

viaduct

housing partnership



Former Battersby Hat Works, Hempshaw Lane

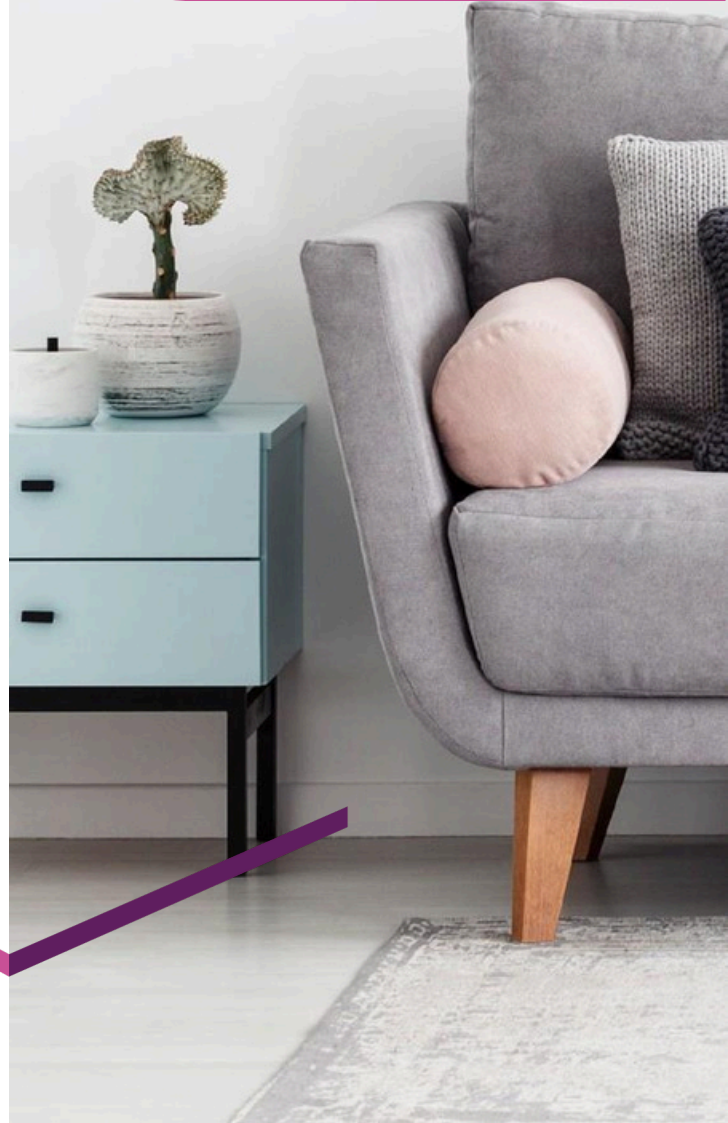
Shared Ownership

Apartments
Specification Sheet

Viaduct Partnerships Ltd is wholly owned by 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



Mill Apartments
Plots 100-111



External Specifications

Rear Communal Garden

- Turfed

Fencing

- Timber fencing and railings to boundary - see landscaping plan

External Windows

- Double glazed, timber lockable windows
- External and internal colour - Indian white

Front Door

- Timber front door painted in gloss white

External Wall

- See specific site plan

Internal Doors

- 5 panel, woodgrain effect door in white with satin stainless steel lever handle

Loft hatch

- N/A

Internal Decoration

- All walls to receive 1 mist coat and 2 coats of white emulsion

Woodwork

- White Gloss Finish

Electrical

- White sockets throughout apartment BT Fibre equipment installed

Smoke Detectors

- As per M&E Design

Alarm System

- Fused spur installed to allow for future installation by purchaser

Heating System

- Gledhill stainless steel water cylinder
- Electric CNS Trend UK Heater Panels (panels may vary in look and size)
- White heated towel rail to bathroom and ensuite

Kitchen Specification

- Magnet Luna handle less doors (white matt colour) and Magnet worktops with matching upstand (silver oak)
- Sink - Franke Ascona 1.5B (Inset) + Waste
- Tap - Montoro (Chrome)
- Soft closers on all draws and cupboards
- Glass splash back
- Single undercounter electric Zanussi oven
- Integrated 60cm electric AEG induction hob
- 60cm AEG Chimney hood
- Integrated 70/30 Zanussi Low frost Fridge freezer
- Space for Washing machine
- Ceiling downlights – pendant lamp holder to dining area if applicable.

Bathroom

- Sanitaryware - Twyford's Range in white
- Over bath shower – Deva thermostatic bath shower mixer
- Porcelanosa Wall tiling Bathroom-walls partially tiled
- Image Silver Porcelanosa Floor Tiling – floor fully tiled - Park Gris
- Ceiling downlights to bathroom
- Extractor Fans to comply with building regulations and SAP/Energy Requirements

All specification, images and floorplans are indicative and subject to change during the build. 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.

Planning Decision ref DC/066807.

EPC Available from the Sales Advisor.

Homes built to Homes England standard and current building regs.