

House 4 - Specification

External Finishes

Light buff British stock brickwork and Brazilian slate cladding
 Scheuco Aluminium framed windows
 5.5m high sliding glazed doors leading from double height dining space to private external courtyard
 Natural slate paving to external terraces
 Durable Twinson terrace decking and glass balustrades to external balconies

Internal Finishes

Large format porcelain tiles to ground floor entrance and living / kitchen / dining area
 Carpet to bedrooms and cinema/family room
 Bespoke painted doors with panelled detail
 Walnut flooring to staircase, landings and 3rd floor living area
 Bespoke glass balustrade to staircase
 Satin stainless steel lever handles to swing doors
 Recessed satin stainless steel pull handles to sliding / pocket doors
 Curtain / blind recess
 Interior designed fitted wardrobes to all bedrooms

Kitchen

Custom designed Italian kitchen
 Stone Italiana worktop
 Stone Italiana splashback
 Integrated Miele appliances including gas hob, oven, fridge/ freezer and dishwasher
 Recessed LED under-unit lighting

Bathrooms and En-Suites

Interior designed sanitaryware and chrome brassware
 Porcelain or stone tiling to selected areas
 Walk-in showers to selected areas
 Flush mirror cladding or mirrored vanity unit above basin
 Mirror demisters
 Bespoke bathroom storage units
 Frameless glass shower or bath screens where applicable
 Chrome towel rail

Storage

Cloak room
 Utility room
 Dedicated plant and storage rooms

Audio Visual

Sky and Media ready
 Sonos multi-room audio system to living areas, master bedroom and en-suite
 Cinema room wired for surround sound, projector and automatic screen

Electrical

Intelligent mood lighting system controlled by Rako to selected areas
 LED feature light fittings
 5 amp lighting circuits to selected areas
 Feature external lighting
 Grid connected photovoltaic system

Heating and Ventilation

Independent gas boiler
 Wet Underfloor heating system throughout
 Air conditioning to living areas and master bedroom
 Whole house ventilation and heat recovery system
 Hot Water recirculation system
 Boosted Hot and Cold Water

Security

Fire detection system
 Video Entry System
 Intruder Alarm
 PAS 24 secure front door sets
 External lighting to communal areas
 Remote automatic gates fitted to main vehicular and pedestrian access point

Car parking

Secure allocated off-street parking
 Ability to apply for on-street permit parking

Other

Enclosed communal cycle storage
 Full credits for Secured by Design and Lifetime Homes Code for Sustainable Homes Level 3
 Ten year building warranty insurance

Energy Efficiency Rating

