

SUPERIOR SPECIFICATION

KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
 - Neff/Smeg double oven & microwave
- Neff/Smeg gas on glass hob & stainless steel extractor canopy
 - Glass splash back
- Neff/Smeg integrated 70/30 fridge/freezer
 - Neff/Smeg integrated dishwasher
 - Neff/Smeg integrated washing machine
- Removable cupboard for future Tumble Dryer (not supplied) in Plots 3-9 inclusive
 - Ceramic tiled floor
 - Polished chrome sockets
 - Under pelmet lighting
 - Low energy ceiling downlighters

CLOAKROOM, BATHROOM AND EN SUITE

- Contemporary white Villeroy and Boch sanitary ware
 - Polished chrome taps and fittings
- Aqualisa Dream DVC bath/shower mixer over bath
- Aqualisa digital shower with remote controlled operation for Master Bedroom En Suite
 - Basin cabinet in Bathroom and En Suite
 - Fitted mirrors
- Polished chrome heated ladder towel rail to Bathroom and En Suite/s
- Stylish ceramic wall and floor tiles to specified areas

HIGH QUALITY FIXTURES AND FITTINGS

- High performance double glazed PVCu windows and French/Bi Fold doors
- Oak veneered internal doors with chrome furniture
 - Fitted wardrobe to Master Bedroom
- Coving to all rooms excluding Kitchen, Bathroom and En Suite
- Button polished oak handrail to staircase

HEATING AND ELECTRICAL

- Gas central heating to radiators
- Mains pressure sealed water system
 - TV aerial fitted
- Connection for TV and future provision of satellite reception in the Living Room and Bedrooms of all Plots. Plots 3-9 inclusive, have an additional connection point provided in the Dining Area. (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
 - BT points are provided in the Dining Area and Master Bedroom of all Plots. In Plots 3-9 inclusive, there is an additional BT point provided in the Living Room and in Plots 1, 2, 10 & 11 there is an additional BT point provided in the Kitchen.
 - Lighting and power in loft

SECURITY FEATURES

- Fitted alarm system to cover home and Garage with panic button in Master Bedroom, inside the front door and Garage
- Mains operated smoke alarms fitted to the Hall and Landing with battery back-up
- Windows and doors feature multi-point security locking systems

EXTERNALLY

- Garage and Parking
- Light and power to Garage
- Landscaped front garden
 - Turfed rear garden
- Indian sandstone paved patio to rear
 - Enclosed rear garden
 - External tap
 - External power socket

ENERGY EFFICIENCY AND GUARANTEE

- All homes are constructed to ensure energy efficient running costs for the homeowner

MAINTENANCE

- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Executive who will be able to provide full details and annual service charges
 - Once the development is completed ownership of the Management Company will be transferred to the homeowners

TENURE

- Freehold

PLEASE NOTE:

- Where floors are not stated as tiled, Asprey Homes do not supply floor coverings