

APARTMENT TYPE A1

Kitchen/Diner/Lounge	24' 3" x 11' 7" overall	Bedroom 2	11' x 9' 7" plus recess
Bedroom 1	15' 8" x 10' 9" overall	Bathroom	7' x 5' 7"
Ensuite	5' 8" x 5' 6"		

APARTMENT TYPE A2

Kitchen/Diner/Lounge	24' 3" x 11' 7" max	Bedroom 2	10' 11" x 9' 6"
Bedroom 1	15' 7" x 10' 10" overall	Bathroom	7' x 5' 6"
Ensuite	5' 9" x 5' 6"		

APARTMENT TYPE A3

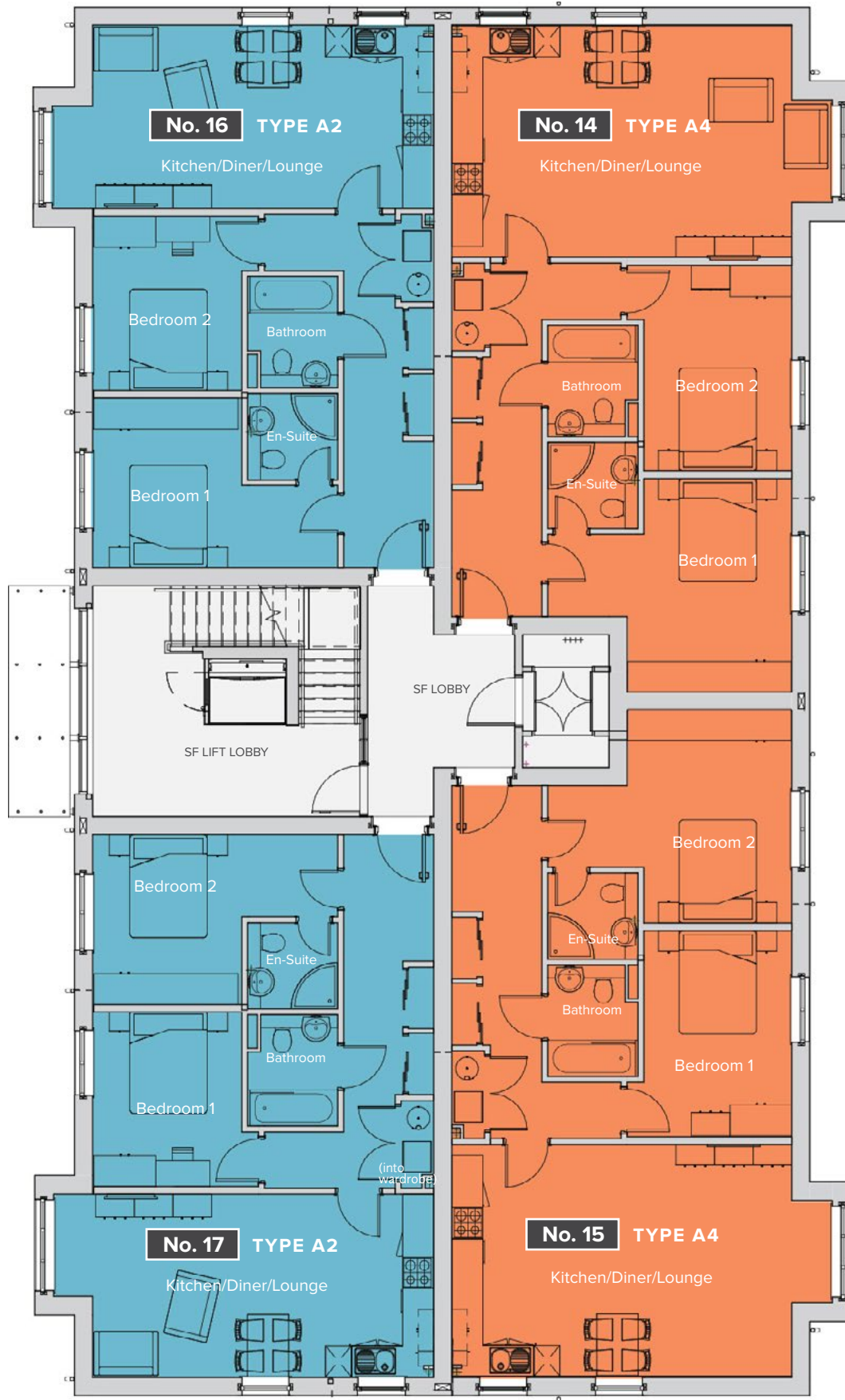
Kitchen/Diner/Lounge	24' 2" x 14' 7" into bay	Bedroom 2	11' 1" x 9' 6" plus recess
Bedroom 1	15' 8" max x 13'	Bathroom	7' x 5' 6"
Ensuite	5' 8" x 5' 6"		

