

# The perfect specification



## Kitchens

- Paula Rosa quality designer fitted kitchen with Silestone worktop and upstand
- AEG double oven
- AEG 4 ring gas hob
- Silver glass splash back
- AEG stainless steel extractor canopy
- 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 & 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 bath in Bathroom
- Fitted furniture with natural stone top
- 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
- Covling to all rooms excluding Bathroom and En Suite
- Staircase has button polished oak handrail

## Heating & Electrical

- Gas central heating to radiators
- Mains pressure sealed water system with Powermax boiler
- Plots 1 & 7 have 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 a purchaser to fit electrical operation to garage door

## 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 communal green area provided in accordance with the Local Authority approved scheme
- Landscaped front gardens
- Turfed rear gardens
- Patio to rear
- External tap to rear
- External power socket
- Light and power to garage
- Secure gate to side entrance and rear pathway access
- Street lighting

## Energy Efficiency & Guarantee

- All homes will be constructed to achieve a high SAP rating which ensures 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 information and annual service fee charges.
- Once the development is completed ownership of the Management Company will be transferred to the residents

## Tenure

- Freehold