



FIRST CLASS SPECIFICATION

KITCHEN

- Individually designed contemporary style Commodore kitchen with Star Gloss handleless
- Under cupboard LED lighting below wall units
- 20mm Laminate Worktop
- 1 ½ bowl sink with chrome mixer tap
- Twin ovens with 4 zone electric ceramic hob
- Recirculating cooker hood
- Glass splashback where applicable
- Integrated dishwasher
- Integrated fridge/freezer
- Amtico Spacia Flooring
- Washer/dryer

MAIN BATHROOM

- White sanitaryware with chrome mixer taps
- Double-ended bath with Dark Swiss Elm panel
- Floor mounted WC with chrome flush controller
- Heated chrome towel rail - Summer setting
- Ceramic feature wall tiling
- Amtico Spacia Flooring



EN SUITE

- (where applicable)
- Thermostatic shower mixer with diverter
- White sanitaryware with chrome mixer taps
- Wall mounted shower and sliding door
- Floor mounted WC with chrome flush controller
- Heated chrome towel rail - Summer setting
- Ceramic feature wall tiling
- Amtico Spacia Flooring



GENERAL FINISHES

- Fitted wardrobe to Master bedrooms (inc. Second Bedroom in The Kingfisher only). Please speak to a Sales Consultant for further details
- Semi-solid core doors with Chrome door furniture
- Internal doors painted white with matching skirtings and architraves
- Walls painted in Brilliant White
- Ceilings in Brilliant White
- UPVC windows
- Flooring – carpet to bedrooms and Amtico Spacia to all other rooms. Please speak to a Sales Consultant for further details

HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water
- Up to three thermostatic control zones
- Energy-efficient downlighters to kitchen, hallway, bathrooms and en suite, where applicable
- Pendant lighting to living room and all bedrooms
- White switches and sockets
- USB ports and media sockets in living room, kitchen, master bedroom, bedroom 2 and dining room, where applicable
- Smoke alarm detectors positioned where required

HOME ENTERTAINMENT & COMMUNICATIONS

- Wired for Virgin Media (subject to future connection by purchaser)

SECURITY

- Secured by Design front entrance door
- Secured by Design window locks

EXTERNAL

- Outside socket to balcony and terraces, where applicable
- Decking to balcony and terraces, where applicable
- Outside lights to balcony and terraces, where applicable
- Turf to rear gardens