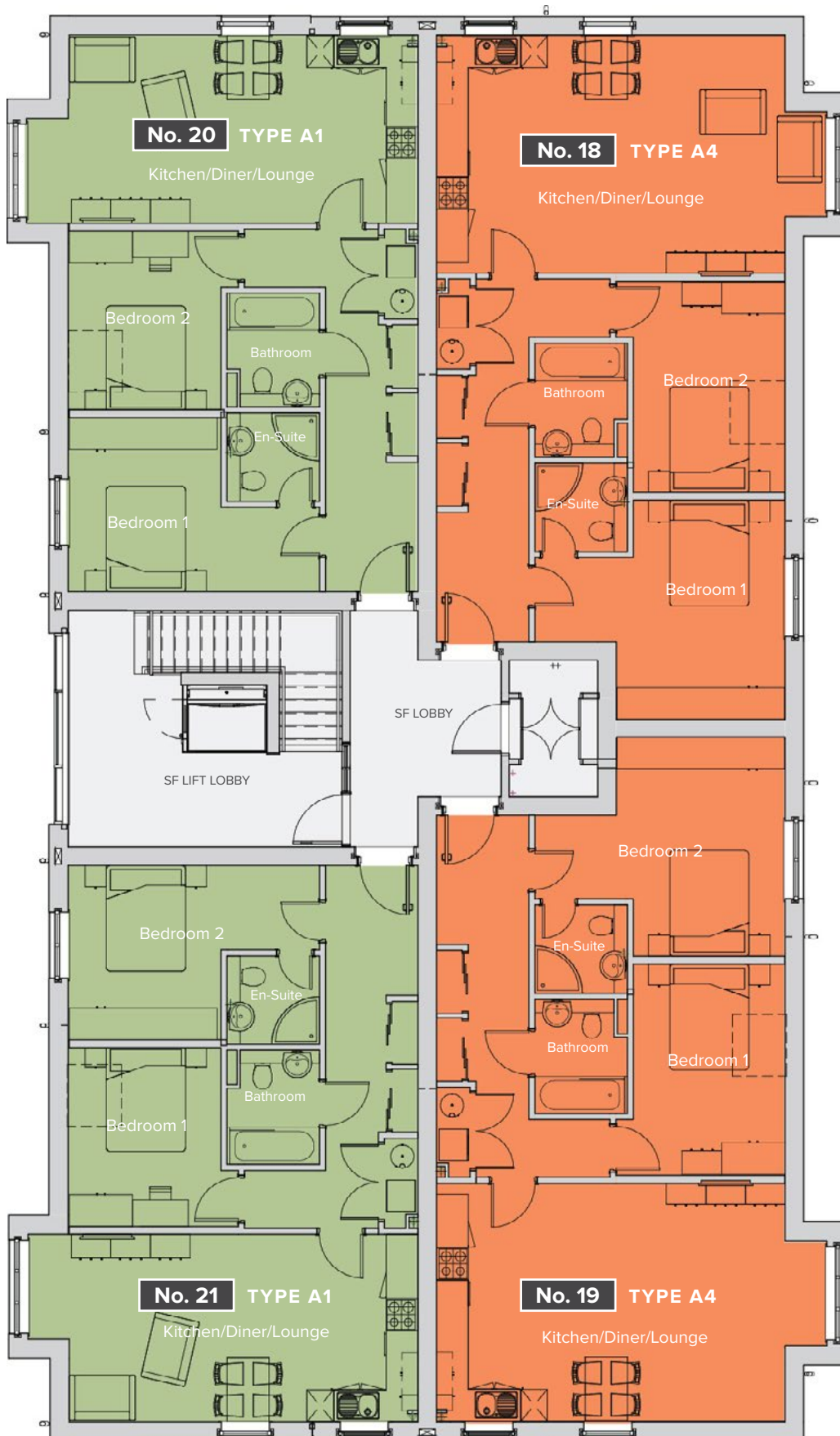
APARTMENT TYPE A4

Kitchen/Diner/Lounge	24' 1" x 14' 8" max	Bedroom 2	13' 1" x 9' 6" plus recess
Bedroom 1	15' 7" x 13' 6" overall	Bathroom	7' x 5' 6"
Ensuite	5' 9" x 5' 6"		











Internal Features

- **Walls and Ceiling**
Plastered skim finish, White matt emulsion to ceilings, Timeless matt emulsion to walls
- **Internal doors**
White Oak Veneer doors
- **Door furniture**
Brushed satin finish
- **Skirting and architrave**
Torus profile, white stain paint finish
- **Electrical**
Sockets and switches in brushed satin finish as per apartment schedule
- **Central Heating**
Energy efficient programmer/heating control, Gas fired boilers to apartments, radiators fitted with thermostatic valves, dual zone programming
- **Sanitary Ware**
White Sanitary Ware with chrome fittings as per apartment schedule
- **Kitchen/Utility**
Kitchen layout, style, work surface and upstands as per apartment schedule
- **Wardrobes**
Layouts and styles as per apartment schedule
- **Wall tiling**
Ceramic/Porcelain wall tiles in Bathroom and Ensuite, half height behind whb and wc , full height in bath/shower areas
- **Lighting**
Energy efficient lighting to all properties with LED down lighters fitted as per apartment schedule
- **Telecoms**
Fibre Connection in Electric Cupboard
RJ45 internet socket fitted in lounge and Bedroom 1
- **Digital TV**
Wiring for Sky and Digital tv to all apartments

Kitchen and Utility Features

- **Kitchen**
Howdens Clerkenwell range
- **Work surfaces**
Howdens 38mm laminate range
