

SUPERIOR SPECIFICATION



Photography of Previous Asprey Homes Development

KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff double oven Plots 1-9 and Plots 14-16
- Neff single oven x 2 Plots 10-13
- Neff steam oven Plots 10-13
- Neff microwave
- Neff induction hob & Elica extractor
- Glass splash back
- Neff integrated 70/30 fridge/freezer Plots 1-9 and Plots 12-16
- Neff integrated tall fridge and freezer Plots 10 and 11
- Neff integrated dishwasher
- Neff integrated washing machine
- Neff wine cooler plots 10-13
- Removable cupboard for future tumble dryer (not supplied)
- Ceramic tiled floor
- Polished chrome sockets
- Under pelmet lighting
- Low energy ceiling downlighters

CLOAKROOM, BATHROOM & EN SUITE

- Contemporary white sanitary ware
- Polished chrome taps and fittings
- Aqualisa showers
- Basin cabinet in Bathroom and En Suite
- Fitted mirrors
- 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 doors
- Oak veneered internal doors with chrome furniture
- Fitted wardrobe to Master Bedroom
- Button polished oak handrail to staircase

HEATING AND ELECTRICAL

- Heating via ground source heat pump
- Underfloor heating to ground floor and radiators to first floor
- TV aerial fitted
- Connection for TV and future provision of satellite reception in the Living Room, Breakfast or Dining area and Bedrooms of all Plots. Plots 10-13 have an additional connection point provided in the Family Room and Plots 10-11 also in the Study. (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
- BT point provided in the Breakfast/Dining Area of all plots
- Lighting and power in loft

SECURITY FEATURES

- Fitted alarm system to cover home (and Garage where applicable) 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 and Parking Plots 3-4, Plot 7 & Plots 10-16
- 2 x Parking Barn and Parking Plots 1-2,
- 2 x Parking Barn Plots 5-6 & Plots 8-9
- Automated garage doors to Plots 10-13
- Light and power to Garage and Parking Barn
- 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