

Specification

	Eaton Apt	Kitchener	Elgar	Orwell	Darwin	Gissing	Cooper	Greene	Hardy	Croft
Kitchens and Utilities										
Electrolux stainless steel chimney style extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi Stainless steel 4 ring Gas Hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No washing machine but a plumbed space will be provided	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Washing machine	✓	○	○	○	○	○	○	○	○	○
Fridge freezer fitted as standard 50:50 split	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlights on 4 beds	-	-	-	-	-	-	-	✓	✓	✓
Three spot track ceiling light provided up to 3 beds	✓	✓	✓	✓	✓	✓	✓	-	-	-
White plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ sink and monobloc tap to Kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electric point only provided for Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Microwave included	○	○	○	○	○	○	○	○	○	○
All kitchen furniture ranges to be selected from Symphony Group (soft closure to all doors & drawers)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm bullnosed edge work surface, 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floors fitted	○	○	○	○	○	○	○	○	○	○
Window cills only will be tiled in plain white tiles. Worktops will be fitted with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED Lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms										
Shaver point fitted	○	○	○	○	○	○	○	○	○	○
1 complete shower fitted (where there is a dedicated showering facility in an en-suite, showers will not be fitted over baths) (houses without an en-suite will have a shower fitted over the bath and a bath screen)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grohe brassware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard Cube sanitaryware from the Concept range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled shower area and half tiling to appliance walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlighters to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
150mm splash backs above basins to cloaks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Floors fitted	○	○	○	○	○	○	○	○	○	○
Electrical										
Two TV sockets to be fitted as standard this will be in the lounge and one other bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IT area to smallest bedroom	○	○	○	○	○	○	○	○	○	○
Telephone sockets provided to lounge/master bed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sky + ready digital TV aerial point. (No provision for cable or Sky connection external companies to fit)	✓	-	-	-	-	-	-	-	-	-
Front porch light ready fitted with PIR	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chimes ready fitted	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door entry systems	✓	-	-	-	-	-	-	-	-	-
Double socket and batten light will be provided to garages within plot boundary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Security										
Intruder alarm – wiring only	○	○	○	○	○	○	○	○	○	○
Pre finished black GRP front doors fitted with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double point locking with a door entry system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ yes
- optional extras
- not available

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Heating										
All windows will be PVCu double glazed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to Bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to En-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Décor										
Smooth ceiling finishes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	○	○	○	○	○	○	○	○	○	○
Wardrobes fitted to one bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork finished white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls finished white (Crown)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stairs with stop-chamfered spindles	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Cambridge' style hollow core 2-panel' style fitted as standard (where there is no requirement for fire doors)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flush oak effect veneered doors	✓	-	-	-	-	-	-	-	-	-
Chrome lever 'lunar' handle door furniture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
144mm skirting and 57mm architrave ovolo	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
94mm skirting and 57mm architrave Pencil round	✓	-	-	-	-	-	-	-	-	-

External										
Single 1800mm fencing panel immediately adjacent to the property and the remainder will be 450mm high post and one rail fence. External boundaries with communal areas to be 1800mm solid fencing	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to front garden only	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water butts fitted as standard	-	○	○	○	○	○	○	○	○	○
Outside cold water tap to be fitted as standard	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garage doors prefinished in black	○	-	✓	✓	✓	-	✓	✓	-	✓