

# Specification

	Albert	Brampton	Brockwell	Endcliffe	Endcliffe A	Endcliffe B	Finsbury	Holland	Mowbray	Mowbray A	Nunsmoor	Nunsmoor A	Nunsmoor B	Ravenscourt	Richmond	Stewart	Victoria
<b>Kitchens and Utilities</b>																	
Zanussi stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi stainless steel single fan oven	✓	✓	-	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	-	-	-
Zanussi stainless steel double fan oven	○	○	✓	○	○	○	✓	✓	○	○	○	○	○	✓	✓	✓	✓
Zanussi stainless steel 4 ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi ceramic electric hob	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Washing machine plumbing and electrics will be provided as standard, but not the appliance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under unit lighting	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Chrome LED downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ or single sink including monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher plumbing and electrics will be provided as standard where layout permits, but not the appliance	✓	✓	-	✓	✓	✓	-	-	✓	✓	✓	✓	✓	-	-	-	-
Zanussi integrated dishwasher where layout permits	○	○	✓	○	○	○	✓	✓	○	○	○	○	○	✓	✓	✓	✓
Zanussi integrated microwave where layout permits	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Contemporary designed kitchen furniture to include bank unit styling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edge work tops with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor finishings	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Wall tiling	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>Bathrooms</b>																	
Shaver point	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
A minimum of 1 complete shower in every house	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mira Galena shower over bath including Roman bath screen (en-suite only)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
Ideal Standard Concept Cube range sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall tiling – 450mm above bath unless a shower is fitted and in such cases the wall with the shower and half of the adjacent wall will be fully tiled. Basins will have a 150mm splashback above the basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlighters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm splashback above basins in cloakrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floor finishings	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>Electrical</b>																	
One TV socket to be fitted as standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
One telephone socket to be fitted as standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems). Apartments will be Sky+ Ready as standard via communal digital aerial	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aerial System or Sky+ Ready System	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Front porch light ready fitted with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front door entry system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Double socket and batten light will be provided to all garages	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- not available
- ★ specific plots only
- optional extras (available to order at the Choices Centre)

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<b>Security</b>																		
Intruder alarm system	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Timber front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber fascias, soffits and bargeboards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dry verge ridges, valleys and hips will be provided where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>																		
Timber double glazed windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fused spur to facilitate fitting of an electric focal point fire by the homeowner	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Décor</b>																		
White, smooth ceiling finishes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber French Doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber bi-fold doors	✓	✓	-	-	-	-	-	✓	-	-	-	-	-	-	-	✓	-	-
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobes	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
White, acrylic satin woodwork finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall finishes are soft white with white to wet rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stairs with stop-chamfered spindles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Glazed panel stairs with chrome effect handrails	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4-panel, smooth white shaker style internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Internal door ironmongery – Chrome plated 'Lunar' lever on rose	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Skirting and architrave – 144mm Skirting and 57mm Architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>External</b>																		
Boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to front garden only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

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