

Specification

	Houses	Apartments	Maple	Birch
Kitchen/Utility				
Symphony Gallery fitted kitchen with selection of colour and handle choices	✓	✓	✓	✓
Premium 40mm worktop with upstand to wall	✓	✓	✓	✓
Stainless steel 1½ bowl sink and monobloc mixer tap to kitchen	✓	✓	✓	✓
Stainless steel 1 bowl sink and monobloc mixer tap to utility (where applicable)	✓	-	-	-
AEG 90cm stainless steel chimney hood	✓	✓	✓	-
AEG 60cm stainless steel chimney hood	-	-	-	✓
90cm stainless steel splashback behind hob	✓	✓	✓	-
60cm stainless steel splashback behind hob	-	-	-	✓
AEG 75cm 5-burner gas hob	✓	✓	✓	-
AEG 60cm 4-burner gas hob	-	-	-	✓
Multifunction AEG double oven and microwave (different configuration to top floor apartment)	✓	✓	✓	-
Multifunction AEG single oven and microwave (different configuration to top floor apartment)	-	✓	-	✓
Zanussi 70/30 in-column fridge freezer and housing (different configuration to top floor apartment)	✓	✓	✓	✓
Zanussi 60cm integrated dishwasher	✓	✓	✓	✓
Removeable unit including plumbing and electrics for washing machine space	✓	✓	✓	✓
Removeable unit including plumbing and electrics for washer dryer space	✓	✓	✓	✓
Removeable unit including electrics to wine cooler space	✓	✓	✓	✓
Under unit LED lighting to kitchen	✓	✓	✓	✓
Bathroom/En-Suite/WC				
Ideal Standard Concept Cube white sanitaryware	✓	✓	✓	✓
Soft close toilet seat throughout	✓	✓	✓	✓
Double ended bath with centre controls	✓	✓	✓	-
Shower over bath with additional tiling and shower screen	-	-	-	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓
Shower tray with chrome style framed clear glass enclosure	✓	✓	✓	-
Half height Porcelanosa ceramic wall tiles to all wet areas	✓	✓	✓	✓
Brushed chrome tile trim to all wet areas	✓	✓	✓	✓
Heating				
Gas central heating throughout	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostats are fitted)	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓

Electrical

	Houses	Apartments	Maple	Birch
TV socket to lounge and master bedroom	✓	✓	✓	✓
BT socket (housetypes vary - please see drawings for location)	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓
Porch light to front and back	✓	✓	✓	✓
Front doorbell and chime	✓	-	-	✓
USB charging socket to kitchen	✓	✓	✓	✓
Power and lighting to garage (where applicable)	✓	-	-	✓
Chrome LED downlighters to kitchen and wet areas	✓	✓	✓	✓
Shaver point to en-suite 1	✓	✓	✓	-
Shaver point to bathroom	-	-	-	✓
Battery operated carbon monoxide detectors	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓
Audio phone entry system	-	✓	-	-

Exterior

	Houses	Apartments	Maple	Birch
Double glazed PVCu windows	✓	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (where applicable)	✓	-	-	-
Timber/PVCu fascias, soffits and rain water goods	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓
Outside tap to rear	✓	-	-	✓
Personnel door to garage from garden (Aspen and Oak only)	✓	-	-	-
Electric garage door (where applicable)	✓	-	-	✓

Decorative

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Moulded spindles and newels to staircase with oak handrail	✓	-	✓	✓
Moulded skirting boards and architraves	✓	✓	✓	✓
White 5 panel solid vertical internal doors with chrome handles	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓
Walls painted in white	✓	✓	✓	✓
Woodwork painted in white	✓	✓	✓	✓
Fitted wardrobe to master bedroom	✓	✓	✓	✓

Landscaping

	Houses	Apartments	Maple	Birch
Landscaping to front garden	✓	-	-	-
1.8m screen fence to rear and between plots	✓	-	-	✓
Rotovated topsoil to rear garden	✓	-	-	✓
Landscaped communal area	-	✓	✓	-

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

✓ Standard
- Not Available