

## HOUSES SPECIFICATION

Luxury living, exquisite materials and exacting attention to detail

### GENERAL

- Contemporary entrance door
- Contemporary white panel door with chrome ironmongery
- White painted staircase
- Satinwood painted skirting in low profile
- Internal woodwork painted matt white satinwood
- Internal walls / ceilings painted in matt white
- TV and media plates points to living room
- TV and BT point (master bedroom)
- Communal satellite dish
- Lyric T6 Smart Thermostat
- Recessed down lights to kitchen, bathroom and en-suite
- Garden as per landscaping plan
- Fencing as per landscaping plan
- Front and rear outside PIR lights
- Heating — gas central heating
- Combi boiler

### KITCHEN

- Choice of custom designed Symphony units
- Under wall unit lighting
- Earthstone worktops and upstands to kitchen
- One and a half flush fit stainless steel sink with Vado mixer tap
- Glass splashback to hob area
- Integrated appliances — single oven, four burner ceramic hob, extractor hood, fridge freezer, dishwasher and washing machine

### BATHROOMS AND EN-SUITES

- Roca sanitary ware
- Vado bath filler and waste
- Vado taps and showers to en-suite
- Choice of Porcelanosa tiles — half tiling behind sink and wc
- Chrome heated towel rail

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## APARTMENTS / MASONETTE SPECIFICATION

Luxury living, exquisite materials and exacting attention to detail

### GENERAL

- Contemporary entrance door
- Contemporary white panel door with chrome ironmongery
- Satinwood painted skirting in low profile
- Internal woodwork painted matt white satinwood
- Internal walls / ceilings painted in matt white
- TV and media plates points to living room
- TV and BT point (master bedroom)
- Communal satellite dish
- Lyric T6 Smart Thermostat
- Recessed down lights to kitchen, bathroom and en-suite
- Landscaped or turf to front garden as per landscaping plan
- PIR lights
- Heating — gas central heating
- Combi boiler

### KITCHEN

- Choice of custom designed Symphony units
- Under wall unit lighting
- Premium 40mm worktop and upstand
- One and a half flush fit stainless steel sink with Vado mixer tap
- Glass splashback to hob area
- Integrated appliances — single oven, four burner ceramic hob, extractor hood, fridge freezer, dishwasher and washing machine

### BATHROOMS AND EN-SUITES

- Roca sanitary ware
- Vado bath filler and waste
- Vado taps and showers to en-suite (shower over bath in 1 beds only)
- Choice of Porcelanosa tiles — half tiling behind sink and wc
- Chrome heated towel rail

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