

The finer details

ZANUSSI

hansgrohe

SieMatic®

PORCELANOSA®

KITCHENS

- Modern SieMatic kitchens
- Fully integrated Zanussi fridge/freezer, dishwasher, ceramic hob, oven, microwave and Electrolux telescopic cooker hood.
- Built in sink with Hansgrohe single lever taps.
- Integrated waste recycling bin compartments.
- Under cupboard LED strip lights.

BATHROOMS, EN SUITES AND CLOAKROOMS

- Porcelanosa vanity units with integrated storage and wash hand basin with Hansgrohe single lever mixer taps in bathrooms and en suites.
- Illuminated wall mirrors in bathrooms and en suites.
- Porcelanosa closed coupled WC in bathrooms, en suites and cloakrooms.
- Porcelanosa white acrylic bathtubs and glass screens with Hansgrohe Ecostat thermostatic bath/shower mixers and shower set in bathrooms.
- Porcelanosa shower trays and glass screens with Hansgrohe Ecostat thermostatic shower mixers and shower set in en suites.
- Wall hung wash hand basin and Hansgrohe single lever mixer taps in ground floor cloakrooms.

FLOOR FINISHES

- Engineered timber board floor finish to living, dining, kitchen, hall and cloakrooms.
- Carpets to bedrooms, landings and stairs.
- All bathroom tiles (floor and walls) are Porcelanosa.

FIXTURE & FITTINGS

- Built in wardrobes to all master bedrooms.
- Ideal Combi high quality windows and patio doors throughout.
- Insulated, veneer faced entrance door sets with frosted glass panel.
- White prefinished Vicaima V-shaped grooved internal doors fitted with stainless steel ironmongery.
- White painted skirting and internal staircase timber balustrades.
- Satin stainless steel power and socket range throughout internally.
- Mechanical extract ventilation to all kitchen, bathroom and WC accommodation.
- Doorbell systems.
- Individual alarms.

HEATING & LIGHTING

- Heating via contemporary styled radiators and hot water is provided by an efficient gas fired combination boiler.

- Chrome towel radiator with time and temperature control to bathrooms and en suites.
- Low energy LED down lighters to living rooms/dining, kitchens, bathrooms and en suites.
- Pendants fitted with LED lamps in WC's and bedrooms, including upper floor utility cupboards.
- Low energy lighting to external garden areas and rooftop terrace.
- Individual external entrance die cast aluminium, impact resistant luminaires.

COMMUNICATIONS & MEDIA

- An integrated TV reception system will be connected to each townhouse via a communal aerial system to provide Sky TV, Freeview digital TV and broadband.
- Virgin Media and BT telecoms infrastructure will be installed in each home to enable the occupiers to obtain TV and Broadband from their preferred service provider*.
- Telephone outlets in living room spaces and master bedrooms.
- Virgin Media broadband outlets in all living rooms.

*All set top boxes and decoders to be provided by future occupiers.

REFUSE

- Each kitchen will contain an integrated compartment bin system.
- Each home will have access to dedicated refuse storage areas at ground level within the private communal courtyard.

PARKING

One dedicated parking space is provided for each home:

- Plots 1-8: 1 parking space within each private driveway.
- Plots 9-12: 1 dedicated parking bay with secure bollard, in the square facing each property.
- Plots 13-17: 1 parking space in each private rear driveway within the secure communal courtyard.
- Plots 18-33: 1 dedicated parking space within the secure communal courtyard.

SECURITY

The development has been designed and specified to seek to achieve Secure by Design accreditation.

Each townhouse will be fitted with:

- Secure Pas 24 entrance door set with dedicated letterbox.
- Doorbell and an intruder alarm system.
- External lighting located adjacent external entry doors.
- 230v fire alarm system comprising of heat and smoke detectors with built in sounders.

Access to the secure and private communal courtyard will be provided via vehicular and pedestrian security gates.

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 in each home and consequently drive down energy bills:

- Improved insulation to walls, floor, roof, windows and doors to minimise heat loss and reduce utility bills.
- Energy efficient gas fired combination boiler for space and hot water heating.
- Occupant controlled zoned heating system.
- Low energy light fittings provided throughout.
- Energy efficient white goods supplied to each home.

- Smart utility metering to monitor energy thus enabling occupants to reduce usage.
- Waste recycling facilities.
- Facades design and homes' orientation to optimise natural daylighting and reduce the requirement of artificial lighting.
- Provision of external space, allowing occupants to dry clothes naturally and promote a reduced energy means of drying clothes.

A home user guide will be provided to aid occupants in how to understand and operate their home efficiently.

OTHER

- Every home will offer a 10 Years New Home Warranty from Premier Guarantee.

