

STANDARD SPECIFICATION

1 & 2 BEDROOM
APARTMENTS

2 & 3 BEDROOM
HOUSES

4 & 5 BEDROOM
HOUSES

KITCHEN

Symphony fitted kitchen with soft close hinges/drawers	●	●	●
Worktop upstand with glass splashback		●	●
Worktop upstand with stainless steel splashback	●		
Bosch stainless steel single oven, 4 burner gas hob and 60cm chimney hood	●	●	
Bosch stainless steel single oven & integrated combi microwave, 5 burner gas hob & 90cm chimney hood			●
60cm integrated fridge/freezer & integrated dishwasher		●	
60cm integrated tall fridge & freezer & integrated dishwasher			●
60cm free standing washer/dryer	●		
60cm integrated washer/dryer (where house has no utility)		●	●
Rangemaster Glendale stainless steel 1 1/2 bowl sink with Aquavogue chrome mixer tap		●	●
Rangemaster Leisure stainless steel 1 1/2 bowl sink with Aquaflo chrome mixer tap	●		

UTILITY (where applicable)

Symphony fitted kitchen with soft close hinges & worktop upstands		●	●
60cm space with plumbing for washing machine & tumble dryer (where available)		●	●
Rangemaster Leisure Euroline stainless steel single bowl sink with mixer tap		●	●

BATHROOM

Ideal standard Tempo sanitaryware with chrome Bristan Hourglass monobloc tap		●	●
Ideal standard Tempo sanitaryware with chrome Bristan Blitz monobloc tap	●		
Half height tiling behind sanitary ware, full height around bath with Mira Agile EV thermostatic shower	●		

EN -SUITE (where applicable)

Ideal standard tempo sanitaryware with chrome Bristan Hourglass monobloc tap		●	●
Mira Agile ERD thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure		●	●
Half height wall tiling to all walls with full height tiling to shower (white trim as standard)		●	●

CLOAKROOM (where applicable)

Ideal standard sanitaryware with chrome Bristan Hourglass tap and vanity unit			●
Ideal standard sanitaryware with chrome Bristan Hourglass tap and semi pedestal basin		●	
Tiled splashback to basin (white trim as standard)		●	●

ELECTRICAL

Brushed chrome electrical switches and sockets to kitchen/utility with white to the remainder of the house		●	●
White electrical switches and sockets	●		
1 USB socket in kitchen above worktop	●	●	●
Under cupboard wall unit lighting	●	●	●
TV & BT socket to lounge and master bedroom	●	●	●
Low energy lighting throughout with LED downlighters to kitchen, bathroom, en-suite & wc where applicable	●	●	●
External PIR lighting to front and rear elevations & chrome mains door bell		●	●

HEATING

Gas fired central heating with zoned with thermostatic control	●	●	●
Digital heating/hot water programmer and compact radiators with thermostatic control	●	●	●

WINDOWS AND DOORS

PVCU double glazed windows/French doors		●	●
Composite prefinished front & PVCU rear door (where applicable)		●	●
Black prefinished garage up & over door (where applicable)		●	●
Oak internal single doors and oak glazed double doors & Serozzetta chrome door furniture		●	●
White premium horizontal 4-line moulded internal doors (fire rated) with Serozzetta chrome furniture	●		
White painted softwood staircase with oak handrail and newel posts		●	●

SECURITY

Multi-point locking system to front door with through door viewer and door chains		●	●
Rear doors with multi point locking system		●	●
Smoke & carbon monoxide detectors to building regulation requirements	●	●	●

EXTERNAL

Cold water outside tap to rear property		●	●
Turfed/planted front garden & rear fencing/paving as per layout		●	●
Audio communal door entry system	●		
Allocated parking spaces as per layout	●		