

Form and function Kitchens

Contemporary convenience

The kitchens in the Varsity Cityhouses combine exceptional convenience with impressive contemporary looks. The result of specialist design and planning, each one features a range of crisp, contemporary appliances some including a large American-style fridge freezer, a washer/dryer and dishwasher.

The high-level double oven is complemented by a modern hob, with a glass splashback and smart one-and-a-half bowl stainless steel underhung sink. Composite stone worktops are fitted with a matching upstand to help keep the working surfaces meticulously clean and hygienic. And the whole area is illuminated by downlighters, with additional feature lighting beneath the wall units to ensure you always have bright, clear lighting exactly where you need it.

So many options...

To raise the exceptional specification to an even higher level of luxury, a wide selection of additions and alternatives are available to buyers who reserve their new home early enough in the build process.

The Varsity houses have been created for people who care about the style in lifestyle.

kitchen

	Doane	Telford	Harlow	Manly	India	George
choice of contemporary kitchen units (subject to build programme)	✓	✓	✓	✓	✓	✓
60mm composite stone worktop with 100mm matching upstand	✓	✓	✓	✓	✓	✓
1½ bowl underhung sink with drainer	✓	✓	✓	✓	✓	✓
integrated dishwasher	✓	✓	✓	✓	✓	✓
integrated washer/dryer	✓	✓	✓	✓	✓	✓
high level double oven	✓	✓	✓	✓	✓	✓
American-style fridge freezer	✓	-	-	-	-	✓
integrated fridge freezer	-	-	-	-	-	-
gas hob	✓	✓	✓	✓	✓	✓
glass splashback to hob	✓	✓	✓	✓	✓	✓
wiring for future iPod connection to kitchen	✓	✓	✓	✓	✓	✓
soft low voltage under unit lighting	✓	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓
telephone point to kitchen	✓	✓	✓	✓	✓	✓

For optional extras please speak to your Sales Adviser.

- ✓ yes
- optional extra
- not available





Form and function

Living Spaces and Bathrooms

First impressions

The front doors of the Varsity homes have chrome house numbers, letter boxes and spy holes. For peace of mind, there is a full intruder alarm system covering the ground and first floors. Security cameras connected to the TV system can also be added.

The walls are painted Miller cream, with white skirtings and architraves, to provide a clean and neutral backdrop for your own choice of furnishings and decor, although you can select alternative wall colours. You can also have coverings added in a choice of three styles. Internal doors have a contemporary walnut wood appearance, with chrome fittings, and alternative styles and brass fittings are again available. The brushed chrome light switches and electrical sockets, that are added as standard in the public rooms, can be added in other rooms if you choose, and you can select downlighters in either chrome, brass or white instead of pendant light fittings. BT sockets, standard in the kitchen, living room and master bedroom, can be added in other locations as desired. The living room and master bedroom have separate 5-amp lighting circuits, to allow you greater control of ambience and mood, and dimmers can be added if desired. Bi-fold wardrobes are fitted with automatic lights that come on when the door is opened.

living

	Doone	Telford	Heriot	Mersey	Rock	George
telephone point to living room and family room	✓	✓	✓	✓	✓	✓
spur point for optional extra electric fire in living room	✓	✓	✓	✓	✓	✓
5-amp lighting circuit to living room	✓	✓	✓	✓	✓	✓
pre-installed digital aerial, pre-cabled for Sky	✓	✓	✓	✓	✓	✓
tv point in living room and family room	✓	✓	✓	✓	✓	✓
cabling for wall mounted plasma	✓	✓	✓	✓	✓	✓
wiring for future iPod connection to living and dining room	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extra
- not available

Entertainment is built in

The home entertainment provision really emphasises the way that the Varsity designers have built in flexibility so you can enjoy life without having to install complex extra facilities. In addition to the Sky+ ready digital aerial sockets in the living room and the master bedroom, cabling is provided ready for a wall-mounted plasma TV, and these facilities can be added in other rooms according to choice. Wiring for future iPod connection has been run throughout the home, with capability in the public rooms and master bedroom, and this can be upgraded to a full speaker system so you can start relaxing with your favourite music as soon as you move in.

Private luxuries

The bathroom has been created as a space where you can unwind and let stress wash away in a modern setting, with contemporary fittings of the highest quality. The main bathroom and en-suite 1 have fully tiled floors with optional underfloor heating and half-height wall tiling that can be extended to full-height if you choose. Sanitary furnishings in crisp, hygienic white are fitted with chrome monobloc mixer taps, with brass and other options available.

bathrooms

	Doone	Telford	Heriot	Mersey	Rock	George
contemporary bathrooms, en-suites and WCs in white	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiles (subject to build programme)	✓	✓	✓	✓	✓	✓
12m height tiling to all walls with sanitaryware	✓	✓	✓	✓	✓	✓
chrome towel rail in en-suite and main bathroom	✓	✓	✓	✓	✓	✓
electric shaver point to en-suite 1	✓	✓	✓	✓	✓	✓
thermostatic Grohe shower to en-suite	✓	✓	✓	✓	✓	✓
contemporary Grohe chrome monobloc mixer taps to all en-suites and bathrooms	✓	✓	✓	✓	✓	✓
full-height ceramic tiling to shower cubicles	✓	✓	✓	✓	✓	✓
recessed white downlighters	✓	✓	✓	✓	✓	✓
choice of floor tiling to bathroom and en-suite 1 (subject to build programme)	✓	✓	✓	✓	✓	✓

external

1.8m timber screen fence and re-con stone wall to all rear gardens	✓	✓	✓	✓	✓	✓
turf to front garden	✓	✓	✓	✓	✓	✓
PIR to front door and garage	✓	✓	✓	✓	✓	✓

bedrooms

bi-fold wardrobe doors are fitted to two bedrooms	✓	-	-	✓	✓	✓
bi-fold wardrobe doors are fitted to one bedroom	-	✓	-	-	-	-
automatic internal light to bi-fold wardrobes	✓	✓	✓	✓	✓	✓
5-amp lighting circuit to master bedroom	✓	✓	✓	✓	✓	✓
telephone socket to master bedroom	✓	✓	✓	✓	✓	✓
tv socket in master bedroom	✓	✓	✓	✓	✓	✓
wiring for future iPod connection to master bedroom	✓	✓	✓	✓	✓	✓

heating

thermostatically controlled radiators to all rooms except where room stat fitted	✓	✓	✓	✓	✓	✓
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finishes

all internal walls to be painted Miller cream	✓	✓	✓	✓	✓	✓
brushed chrome light switches and electric sockets to living room, kitchen/breakfast dining, family and ground floor hall	✓	✓	✓	✓	✓	✓
brushed chrome light switches and electric sockets to first floor hall	○	○	○	○	○	○
modern internal doors with walnut veneer finish	✓	✓	✓	✓	✓	✓
contemporary chrome ionostomy	✓	✓	✓	✓	✓	✓
white skirting 150mm pencil top	✓	✓	✓	✓	✓	✓

security

mains wired smoke alarm with battery back-up	✓	✓	✓	✓	✓	✓
intruder alarm installed with keypad to ground and first floor	✓	✓	✓	✓	✓	✓
front door with chrome spy hole, letter box and door number	✓	✓	✓	✓	✓	✓

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