

## Specifications

### Internal

White internal doors, pre-finished with coordinating architraves, linings and skirtings. Walls and ceilings generally finished in two coats of emulsion. Kitchens, bathrooms and en-suites to include ceramic wall tiling from choice. To also include smoke detectors, BT, TV and satellite points.

### Heating

Gas fired central heating and hot water system via combi boiler and thermostatically controlled radiators.

### Bathroom/en-suite

High quality suites with close coupled WC, pedestal mounted basin with monoblock taps. Bath complete with panel and mixer shower if applicable. En-suite with shower. White ceramic tiles around bath and basin splashback. Shaver/light point with mechanical extractor.

### Kitchen

Fitted wall and floor units with built in appliances including stainless steel electric single oven and gas hob with canopy chimney hood and extractor over. Fridge and integrated washer/drier all topped with (choice of) worktop. Some properties upgraded to include fridge/freezer towers and dishwashers. Standard white tiling up to underside of the wall units.

### Customer choices

Floor coverings

Kitchen units and worktops - subject to build stage

Tiling in en-suite, bathroom and kitchen (extra cost if standard white is not chosen)

