



## *Superior Specification*



### KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff single oven x 2 with pyrolytic self cleaning
- Neff microwave
- Neff warming Drawer
- Neff induction hob & Elica extractor
- Glass splash back
- Neff integrated full height fridge
- Neff integrated full height freezer
- Neff integrated dishwasher
- Neff integrated washing machine
- Removable cupboard for future tumble dryer (not supplied)
- Ceramic tiled floor
- Brushed chrome sockets
- Under pelmet lighting
- Low energy ceiling downlighters

### CLOAKROOM, BATHROOM AND EN SUITE

- Contemporary white sanitary ware
- Polished chrome taps and fittings
- Aqualisa Mian mixer shower for bathrooms
- Aqualisa bath/hair wash mixer (where separate shower cubicle in bathroom)
- Aqualisa Hiqu digital shower with remote controlled operation for En Suites
- Basin cabinet in Bathroom and En Suites
- Fitted mirrors to specified areas
- Heated ladder towel rail to Bathroom and En Suites
- 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

- Underfloor gas central heating to ground floor, radiators to first floor
- Mains pressure sealed water system
- TV aerial fitted
- Connection for TV and future provision of satellite reception in the Living Room, Dining area and Bedrooms. (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
- BT point provided in the Study
- Lighting and power in the loft

## SECURITY FEATURES

- Fitted alarm system to cover home (and Garage) 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

- Double 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.

