

SPECIFICATION

KITCHENS

- Paula Rosa quality designer fitted kitchen with natural stone worktop and upstand
- AEG double oven, microwave, 4 ring gas hob and stainless steel extractor canopy
- Silver glass splash back
- Integrated fridge freezer, dishwasher and washing machine
- Ceramic tiled floor from Minoli
- Polished chrome sockets
- Under pelmet lighting and low voltage ceiling downlighters

CLOAKROOMS, BATHROOMS & EN SUITES

- Pristine white contemporary sanitary ware by Ideal Standard
- Polished chrome taps and fittings
- Aqualisa Axis digital shower with remote controlled operation
- Aqualisa Aquamixa Thermo for baths*
- Generous fitted mirrors
- Polished chrome heated ladder towel rail to Bathroom and En Suite
- Stylish ceramic wall and floor tiles from Minoli

HIGH QUALITY FIXTURES & FITTINGS

- High performance double glazed PVCu windows and French doors
- Vicaima oak veneered internal doors with chrome furniture
- Fitted wardrobe in Pippy Oak to Master Bedroom
- Coving to all rooms excluding Bathroom and En Suite
- Button polished oak handrail to staircase

HEATING AND ELECTRICAL

- Gas central heating to radiators
- Mains pressure sealed water system
- Feature fireplace in the Living Room
- Sky+ wiring, satellite dish and TV aerial provided
- Provision for TV reception in all bedrooms with Sky+ points in Living Room and Master Bedroom

- BT points are provided in Kitchen, Living Room and all bedrooms
- Light and power in loft
- Provision for purchaser to fit electrical operation to garage doors

SECURITY FEATURES

- Fitted alarm system with room sensors and panic button in Master Bedroom
- Mains operated smoke alarms fitted to the Hall and Landing with battery back-up
- Windows and doors feature multi-point security locking systems

EXTERNAL

- Landscaped front gardens
- Turfed rear gardens
- Patio to rear
- External tap to rear
- External power socket
- Light and power to garage
- Electric automatic opening 5-bar gate to the development
- Landscaped communal areas
- Street lighting

CUSTOMER SERVICE

- Asprey Homes has a dedicated Customer Service Department

MAINTENANCE

- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Advisor who will be able to provide full details and annual service fee charges.
- Once the development is completed ownership of the Management Company will be transferred to the home owners.

TENURE

- Freehold



* In plots 2, 3 & 4