

# STANDARD SPECIFICATION

	APARTMENTS	HOUSES
<b>KITCHEN</b>		
Symphony fitted kitchen with soft close hinges/drawers	•	•
Worktop upstand with stainless steel splashback behind hob	•	•
Bosch stainless steel single or double oven, 4 burner gas hob and 60cm chimney hood	•	•
Freestanding Washer/dryer	•	
60cm space with plumbing for washing machine (where house has no utility)		•
Removable kitchen unit with plumbing for dishwasher	•	•
Rangemaster Leisure Euroline stainless steel 1½ bowl sink with Aquaflow chrome mixer tap	•	•
<b>UTILITY (where applicable)</b>		
Symphony fitted units with soft close hinges/drawers and worktop upstands		•
60cm space with plumbing for washing machine		•
60cm space for tumble dryer (where available)		•
Rangemaster Leisure Euroline stainless steel 1bowl sink with Aquaflow chrome mixer tap		•
<b>BATHROOM</b>		
Ideal Standard Tempo basin and bath with chrome Bristan Blitz monobloc tap. Ideal Standard Tempo WC	•	•
Half height tiling behind sanitaryware and to bath (or full height around bath with Mira EV if no en-suite)	•	
Tiled splash back to basin, half height tiling to bath (or full height around bath if house has no en-suite)		•
Shaver socket	•	•
<b>EN-SUITE (where applicable)</b>		
Ideal Standard Tempo basin with chrome Bristan Blitz monobloc tap. Ideal Standard Tempo WC	•	•
Mira Agile thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure	•	•
Tiled splash back to basin with full height tiling to shower	•	•
Shaver socket	•	•
<b>CLOAKROOM</b>		
Ideal Standard Temp basin with chrome Bristan Blitz monobloc tap. Ideal Standard Tempo WC		•
Tiled splashback to basin		•
<b>ELECTRICAL</b>		
White electrical switches and sockets	•	•
1 no. Double USB socket in kitchen above worktop	•	•
BT & TV sockets to lounge and master bedroom	•	•
Low energy lighting	•	•
Mains door bell & external PIR lighting to front and rear elevations		•
<b>HEATING</b>		
Gas fired central heating with compact radiators with thermostatic control	•	•
Zoned heating with thermostatic control & digital heating/hot water programmer	•	•
Provision of electric fused spur for future fire (fire not provided)	•	•
<b>WINDOWS AND DOORS</b>		
Dark Grey PVCu double glazed windows/french & single doors (where specified)	•	•
Dark Grey composite pre-finished front door		•
White flush pre-finished GRP front door (fire rated)	•	
Dark Grey pre-finished steel garage up & over door (where applicable)		•
White painted 4 panel internal doors with Serozzetta chrome internal door furniture	•	•
White painted softwood staircase		•
<b>DECORATION</b>		
Almond white emulsion to walls (white emulsion to bathroom and en-suite and all ceilings)	•	•
White painted woodwork	•	•
<b>SECURITY</b>		
Multi point locking system to front/rear doors	•	•
Smoke and carbon monoxide detectors to Building Regulation requirements	•	•
Through door viewer and door chain	•	•
<b>EXTERNAL</b>		
Dark Grey (Swish) PVCu fascia boards and soffit, Black PVCu gutter and downpipes	•	•
Front garden graded and turfed/planted		•
Rear fencing - 1.8m close boarded fencing where applicable		•
Tarmac or block paving to parking spaces as indicated on site layout	•	•