

*Elegant & thoughtful specification for today's discerning home-buyer.*



#### KITCHEN & UTILITY

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff: double oven & microwave
- Neff: gas on glass hob & stainless steel extractor canopy
- Glass splash back
- Neff integrated 70/30 fridge/freezer
- Neff integrated dishwasher
- Neff integrated washing machine
- Removable cupboard for future Tumble Dryer (not supplied) in Utility Room
- Ceramic tiled floor
- Polished chrome sockets
- Under pelmet lighting
- Low energy ceiling downlighters

#### CLOAKROOM, BATHROOM AND EN SUITE

- Contemporary white Villeroy and Boch sanitary ware
- Polished chrome taps and fittings
- Hansgrohe hand shower mixer (where separate shower in Bathroom)
- Aqualisa Dream shower in Bathroom Plots 2 to 5 and in En suite Plots 1 and 6
- Aqualisa digital shower with remote controlled operation for Master Bedroom En suite Plots 2 to 5 in and Bathroom Plots 1 and 6
- Basin cabinet in Bathroom and En Suite
- Fitted mirrors
- Polished chrome heated ladder towel rail to Bathroom and En Suite/s
- Stylish ceramic wall and floor tiles to specified areas.

#### HEATING AND ELECTRICAL

- Gas central heating to radiators
- Mains pressure sealed water system
- TV aerial fitted
- Connection for TV and future provision of satellite reception in Living Room, Family Room/ Dining Room, Study and all Bedrooms. (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
- BT points are provided in Dining Area, Living Room, Study and Master Bedroom Plots 2 to 5 and Dining Area and Master Bedroom Plot 1 and 6
- Lighting and power in loft where applicable



#### HIGH QUALITY FIXTURES AND FITTINGS

- High performance double glazed PVCu windows and French doors
- Oak veneered internal doors with chrome furniture
- Button polished oak handrail to staircase

#### SECURITY FEATURES

- Fitted alarm system 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

- Parking
- Landscaped front garden
- Turfed rear garden
- Indian paved patio to rear
- Rear garden enclosed by close-boarded fencing
- External tap
- External power socket

#### ENERGY EFFICIENCY AND GUARANTEE

- All homes are constructed to ensure energy efficient running costs for the home owner

#### 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 home owners

#### TENURE

- Freehold

#### PLEASE NOTE

Where floors are not stated as tiled Asprey Homes do not supply floor coverings

Photography of previous Asprey Homes development