

## WALLS

- Flat smooth finish, White Matt emulsion in kitchens and bathrooms with a warmer white colour throughout the rest of the home.

## CEILING

- Flat smooth finish, White Matt emulsion.

## CENTRAL HEATING

- Samsung ASHP.
- 7 year warranty (subject to manufacturer guidelines).
- Thermostat to ground and first floor.
- Thermostatic radiator valves.

## INTERNAL DOORS

- Oak Veneer Vertical Doors.
- Polished Chrome ironmongery.

## ARCHITRAVE AND SKIRTING

- Chamfered MDF skirting boards.
- MDF architrave throughout.

## STAIRCASE

- White gloss spindles with wood stained handrail and Newel caps.

## WARDROBES

- Included in the Master Bedroom in the Gala House Type.

## ELECTRICS

- Mains electric supply smoke detectors.
- TV points fitted to the lounge and all bedrooms.
- Telephone points fitted to the lounge.

## KITCHEN

- Wren Shaker style Infinity Range.
- 20 year guarantee.
- As standard each kitchen will include:- induction hob, oven, cooker hood, washer dryer, dishwasher and fridge freezer.
- Quartz worktops provided in the Red Windsor & Gala house types.
- Luxury 22mm Laminate worktops provided in the Sunset & Meridian house types.
- Possible design choices depending on the build programme, please speak to one of our sales representatives.

## BATHROOM FEATURES

- Ideal sanitaryware will be installed throughout with chrome fittings.
- Towel rails in all bathrooms and en-suites.
- Full wall and floor tiling in bathrooms and en-suites.

- Cloakrooms will have a splash back tiling above the basin.
- Possible design choices depending on the build programme, please speak to one of our sales representatives.

## EXTERIOR FEATURES

- External double socket to the rear.
- 3 pin EV charging plug point.
- Solar panels on all plots as standard.
- All windows uPVC Georgian Style (SBD).
- Front doors are composite style with chrome Furnishings (SBD).
- Smart Video Doorbell.
- Fitted outside light next to the front door and by the back doors.
- Fencing is used to surround the rear and side boundaries (Please note this differs on each plot depending on location).
- Front and back gardens are to be turfed.
- Patio areas to rear.
- Decking areas with glass balustrades on plots provided as standard overlooking the river (8,9,10).
- Individual bollard light.