

# Property Specification

## External Finishes

- Low maintenance white uPVC windows.
- Low maintenance soffit and fascia panels.
- Mono-bloc designated parking areas.
- External Lighting.
- Facing brick and render.
- Facing brick retaining walls.

## Kitchen

- Prestigious kitchen supplier.
- Each contemporary designed kitchen is fully integrated offering a choice of stylish high-quality fittings (choice subject to build stage).
- Glass splashback to the hob.
- Under pelmet lighting.

## High-Quality Appliances

- Integrated Stainless steel single oven.
- Integrated Gas hob – 4 Zones.
- Fridge/freezer.
- Dishwasher.
- Washer/Dryer.
- Stainless steel extractor over the hob.

## Wardrobes

- Contemporary designed sliding wardrobes.
- Fitted with an internal shelf and hanging rail.

## Bathroom & En-Suite

- Porcelanosa Sanitaryware.
- Contemporary chrome taps.
- Contemporary shower enclosure to ensuite (electric shower).

## Tiling – Porcelanosa

- Walls – Porcelanosa tiling to WHB splashback.
- Walls – Half-height around the bath.
- Walls – Porcelanosa tiling to shower enclosure.

## Electrical

- Ample power points throughout.
- TV points – lounge.
- Telephone Point.
- Recessed downlights to the hallway, kitchen, bathroom, and en-suite.
- Energy-saving pendant light fittings elsewhere.

## Plumbing & Heating

- Gas central heating.
- High-efficiency combination boiler.
- Thermostatic control radiators fitted throughout.
- Chrome heated towel rail to bathroom and en-suite.

## Warranty

- Each property will be covered by a 10-year fully insured warranty.

## Internal Doors

- Contemporary white panelled doors.
- Contemporary chrome/satin handles.

## Decoration

- Walls emulsion finish – sale white.
- Ceilings emulsion finish – sale white.
- Woodwork satin finish – sale white.

## Safety/Security

- Smoke alarms – mains connected.
- Co2 detectors – mains connected.

## External

- Common landscaped garden areas.
- Topsoil to front and back gardens.
- Turf to front gardens.
- Paving slabs side and rear.
- 1.8m timber fencing.

## Property Management

- A property company shall be appointed as Managing Agent for the development.

