

SPECIFICATION

KITCHENS⁺

- A choice of luxury kitchens by Commodore from selected range*
- A choice of laminate work tops with glass upstand*
- Choice of ceramic floor tiles*
- 11/2 bowl stainless steel sink with chrome mono block mixer tap by Hans Groher
- Bosch stainless steel oven/hob and extractor hood
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch integrated washer dryer where no utility
- Pelmet lighting
- All appliances A rated

UTILITY ROOMS (where applicable)

- Bosch integrated washing machine
- Space for integrated dryer
- Choice of post formed work top with glass upstand*
- Choice of ceramic floor tiling*
- Stainless steel single bowl sink with chrome mono block mixer tap

BATHROOMS, EN SUITES AND CLOAKROOMS

- Modern white sanitary ware with chrome mixer tap
- Shower attachment and screen to bath where there is no separate shower
- Choice of ceramic wall tiles to half height and full height around baths*
- Fully tiled walk in shower
- A splash back will be provided behind the basin to the Cloakroom
- Chrome heated towel rail
- Hot water loop to all bathrooms and en suites
- Shaver point to bathrooms and en suites

BEDROOMS

- Built in wardrobes (see individual house type layout)

FIREPLACES

- Choice of fire surround and hearth from selected range*
- Choice of flame effect fire from selected range*

ELECTRICAL

- Down lighters to sitting room, bedroom 1, bathrooms and kitchen/breakfast room
- Dimmer switches to sitting room, dining room (where applicable) kitchen/breakfast room and bedroom 1
- Brushed stainless steel sockets, switches and power outlets to all ground floor rooms and first floor Sitting room where applicable
- Satellite and digital TV services to all homes including provision for Sky+ connection (subject to subscription fees payable to Sky by the purchaser)
- BT point to sitting room, master bedroom and kitchen
- Shaver point to bathrooms and en suites
- Bathroom and en suite extractor fans operate through a heat exchange system introducing warmed fresh air into the house
- External light to front and rear doors
- External power socket

SECURITY

- Mains operated smoke detectors fitted to hallway and landings
- Front door to be equipped with multi point locking system
- Locks to windows where specified.
- Wiring for burglar alarm

CENTRAL HEATING

- Gas fired central heating system
- Wet underfloor heating to kitchen/breakfast room and hall
- Boiler serving thermostatically controlled radiators and underfloor heating
- Pressurised hot water storage cylinder to houses
- Combination boiler to apartments/maisonettes

INTERNAL DOORS AND WOODWORK

- Oak veneer doors throughout with chrome furniture
- Staircase with oak handrail and newel posts, painted spindles
- Skirting and architraves to be painted in satin wood

ENTRANCE LOBBIES

- Ceramic floor tiles

DOORS AND JOINERY

- High security front doors with three point locking system
- Half glazed rear door
- All windows and french doors are UPVC and double glazed
- Electrically operated Cedar wood garage doors where applicable

DECORATION

- Ceilings flat finish
- Moulded cornice to sitting/dining room where applicable and reception hall with swan neck cornice elsewhere

EXTERNAL

- Riven paving slabs with sett edged detailing to patio (see landscape drawing in sales office)
- Turf to rear gardens
- Close board fencing (see landscape drawing in sales office)
- Footpaths to rear gate where applicable (see landscape drawing in sales office)

DRIVES

- Block paved drives and parking areas (see external works drawing in sales office)

GARAGES

- Light and power
- Half glazed rear personnel door where applicable.
- Electrically operated cedar wood garage doors where applicable

* subject to build stage

+ please refer to individual kitchen drawings for layout.

Premier Guarantee

Each home is thoroughly checked and inspected before being handed over to our customers. It is also covered by the Premier 10 Year Guarantee Scheme. This covers the home owner against structural defects, and includes a two year maintenance period by Land Charter Homes PLC.

Purchasers Please Note

This specification is provided as a general guide of the company's intentions and is subject to availability of materials and subject to contract. It is not intended to form part of a contract. As the development will be carried out over a number of months/years some of our plans may be amended or revised. Clients should therefore not rely upon this document as a statement of fact. Prospective purchasers should check all details with the company.