

Exceptional QUALITY *as standard*

KITCHENS

- Modern SieMatic kitchens with four colour choices to choose from.
- Fully integrated Zanussi fridge/freezer, dishwasher, ceramic hob, oven and Electrolux microwave.
- Island cooker hood by Electrolux.
- Built in Blanco stainless steel sink with single lever mixer taps.
- Integrated waste recycling bin compartments.
- Under cupboard LED lights.

FIXTURES AND FITTINGS

- Brushed stainless steel power and socket range throughout internally, with the inclusion of USB socket outlets to bedhead positions and a USB outlet in the lounge and kitchen areas.
- White prefinished Vicaima V-shaped grooved doors fitted with a stainless steel ironmongery.
- White painted internal staircase timber balustrades and 125mm high MDF skirting.
- Bespoke built in wardrobe to master bedroom with internal TV point.
- Individual external entrance die cast aluminium, impact resistant luminaires.
- Doorbell system.
- Individual alarms.
- Full height high quality windows and patio doors throughout.
- Concrete flag and washed gravel to roof terraces. Concrete flag paving to patio areas and rear gardens.
- Automatic opening smoke vent (AOV) at head of stairs linked to fire detection in stair core.
- Ground floor sprinkler system.

FLOOR FINISHES

- Engineered timber board floor finish to living, dining and kitchen area and hall and cloakrooms: dark or light choices available.
- 80/20% Cormar Carpets to bedrooms, landings and stairs.

BATHROOMS

- Travat mirror and vanity unit with integrated wash hand basin and storage. Hansgrohe single lever mixer taps.
- White Ecolite acrylic bathtubs in bathrooms.
- Hansgrohe Ecostat thermostatic bath/shower mixer and shower head.
- Glass bath/shower screens.
- Porcelanosa Systempool shower enclosures and shower tray and en-suites.
- Chrome towel radiator.
- Porcelanosa porcelain wood effect floor tiles and porcelain grooved wave wall tiles with two customer colour options available.
- Separate WC room downstairs.
- Wall hung wash hand basin with single lever Hansgrohe mixer tap to downstairs WCs.
- Continuous mechanical extract ventilation with boost feature will be provided to all kitchen, bathroom and WC accommodation.



hansgrohe

PORCELANOSA

SieMatic

vicaima
UNEXPECTED HARMONY

HEATING AND LIGHTING

- Hot water will be delivered by a highly efficient gas fired condensing combination boiler, with heating provided via contemporary styled radiators.
- Downlighters to kitchens, bathrooms, living spaces and en-suites fitted with low energy LED lamps and pendants to living spaces and bedrooms.
- Low energy lighting to external garden areas and roof top decks.
- Low energy fittings to external lighting and internal light fittings supplied with low energy lamps.

REFUSE AND RECYCLING

- Each kitchen will contain an integrated 3 compartment bin system.
- Each house will have access to dedicated refuse storage within the private communal courtyard.

COMMUNICATIONS AND MEDIA

- Freeview digital TV, broadband, Sky and Virgin Media infrastructure has been installed in each house to enable occupiers to obtain services from their preferred service provider. All set top boxes and decoders are to be provided by future occupiers. Purchaser must check with service providers infrastructure that is outside the developers control.
- Telephone outlets to living room spaces and master bedrooms, broadband outlets in all lounges.

CYCLING

- Limited weather protected cycle storage will be provided in the private communal courtyard.

SECURITY

- The development will seek to achieve Secure by Design standards.
- The private communal courtyard located at the heart of the development will be accessed via a fob controlled vehicular and pedestrian security gate off James Street and via controlled access pedestrian gates off Oldfield Road and Wroe Street.
- Private parking will be provided within the courtyard.
- Each house will have external lighting located adjacent to all external entry doors.
- Each house will be provided with a 230v Fire Alarm system comprising of heat and smoke detectors with built in sounders.
- Each house will have secure Pas 24 door sets; one fitted with a dedicated letterbox.

OTHER

- Every house will offer a 10 years new home Premier Guarantee Warranty.



SUSTAINABLE MEASURES FOR ENERGY EFFICIENT HOMES

- The homes have been specifically designed to enhance the areas' built environment while adapting to climate change and advancing towards a low carbon future. A number of sustainable design features have been incorporated to achieve this aiming to reduce energy bills.
- The features incorporated are as outlined below:
 - Improved insulation to the walls, floor, roof and windows to prevent heat loss aiming to reduce utility bills.
 - Space and hot water heating within each home will be generated by an energy efficient gas fired combination boiler.
 - An occupant controlled zoned heating system is provided to further minimise energy consumption.
 - The facades of the homes are designed to optimise natural daylighting and reduce the requirement of artificial lighting.
 - Low energy light fittings are provided throughout to reduce energy consumption.
 - Energy efficient white goods are supplied to each home.
 - Utility metering to monitor energy and water consumption, thus enabling occupants to reduce usage.
 - A home user guide will be provided to aid occupants in understanding and operating their home efficiently.
 - Provision of external space allowing occupants to dry clothes naturally to promote a reduced energy means of drying clothes.