

viaduct

housing partnership



Andrew Street

Shared Ownership Specification



Viaduct Partnerships Ltd is a wholly owned of
Stockport Homes and part of **SHG**.

Registered in England and Wales No: 10330045
Registered Office: **Stockport Homes Group**,
Cornerstone, 2 Edward Street, Stockport SK1 3NQ .

VAT No: 254 3808 01



Block A

Apartments plots 1 - 2 and Houses plots 3 – 10



External Specification

Front (Houses)	Tobermore Textured Buff Paving, black powder coated railings.
Side and rear paths	Tobermore, Texture Buff Paving.
Rear Garden	Astro Turf (Houses Only).
Fencing	Pressure treated timber fencing.
Shed (Houses)	Timber shed on hardstanding.
External Windows	Timber, double glazed.
Front door (Houses)	Composite UPVC – Black.
Rear Door (Houses)	Flush Casement Doors.
Front door (Apartments)	Flush Oak Veneer.
Front and Rear lighting (Houses)	Provided.

Kitchen Specification

Magnet Luna Range	White units, silver oak worktops, soft closers on all drawers and cupboards.
Kitchen sink	Pyramis Sparta 1.5 bowl.
Kitchen taps	Neptune quarter turn mixer.
Oven	BEKO single oven with integrated gas hob, stainless steel splashback.
Fridge freezer	Integrated, space for dishwasher and washing machine.
Lighting	Ceiling downlights

Internal Specification

Internal doors	Primed 4 Panel Moulded.
Loft Hatch (Houses)	Plastic, lockable.
Internal Decoration	Walls matt white emulsion.
Woodwork	White gloss.
Electrical	White sockets throughout, TV points to lounge and main bedroom.
Smoke Detectors	Aico optical smoke alarm, Aico Multi Sensor heat and CO alarm.
Heating	Potterton Assure 30kw Combi Boiler, Neomitis RT7 controls.

Bathroom/En-suite/Downstairs WC Specification

Twyford range	White.
Basin and bath taps	Deva.
Shower	Mira GO 10.5kw, over bath – Pluto Thermostatic Bar Mixer.
Tiling	Midtown - Metros Glossy White.
Heated towel rail	Cloakrooms, main bathroom and En-suite.
Lighting	Ceiling down lights in main bathroom and En-suites, NVC Lighting Portland 15w LED in WC's.
Extractor fan	In all bathrooms, En-suites and WC's.

*Specification is subject to change. Changes to the build specification can change during the build and any changes will be brought to your attention.

Block B

Apartments plots 11 – 22

External Specification

Front, side and rear paths	Resin bound tarmac Buff Colour.
External Windows	Timber, double glazed.
Main Entrance Door	Curtain Walling.
Apartment Front door	Flush Oak Veneer.
Front and Rear lighting	Soffit LED lights and streetlamps
Secure cycle parking	In car park.

Kitchen Specification

Magnet Luna Range	White units, silver oak worktops, soft closers on all drawers and cupboards.
Kitchen sink	Pyramis Sparta 1.5 bowl.
Kitchen taps	Neptune quarter turn mixer.
Oven	BEKO single oven with integrated electric hob, stainless steel splashback.
Fridge freezer	Integrated, space for dishwasher and washing machine.
Lighting	Ceiling downlights.

Internal Specification

Internal doors	Primed 4 Panel Moulded.
Internal Decoration	Walls matt white emulsion
Woodwork	White gloss.
Electrical	White sockets throughout, TV points to lounge and main bedroom.
Smoke Detectors	Aico optical smoke alarm, Aico Multi Sensor heat and CO alarm.
Heating	Water heater Oso Super Express 120 Ltr, Atlantic F127 Electric Radiator.

Bathroom/En-suite/Downstairs WC Specification

Twyford range	White.
Basin and bath taps	Deva.
Shower	Mira GO 10.5kw.
Tiling	Midtown - Metros Glossy White.
Lighting	Ceiling down lights.
Extractor fan	In bathroom

External Specification

Front, side and rear paths	See site plan.
Front Garden	See site plan.
Rear Garden	300mm topsoil.
Fencing	Pressure treated timber fencing.
Shed	Timber shed on hardstanding.
External Windows	Flush Sash PVC Window.
Front door	Composite UPVC – Black.
Front and Rear lighting	Provided.

Kitchen Specification

Magnet Luna Range	White units, silver oak worktops, soft closers on all drawers and cupboards.
Kitchen sink	Pyramis Sparta 1.5 bowl.
Kitchen taps	Neptune quarter turn mixer.
Oven	BEKO single oven with integrated gas hob, stainless steel splashback.
Fridge freezer	Integrated, space for dishwasher and washing machine.
Lighting	Ceiling downlights.

Internal Specification

Internal doors	Primed 4 Panel Moulded.
Loft Hatch	Plastic, lockable.
Internal Decoration	Walls matt white emulsion.
Woodwork	White gloss.
Electrical	White sockets throughout, TV points to lounge and main bedroom.
Smoke Detectors	Aico optical smoke alarm, Aico Multi Sensor heat and CO alarm.
Heating	Potterton Assure 30kw Combi Boiler, Neomitis RT7 controls.

Bathroom/En-suite/Downstairs WC Specification

Twyford range	White.
Basin and bath taps	Deva.
Shower	Mira GO 10.5kw, over bath – Pluto Thermostatic Bar Mixer.
Tiling	Midtown - Metros Glossy White.
Heated towel rail	Cloakrooms, main bathroom and En-suite.
Lighting	Ceiling down lights in main bathroom and En-suites, NVC Lighting Portland 15w LED in WC's.
Extractor fan	In all bathrooms, En-suites and WC's.