

Specification

Urban Space

	Bowden apartment	Appleton apartment	Daresbury apartment	Carrington apartment	Eaton apartment	Kipling house type	Tolkien house type	Hawthorne house type	Gissing house type	Beckett house type	Poynton house type	Rolland house type	Buchan house type	Collins house type	
kitchen															
① a choice of fully integrated kitchen units and worktops (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
② stainless steel single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
③ stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel chimney-style extractor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1 ½ bowl sink and monobloc tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single bowl and monobloc tap to utility	-	-	-	-	-	-	-	-	-	-	-	-	✓	-	-
plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
upstand to worktop in lieu of ceramic wall tiles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3-spot track lights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
bathroom and en-suite															
white sanitaryware by 'Ideal Standard'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chrome brassware by 'Bristan'	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
④ one complete shower in enclosure or over-bath shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
⑤ ceramic tiling by 'Porcelanosa' to splashbacks above hand-basins in cloakroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
drum style light to bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
safety and security															
mains-powered smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
window locks to all windows (except upper floor escape windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
multi-point locking systems to front and rear doors	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
double-locking front door	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-
telephone door-entry system	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-	-

- ✓ yes
- optional extra
- not available



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electrical

digital wiring only TV aerial point to lounge	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sky+ ready digital TV aerial point to lounge and master bedroom (wiring only)	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
BT sockets to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○	✓

general

uPVC double-glazed windows (unless planning prevents)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
uPVC French doors (unless planning prevents)	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
low-maintenance dry-roofing systems	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
sound-reducing upper floor systems (minimises squeaking floorboards)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (except where room stat fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
loft insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

decorative

smooth-finish ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
wardrobes to match internal door finish to master bedroom	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
all woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal walls painted gardenia	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel colonist-style internal doors	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
timber-effect veneered internal doors	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-	-
6 chrome-effect internal and external ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

external

front porch light	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
front garden turfed	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
landscaping to approved scheme	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
garage doors	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-
door bell and chimes	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
double socket and light to garage (where attached to house)	-	-	-	-	-	-	-	-	-	✓	-	-	✓	-
topsoil to rear garden	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Negotiator for specific details.

These sales particulars do not constitute a contract, form part of a contract or a warranty.

Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography represents typical Miller Homes' fittings and options.

