

SPECIFICATION



Kitchens

- Paula Rosa quality designer fitted kitchen with Silestone worktop and upstand
- AEG double oven
- AEG microwave
- AEG 5 ring gas hob
- AEG stainless steel extractor canopy
- Silver glass splash back
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine
- Ceramic tiled floor from Minoli
- Polished chrome sockets
- Under pelmet lighting and low voltage ceiling downlighters

Cloakrooms, Bathrooms and En Suites

- Contemporary wall-hung Utopia Bathroom furniture
- Pristine white contemporary sanitary ware by Utopia
- Polished chrome taps and fittings
- Aqualisa Axis digital shower with remote controlled operation
- Aqualisa Aquamixa Thermo for all 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 and 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 with fitted gas fire
- 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
- Landscaped communal areas
- Street lighting

Energy Efficiency and Guarantee

- All homes are constructed to ensure energy efficient running costs for the home owner
- All homes are covered by a 10 year NHBC Certificate

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

*Where Bathroom has no separate shower. **Satellite dish to be fitted where possible – Reception quality cannot be guaranteed. Images indicative only.