

# Luxury Specification

*An exceptional quality full turnkey finish will be incorporated into each of these outstanding homes.*



*Images use for illustrative purposes only*

## Kitchens and Utility

- Impressive high quality units with choice of doors and handles, work top with upstands and splashback behind hob
- Integrated appliances to include gas hob, stainless steel electric oven, extractor hood, integrated dishwasher and integrated fridge/freezer
- Plumbed for washing machine and dryer

## Bathroom, Ensuite and Cloakroom

- Contemporary white sanitary ware with chrome fittings
- Heated towel rail to bathroom and ensuite
- Thermostatically controlled shower over bath with screen door (where applicable)
- Showers in ensuite to be thermostatically controlled on slimline trays

## Floor Covering and Tiling

- Ceramic tiled floor to entrance hall, kitchen, bathroom, ensuite and cloakroom
- Selected tiling to bath and sinks
- Multi panel board to shower enclosure
- Carpets to lounge, bedrooms, stairs and landing

## External Features

- Front and rear gardens sown out
- uPVC double glazed windows
- Driveways to be finished in bitmac with paving to pathways

## Internal Features

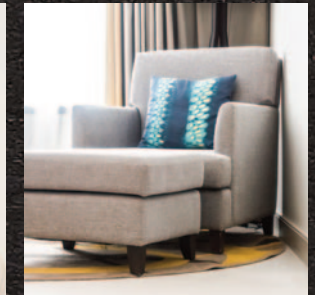
- Entrance door with 5 point locking system
- Insulated to new building regulations, these homes should see up to a 40% saving on energy bills, with extremely high SAP ratings (the higher the SAP rating, the more energy efficient the home)
- Phoenix Gas fired central heating
- Walls and ceilings painted throughout
- White painted skirting and architraves
- Modern prefinished internal doors with quality ironmongery
- Feature staircase
- Comprehensive range of electrical points, sockets, television and telephone points
- Recessed down-lights to kitchen, ensuite and bathroom
- Mains smoke and carbon monoxide detectors
- Fitted alarm system

## Common Landscaped Area

- There will be a feature landscaped entrance as well as a number of landscaped amenity areas to be maintained by a management company and paid for by way of an annual management charge

## Building Warranty

- Each home will be issued with a NHBC 10 year warranty certificate



We take our environmental responsibilities seriously - improved insulation and robust windows/doors, in line with new building regulations helps to keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills.

We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.