

Specification

	Glenmuir	Beckett Plus	Beckett	Rolland	Tolkien	Kipling	Orwell	Cooper	Carron	Hawthorne	Hurston	Yare	Elder	Twain	Apartments
Kitchen and Utilities															
Electrolux stainless steel 60cm chimney style extractor hood	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Electrolux stainless steel and glass 90cm chimney style extractor hood	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi stainless steel single fan oven	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi stainless steel double fan oven	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Electrolux/Zanussi stainless steel 4 ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No washing machine but a plumbed space and electric point will be provided	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	-	-
Electrolux/Zanussi Integrated washer/dryer to apartments	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	✓
Electrolux/Zanussi Integrated washing machine	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Electrolux/Zanussi Integrated fridge freezer fitted as standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
No dish washer but a plumbed space and electric point will be provided	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi integrated dishwasher	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Circular LED downlights to underside of wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED chrome downlights	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Three spot track ceiling light with LED lamps	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
White plastic switches and sockets	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets to all visible sockets and switches	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Stainless steel 1 1/2 sink and monobloc tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All kitchen units to be from Symphony selected ranges (soft closure to all doors and drawers)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
40mm bullnosed edge work surface 100mm upstand	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
40mm PVC edged work surface 100mm upstand	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
Window cills only will be tiled in plain white tiles.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	✓
Bathrooms															
Shaver point (white) fitted to en-suite	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
1 complete shower fitted (where there is a dedicated showering facility in an en-suite, showers will not be fitted over baths), (houses without en-suite will have shower fitted over the bath and a bath screen)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grohe brassware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard Cube sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled shower area and half tiling to appliance walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drum style LED light fitting to bathroom, en-suite and cloakrooms/WC (where applicable)	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	✓
Chrome LED downlighters to bathroom and en-suite. Drum style LED fitting to cloakroom/WC	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	○
150mm splash back above basins to cloakroom/WC	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	-	-
Half height tiling to appliance walls of cloakroom/WC	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	-
Electrical															
Two TV sockets to be fitted as standard (this will be in the lounge and master bedroom)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone socket provided to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○
Sky+ ready digital TV aerial point (no provision for cable or sky connection external company to fit)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
Front porch light ready fitted with PIR	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chimes ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Telephone door entry system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Double socket and batten light will be provided to garages within plot boundary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-

- ✓ Standard
- Optional Extra
- Not Available

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Security															
Prefinished black GRP front door fitted with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Double point locking with an audio door entry system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓

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 (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓

Décor

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

External

1,800mm closeboard fencing to external boundaries except where walls/railings shown with 900mm high divisional fencing between plots	-	-	-	-	✓	-	-	-	-	✓	✓	✓	✓	✓	-
1,800mm closeboard fencing to external boundaries except where walls/railings shown with 1,800mm high divisional fencing between plots	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	-
Turfing to front garden only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Outside cold water tap to be fitted as standard	✓	✓	✓	✓	○	✓	✓	✓	✓	○	○	○	○	○	-
Garage doors prefinished in black (where applicable)	✓	✓	✓	✓	-	✓	✓	✓	✓	-	-	-	-	✓	-

Conservatories are optional depending on plot and build stage, please refer to site plan.

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