

Specification

Meridian Gate

Royston SG8 7HA | 01763 722 545

lindenhomes.co.uk



Meridian Gate

Royston

Use this guide to see what features are included in your new home. Your Sales Consultant will be happy to discuss the **Enhance** range of extras available.

| | 2 bedroom | The Hardwick | 3 bedroom | The Eveleigh | The Elliot | The Mountford | 4 bedroom | The Aslin | The Mylne | The Leverton | The Pembroke | The Knightley | 5 bedroom | The Lutyens |
|---|-----------|--------------|-----------|--------------|------------|---------------|-----------|-----------|-----------|--------------|--------------|---------------|-----------|-------------|
| Kitchen | | | | | | | . , | | | | | | | |
| Symphony Koncept range kitchen with laminate worktop | | • | | • | • | • | | • | • | • | • | • | | • |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap | | • | | • | • | • | | • | • | • | • | • | | - |
| Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility | | | | | | | | | | • | ٠ | • | | - |
| Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood | | | | - | • | • | | | | | | | | |
| Indesit gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood | | | | | | | | - | • | • | - | - | | - |
| White pendant light holder | | • | | • | • | • | | • | • | • | • | • | | - |
| Fridge / freezer space | | • | | • | - | • | | • | • | • | • | • | | - |
| Space for integrated dishwasher with plumbing and electrics | | • | | • | - | • | | • | • | • | • | • | | - |
| Space for washing machine with plumbing and electrics in kitchen | | • | | • | • | | | • | • | | | | | |
| Space for washing machine with plumbing and electrics in utility | | | | | | • | | | | • | • | • | | - |
| Bathrooms and ensuite(s) | | | | | | | | | | | | | | |
| Ideal Standard contemporary white Tempo sanitaryware | | • | | • | • | • | | • | • | • | • | • | | • |
| Ideal Standard close coupled WC to cloakroom | | • | | • | | • | | | • | | • | • | | - |
| Ideal Standard low profile shower tray with glass enclosure in ensuite | | • | | • | | • | | | • | • | • | • | | - |
| Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle) | | | | • | • | • | | • | • | • | • | • | | • |
| White batten light holder | | • | | • | • | • | | • | • | • | • | • | | - |
| Bedrooms | | | | | | | | | | | | | | |
| Dressing area/walk-in wardrobe to bedroom 1 | | | | | | | | | | | | | | • |
| | | | | | | | | | | | | | | |

Fitted as standard - included in the property

^{*} Subject to stage of construction





2 bedroom The Hardwick

3 bedroomThe Eveleigh
The Elliot
The Mountford

4 bedroom The Aslin The Mylne

The Leverton

The Pembroke

The Knightley

Doors and Windows

PVCu double glazing to windows

Double glazed PVCu French doors

| | (where applicable) |
|---|--|
| | General |
| - | White painted walls and smooth white ceilings |
| - | TV point to lounge and family room (where applicable) |
| - | Master telephone socket to lounge and study where applicable |
| - | Ideal combi-boiler with Honeywell heating control and room thermostat(s) |
| | ldeal system boiler and separate hot water cylinder, with Honeywell heating control and room thermostat(s) |
| - | Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control) |
| • | Contemporary lantern to front door and wiring only to the rear door |
| • | Mains wired smoke detectors with battery back-up |
| - | Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor |
| • | Power and lighting to garage (where in curtilage of the plot) |
| - | Enclosed fenced rear garden, and garden gate (where applicable) |
| - | NHBC Buildmark cover |
| - | First two years' customer service support from Linden Homes |

Front door with multi-point security locking system and security chain

Internal ladder door style pre-primed with Brass SaQn finish handles

Paving outside French/bifold door and path to garage personnel door

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