

| SUPERIOR SPECIFICATION

KITCHEN

- Stylish quality designer fitted kitchen with stone worktops and upstands
- Neff Double oven
- Neff Compact Combi Microwave oven
- Induction hob and Elica 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 Bathroom 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

HIGH QUALITY FIXTURES AND FITTINGS

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

HEATING AND ELECTRICAL

- LPG gas tank for each property.
- Gas central heating to radiators
- Mains pressure sealed water system
- TV aerial fitted
- Connection for TV and future provision of satellite reception in the Lounge/ Diner and Bedrooms Plots 1 - 2.
- Connection for TV and future provision of satellite reception in the Lounge, Breakfast/ Dining area or Family area and Bedrooms Plots 3 - 4.
- (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
- Lighting and power in the roof space

SECURITY FEATURES

- Fitted alarm system to cover home and garage (Plots 2-4) 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 Plots 2-4
- 2 parking spaces Plot 1
- Light and power to garage Plots 2-4
- Landscaped front garden
- Turfed/seeded 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

PLEASE NOTE

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



Photography is of a previous Asprey Homes development

