



# 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



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

**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

(Electrolux stainless steel splashback)

(Electrolux single stainless-steel oven)

(Electrolux 60cm induction hob)

## Bathroom/Ensuite (one-bedroom apartments do not have an ensuite)

**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**