- **Under unit lighting**
LED Pelmet lighting fitted as standard in all apartments
- **Upstand**
75mm laminate upstand to match work surfaces
- **Sinks & taps**
11/2 Bowl Black Composite sink with Black and Chrome Breggia Angled Single Lever rap
- **Floor finishes**
Laminate flooring to hall, kitchen and diner, Cormar carpets to bedrooms, Karndene to bathroom and ensuite
- **Fitted appliances**
Manufactured by Lamona with 3yr warranty, integrated, as detailed on apartment schedule

External Features

- **Roof**
Interlocking Concrete roofing tiles with dry verge and ridge system
- **Walls**
Brick and Rendered elevations
- **Window cills**
Sandstone - effect Forticrete feature cills to front elevations
- **Windows & roof lights**
Double glazed in off white Upvc in clear or obscured glass as appropriate
- **Fascia's & soffits**
Black Upvc construction with black rainwater goods to match
- **Front doors**
Solid, multi point locking White Oak veneered front door
- **French doors (Where applicable)**
Double glazed in off white Upvc with clear glass to match windows
- **Security lighting**
To all car parks, access roads and common areas
- **Parking**
All apartments have 2 designated parking spaces, for details refer to site plan for location

...continued overleaf



Communal Areas

- Solo paving slabs to entrance paths and patios
- Brick Paved designated parking places
- Close boarded fences/hedging to boundaries
- Connecting footpaths in Tarmac
- Slate chippings to margins around buildings
- Soft Landscaping as site plan

