit
- Driveways to be finished in bitmac with decorative border paviers
- Silver granite effect paving to pathways and patio area
- Front gardens turfed with soft landscaping
- Rear gardens turfed
- Landscaping to common areas
- Timber fencing and walling to boundaries (where appropriate)
- Feature external lighting to front door
- Outside tap
- Management company will be formed to organise the upkeep and well-being of the development
- Bashford Park has been designed by award winning architects Alan Patterson Design with the objective to create high quality, beautiful homes to enhance people's lives and reflect and strengthen local character

WARRANTY

- Global 10 year home warranty



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