

## GENERAL SPECIFICATION

### Front door

- GRP Insulated door in PVCu frame finished in White, Chartwell Green or Duck Egg Blue (**colour allocated as per external finishes schedule**)
- Chrome ironmongery with multi point locking

### Rear door

- GRP Insulated door in PVCu frame finished in white
- Chrome ironmongery with multi point locking

### Windows

- PVCu windows finished in white

### French doors

- White PVCu to match windows
- White ironmongery with multi point locking

### Internal doors

#### Halse & Langley

- White five panel white vertical moulded door

#### Norton, Preston & Cofford

- Mexicano grey five panel vertical moulded

### Walls and Ceilings

- White super matt emulsion throughout

### Wardrobes

- Graphite mirror sliding door wardrobe with hanging rail and one shelf fitted to bedroom 1 only

### Skirting and Architrave

- Ovolo design finished in white satin paint

### Staircase

- Chamfered Newel posts finished in white satin paint
- Oak handrail and newel caps finished in clear satin varnish

### Heating and hot water

- High efficiency gas fired central heating with mains pressure domestic hot water
- A rated gas fired condensing combi boiler
- Thermostatic controls to all radiators (excluding radiators in rooms with wall mounted thermostats)
- Designer towel rail to bathroom and ensuite

### Management Company

An approved third party Management Company will be contracted to maintain permeable paving and attenuation within the private shared driveway and public open space. Each property is required to pay an annual fee to the Management Company.

### Electrics

- Low energy down lighters to kitchen, cloakroom, bathroom and ensuite
- Low energy light fittings throughout
- Mains operated and battery back up interconnected smoke/heat/CO2 detectors where applicable
- Combined shaver light socket to bathroom and ensuite
- TV point to living room and bedroom 1
- USB twin socket to kitchen, living room and bedroom 1
- Master telecom socket to cupboard
- Wireless doorbell
- Wiring in loft for aerial (aerial not fitted)
- Halse & Langley**
- Low energy PIR security light to front only
- Norton, Preston & Cofford**
- Low energy PIR security light to front and rear of property

### Car ports (where applicable)

- Timber structure carport with tiled roof



Station View open market properties have been designed to provide a variety of finishes across the development. Please be sure to check the finishes with a sales representative at the time of reservation. **The core specification is as follows:**

## KITCHEN

- Soft close doors and drawers
- 60cm wide integrated 50/50 fridge freezer
- Continuous plinths
- LED tape lighting to underside of wall units in kitchen only

### Halse & Langley

- 40mm post formed worktop with coordinated up-stands
- 60cm wide single electric oven
- 60cm wide ceramic hob
- 60cm wide stainless steel chimney hood
- 60cm wide glass splash back behind hob
- Franke stainless steel 1.5 bowl sink with Vado spirit mono kitchen mixer lever tap

### Langley only

- Space, plumbing and electrics for 45cm dishwasher (space, plumbing and electrics for 60cm washing machine and tumble dryer in entrance cupboard)

### Halse only

- Space, plumbing and electrics for a 45cm dishwasher for 60cm washing machine

### Norton, Preston & Cotford

- 20mm Silestone worktop with coordinated 100mm up-stands including window cills
- 60cm wide double built in electric oven
- 71cm wide ceramic hob
- 90cm wide stainless steel chimney hood
- 90cm wide Silestone splash back
- Franke under mounted Stainless Steel 1.5 bowl sink with Vado spirit mono kitchen mixer lever tap
- Space, plumbing and electrics for 60cm dishwasher

## UTILITY

(Norton, Preston & Cotford)

- 40mm post formed worktops
- Space for 60cm washing machine and tumble dryer

## CLOAKROOM

- White basin in Elm effect wall hung basin unit
- Close coupled pan with dual flush cistern and slow close seat and cover in white
- Combined mirror/splashback
- Choice of vinyl flooring from the Summerfield range

## BATHROOM

- Wash hand basin in white
- Glass splashback over wash basin
- Matt white linear anti slip bath
- Dream thermostatic dual control mixer shower over bath
- Inward folding glass shower screen
- White pan with dual flush cistern and slow close seat cover
- Designer towel rail
- Vinyl flooring from the Summerfield range

## ENSUITE

- Wash hand basin in white
- Glass splashback over wash basin
- White shower tray with glazed shower enclosure
- Lumi chrome electric shower
- White pan with dual flush cistern and slow close seat cover
- Designer towel rail
- Vinyl flooring from the Summerfield range

### Preston only

#### Bedroom 1 Ensuite

- Thermostatic bar mixer shower with drencher head and separate handset

#### Bedroom 2 Ensuite

- Lumi chrome electric shower