

## STANDARD SPECIFICATION

FITTED KITCHENS
Choice of Doors and Worktops*
Under cupboard Lighting and soft close on all doors
Stainless Steel 1.5 bowl, drainer
Build in Zanussi single oven
Integrated Zanussi Fridge Freezer
Integrated Zanussi Dishwasher
Stainless Steel Extractor Fan and Stainless Steel Splashbacks
Tiled Floor*
CLOAKROOMS / BATHROOMS
Contemporary white bath, WC's and wash basins
Chrome style bath taps with shower attachment
Half tiled around bath and tiled Floor*
EXTERNAL DOORS / WINDOWS
Traditional Timber front door
All doors and ground floor windows comply with Secure by Design
INTERNAL FINISHES
All walls painted white
White gloss paint to all woodwork
Chrome lever handle door furniture
Carpet fitted throughout*

GENERAL
Traditional Construction
POWER LIGHTING AND COMMUNICATIONS
White electrical power sockets and switches throughout***
Low energy downlighters to all wet rooms including kitchens / bathrooms***
Virgin media sockets in lounge and master bedroom - up to 120 mb download**
Master Telephone sockets with extensions
All properties are hard wired for the installation of an intruder alarm
Power and lighting provided to garages
EXTERNALS
Mixture of brick, render and weather boarding.
External light to front of property
Chrome fittings on front door
Front garden finished in turf or planted
Boundary fencing to rear
Rear garden turfed
Patio to rear
Driveways / dedicated carparking spaces are finished in Tarmac or Block Paving
WARRANTY
LABC 10 year warranty

\* Please speak to Sales Manager for further information on choices available

\*\*Subject to connection to Virgin Media

\*\*\*Option to Upgrade

## CHOICE OF UPGRADES

FITTED KITCHENS
Choose a Designer Kitchen layout
Upgrade package including enhanced doors, sinks and oven
Upgrade tile options for kitchen floor
BATHROOMS
Additional Shaver Sockets
Full Height Tiling around Bath ****
Thermostatic mixer shower above bath ****
Shower screen to bath ****
White or Chrome Towel Rail
Mirror above sinks
INTERNALS
Upgrade of Carpets and Underlays

POWER LIGHTING AND COMMUNICATIONS
Additional Virgin Media sockets
Chrome electrical sockets, switches and lights
Installation of Intruder Alarm
Additional Power sockets
EXTERNALS
Front door bell
PIR light to rear of property
Garden tap to rear of property
Weather Proof Single Power Socket
Increased Patio Area
BEDROOMS
Fitted Wardrobes

\*\*\*\* fitted as standard for all two bed houses

Please speak to our Sales Manager for further information on the choices available

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