



Melford Hazel Grove

Shared Ownership Specification

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



**Please note that the specification can change due to difficulties obtaining materials, however you will be notified of any changes.*

Communal path: Pressed grey slabs

Communal garden: Turfed and landscaped, as per the site plan

Cycle store incorporating cycle stands: see site plan for location or ask a member of the sales team

Communal bin store: see site plan for location or ask a member of the sales team

External windows: Double glazed, lockable windows with trickle vents. External colour, anthracite grey. Internal colour, white

Velux windows (plots 73 and 74): see floor plans

Electric charging points: 2 per apartment block

Internal specification



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Individual apartment entrance doors: Drop seal fire door with chrome ironmongery

Internal doors: Newark white fire door with chrome lever handle (except bathroom, which isn't required to have a fire door rating)

Internal decoration: All walls will be painted with two coats of white matt emulsion

Woodwork: White water based gloss

Electrical: White sockets throughout

TV points: To living area and master bedroom

Fixed hard wired smoke detector in each apartment

Monitored fire alarm system-communal area

Heating: Vaillant A rated boiler with a programmable thermostat

White radiators

Chrome heated towel rail in the main bathroom

BT only, no Virgin cable installed

Kitchen specification



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Symphony kitchen doors and worktops: White gloss handleless doors with Chalet Oak effect worktop. (Ask sales advisor to review samples)

Soft closers on all drawers and cupboards

White down lights

Fridge Freezer: AEG Combi White RCB632E3MW AEG FS F/F 60/40

Oven: KOHLH00BX Electrolux Single Fan oven Stainless Steel

Hob: LIB60420C ELECTROLUX 60cm Induction Hob

Chimney hood: LFC316X ELECTROLUX 60cm Chimney Hood - Stainless steel

Splashback: Stainless steel

Plumbed for dishwasher and washing machine. Not integrated/spaces allowed for within the kitchen

Bathroom/Ensuite specification

(one-bedroom apartments do not have an ensuite)



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Vitra range in white

Vinyl Flooring: Oiled Oak 3374 Polysafe Vinyl flooring

Chrome heated towel rail to bathroom

Porcelanosa tiles to splashback to basins, full height around the bath and fully tiled around the shower enclosure (Ask sales advisor to see tile sample).

White ceiling down lights

Extractor fan to comply with Part F Building Regulation

General Information



Planning Decision Reference-DC/070776

EPC-Available from the Sales Advisor and provided again with reservation agreement

All specification, images and floorplans are indicative and subject to change. Any changes will be brought to your attention. You will be given the opportunity to view the home and carry out an independent inspection before completion takes place.