

SUPERIOR SPECIFICATION

KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff Double oven
- Neff Compact Combi Microwave oven
- Gas hob and extractor
- Glass splash back
- Neff Integrated full height fridge/ freezer
- Neff Integrated dishwasher
- Neff Integrated washing machine
- Removable cupboard for future tumble dryer (not supplied)
- Ceramic tiled floor
- Brushed Chrome sockets
- Under pelmet lighting
- Low energy ceiling downlighters

CLOAKROOM, BATHROOM AND EN SUITES

- Contemporary white sanitary ware
- Polished chrome taps and fittings
- Aqualisa Mian mixer shower for bathroom
- Aqualisa Hiqu digital shower with remote control for En Suites
- Basin cabinet in Bathrooms and En Suites
- Fitted mirrors to specified areas
- Heated ladder towel rail to Bathroom and En Suites
- Stylish ceramic wall and floor tiles to specified areas

PLEASE NOTE

Where floors are not stated as tiled, Asprey Homes do not supply floor coverings

HIGH QUALITY FIXTURES AND FITTINGS

- High performance double glazed PVCu windows and doors
- Oak veneered internal doors with chrome furniture
- Button polished oak handrail to staircase

HEATING AND ELECTRICAL

- Gas central heating to radiators
- Mains pressure sealed water system
- TV aerial fitted
- Connection for TV and future provision of satellite reception in the Living area and Bedrooms Plots 1-8.
- Connection for TV and future provision of satellite reception in the Living Room, Study, Breakfast/ Dining area and Bedrooms Plot 9. (Installation of a satellite dish and distribution amplifier will be required – not provided by Asprey Homes)
- BT point provided in the Lounge and Bedroom 1 Plots 1-8
- BT point provided in the Study and Bedroom 1 Plot 9
- Lighting and power in the roof space

SECURITY FEATURES

- Fitted alarm system to cover home (and garage Plot 9 only) with panic button in Master Bedroom and inside the front door
- Mains operated smoke alarms fitted to the Hall and Landings with battery back-up
- Windows and doors feature multi-point security locking systems

EXTERNALLY

- Single garage and parking spaces Plot 9
- 2 parking spaces Plots 1-8
- Light and power to garage Plot 9
- Landscaped front garden
- Turfed/seeder rear garden
- Paved patio to rear
- Enclosed rear garden
- External tap
- External power socket

ENERGY EFFICIENCY AND GUARANTEE

- All homes are constructed to ensure energy efficient running costs for the homeowner

MAINTENANCE

- The communal areas of the development will be maintained via a Management Company. For information regarding this provision please speak to our Sales Executive who will be able to provide full details and annual service charges
- Once the development is completed ownership of the Management Company will be transferred to the homeowners

TENURE

- Freehold



Photography depicts previous Asprey Homes development

Please note, the furniture in this image has been virtually staged.



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