

Superior Specification

KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
 - Double oven & microwave
 - Electric hob & extractor
 - Glass splash back
 - Integrated 70/30 fridge/freezer
 - Integrated dishwasher
 - Integrated washing machine
- Removable cupboard for future Tumble Dryer (not supplied) in Plots 3 to 9 inclusive
 - Ceramic tiled floor
 - Polished chrome sockets
 - Under pelmet lighting
- Low energy ceiling downlighters

CLOAKROOM, BATHROOM AND EN SUITE

- Contemporary white sanitary ware
- Polished chrome taps and fittings
- Aqualisa digital bath/shower mixer over bath in Plots 1-8 inclusive
 - Aqualisa digital mixer shower in Plot 9
- Bath/hair wash mixer (where separate shower in bathroom) in Plot 9
- Aqualisa digital shower with remote controlled operation for Master Bedroom En Suite in Plots 3-9 inclusive
 - Basin cabinet in Bathroom and En Suite
 - Fitted mirrors
- Polished chrome heated ladder towel rail to Bathroom and En Suite
 - Stylish ceramic wall and floor tiles to specified areas

HIGH QUALITY FIXTURES AND FITTINGS

- High performance double glazed PVCu windows and French doors
- Oak veneered internal doors with chrome furniture
 - Fitted wardrobe to Master Bedroom
- 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 is in the Living Room and Bedrooms of all Plots. Plots 3-8 inclusive, have an additional connection point provided in the Dining Area. Plot 9 has additional connection points in the Breakfast Area, Dining Room and Family Room/Study. (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
- BT points are provided in the Dining/Breakfast Area and Master Bedroom of all Plots. In Plots 1-2 inclusive there is an additional BT point provided in the Kitchen. Plots 3-8 inclusive, have an additional BT point provided in the Living Room and Plot 9 has additional BT points in the Living Room and the Family Room/Study.
 - Lighting and power in loft

SECURITY FEATURES

- Fitted alarm system to cover home and Garage in Plots 3-9 inclusive with panic button in Master Bedroom and inside the front door
- 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 & Parking Spaces Plots 3-9 inclusive
- Parking Spaces Plots 1-2 inclusive
 - 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