Tenure

- The apartments are subject to a leasehold interest of 999 years
- No ground rent payable
- Service charge to be advised

Peace of Mind

- **Security**
All windows and doors to have multipoint locking systems complying with SBD1
Security chains fitted to apartment front doors
- **Warranties**
2 year Builder, 10 year NHBC Warranty
3 year kitchen appliance guarantee,
2 year boiler guarantee

- **Safety**
Mains operated smoke detectors fitted in accordance with current building regulations
Carbon Monoxide detectors fitted for the gas appliance fitted
Mains Sprinkler System fitted



DISCLAIMER

In accordance with the property Misdescriptions Act 1991, the information in this brochure is given as general guidance only. The illustration of the site is an artist's impression. The materials and external finishes may vary. It does not imply that landscaping will be as indicated; the room dimensions stated on the floor plans are scaled from plans and may vary in practice. You should check the exact sizes in your own property before buying any carpets, appliances or furniture. This specification is for general guidance only and may be amended, F G Whitley reserve the right to make alterations to the specification during the course of construction without prior notice. You are advised to check this information with F G Whitley. This brochure does not form part of any contract.



✓ - STANDARD N/A - NOT APPLICABLE

HAULFRYN APARTMENTS	BLOCK A Nos 9-21	BLOCK B Nos 1-8
KITCHEN		
Kitchen/Utility* Howdens Chelford, Clerkenwell and Fairford Ranges	✓	✓
Integrated fridge freezer	✓	✓
Double electric oven	✓	✓
Black touch Ctrl 4 zone ceramic hob with canopy style cooker hood, chimney & splash back	✓	✓
Integrated dish washer 45cm	✓	✓
Pull out larder unit 30cm	✓	✓
3 compartment integrated 60cm pull recycling bin	✓	✓
LED down lighters in Kitchen	✓	✓
LED pelmet lighting to kitchen wall unites	✓	✓
Plumbing for washing machine in utility cupboard	✓	✓
BATHROOM/EN SUITE		
White contemporary style bath, WC, Basin and shower tray with chrome fittings	✓	✓
Bathroom - Bath with shower above, separate mixer tap and shower screen	✓	✓
Gloss Fitted furniture to bathroom and en-suite	✓	✓
Karnclean flooring	✓	✓
Half height tiling to bathroom/en-suite area with full height to shower area	✓	✓
LED down lighters to bathroom and en-suite	✓	✓
Chrome ladder type towel warmer to bathroom and en-suite	✓	✓
Shaver socket to bathroom and en-suite	✓	✓
Thermostatic EV shower valves to all showers	✓	✓
BEDROOMS		
Face fitted sliding door system with internal shelf and rail in bedroom 2	✓	✓
GENERAL		
Fibre Connection in electric cupboard	✓	✓
RJ45 Internet Socket in Lounge	✓	✓
RJ45 Internet Socket in Bedroom 1	✓	✓
Wiring for digital sky television and wifi	✓	✓
LED down lighters to hall area	✓	✓
Landscaping and paving as site plan	✓	✓
Close board fencing / hedging to communal boundaries	✓	✓
Audio door entry system	✓	✓
Lift	✓	N/A



Your **Safety** On Our Development

Your safety on our development is very important to us, we ask you to adhere to the Rules listed below whilst visiting your new home.

- All Visitors must report to the Sales Office and only use the designated parking area, please do not park on estate roads or obstruct accesses.
- Hard Hats and High Visibility Jackets along with appropriate footwear must be worn at all times in areas under construction.
- Visitors are not allowed to roam freely on the development and must be accompanied at all times by a Sales Representative.
- You are asked to keep children under strict parental control at all times. No children allowed in construction areas.
- Please take extra care when in the vicinity of construction vehicles.
- Comply to all Safety Signage on the development.

**THESE RULES ARE FOR YOUR SAFETY & WELLBEING
KEEP SAFE ■ THANK YOU**