

**TOWNHOUSE & APARTMENTS -
KITCHENS**

- High-gloss handleless design
- Corian worktop and upstands in a neutral colour
- Worktop LED lighting
- One and a half bowl moulded resin sink
- Monoblock mixer tap
- Built in AEG high level stainless steel double oven
- Built in AEG stainless steel gas hob
- Built in AEG stainless steel extractor hood
- Built in AEG fridge/freezer
- Built in AEG dishwasher
- Built in AEG washer/dryer

**LUCKWELL ROAD SEMI DETACHED HOMES -
KITCHENS**

- High gloss handleless design
- Corian worktop and upstands in a neutral colour
- Worktop LED lighting
- One and a half bowl moulded resin sink
- Monoblock mixer tap
- Island Unit with oversize worktop and built in AEG electric double oven, gas hob and extractor over (end panels finished in matching corian)
- Built in AEG fridge
- Built in AEG freezer
- Built in AEG dishwasher

**LUCKWELL ROAD SEMI DETACHED HOMES
- UTILITY**

- Units to match the kitchen
- Built in AEG washer/dryer
- Built in AEG fridge/freezer

**ALL HOMES
BATHROOMS**

- White suite
- Vitra floor mounted concealed cistern back to wall wc with self close seat, wall mounted dual flush plate
- Vitra wall mounted ceramic basin with exposed trap and Joy mono mixer tap
- Acrylic bath with round bath filler and mixer valve
- Wall mounted thermostatic bar shower over bath with riser rail
- Glazed shower screen
- Porcelanosa wall and floor tiling
- Built in wall cabinet with mirror and display light
- Shaver socket in chrome finish
- Heated towel rail in chrome finish
- Toiler roll holder – chrome finish
- Extractor fan

**TOWNHOUSES AND SEMI DETACHED HOMES -
GROUND FLOOR WC**

- White suite
- Vitra floor mounted concealed cistern back to wall wc with self close seat, wall mounted dual flush plate
- Vitra wall mounted ceramic basin with exposed trap and Joy mono mixer tap
- Built in wall cabinet with mirror
- Heated towel rail – chrome finish
- Toiler roll holder – chrome finish
- Extractor
- Porcelanosa tiled floor

**TOWNHOUSES, SEMI DETACHED HOMES & 2
BED FIRST FLOOR APARTMENT -
EN-SUITE/SHOWER ROOM**

- White suite
- Vitra floor mounted concealed cistern back to wall wc with self close seat, wall mounted dual flush plate
- Shower enclosure with stone resin shower tray and chrome sliding door

- Fixed overhead shower and pencil shower handset
- Built in wall cabinet with mirror
- Vitra floor mounted concealed cistern back to wall wc with self close seat, wall mounted dual flush plate
- Heated towel rail – chrome finish
- Extractor fan
- Porcelanosa tiled floor
- Porcelanosa wall tiling

**APARTMENTS -
COMMON AREAS**

- Door entry system – video
- Communal entrance to the apartments – Ribbed matting entranceway, wall mounted lighting, carpeted hall and stairs
- Bike and Bin Store

**ALL HOMES -
FLOOR FINISHES**

- Kitchen /Dining and Living Spaces –engineered oak
- Bedrooms – wool mix twist carpet
- Bathrooms & En-Suites (where applicable) – Porcelanosa tiling
- Hallways & Landings (where applicable) – engineered oak

**ALL HOMES
LIGHTING**

- Kitchen, Bathroom, En-Suite (where applicable), GF WC (where applicable) – spotlights
- Living, Dining, Bedrooms – pendant fittings

LANDSCAPING

- Paving and grass (townhouses and semis)
- Garden, Terraces – Paved (apartments)

OTHER

- Fixed loft ladder (townhouses)
- Sun pipe over top floor landing (townhouses and semis)

HEATING

- Gas central heating – underfloor to the ground floor, upper floor/s with radiators - system boiler with hot water storage cylinder (townhouses and semis)
- Gas central heating – Worcester combination boiler, radiators (apartments)

GENERAL FINISH

- Brushed steel sockets (with USB port in kitchen and main bedroom), phone and TV points
- Neutral decor
- Door finish – oak
- Windows – aluminium powder coated double glazing
- Power coated aluminium rainwater goods
- PV panels to houses subsidising electricity
- PV panels to apartments subsidising electricity to their communal areas
- Security alarms (townhouses and semis)
- Smoke alarms (townhouses, semis and apartments)
- 10 year ICW warranty
- Wiring – duct ready, purchaser to choose supplier and set up necessary subscriptions
- Bike and Bin storage (to each house, apartments will have communal)

GARAGES (TO SELECT HOUSES)

- Automated roller door
- Floor:- finished concrete