

Specification

External Features:

Beautifully designed homes by Alan Patterson Design LLP

10 Year structural warranty cover

Double glazed high performance lockable UPVC windows

High Performance Front Door with 5 Point Locking

Mains gas central heating system with energy efficient boiler

High Thermal Insulation & Energy Efficiency Rating

Front and rear gardens top soiled and seeded

Tarmac driveway

Painted timber fencing to rear garden boundaries

Traditional masonry construction with render or brick work

Feature light to front and rear doors

Paved patio area in rear garden

Internal Features:

Multi fuel stove including granite hearth. Secondary fireplace in selected house types

Comprehensive range of electrical sockets throughout, including TV and telephone points

Wired for satellite point

Wired for security alarm

Painted internal doors with chrome ironmongery

Painted moulded skirting, architraves, stair handrails and balustrades

All internal walls and ceilings painted through out

Kitchen and Utility rooms

A choice of fully fitted kitchens with upstands to match worktop and glass splash back

Utility room where applicable in selected house type

Integrated appliances where applicable including built in oven with choice of gas or electric hob, extractor hood, dishwasher and fridge freezer

Washer dryer or freestanding washing machine depending on house type

Feature downlighters to kitchen

Bathrooms, Ensuites and WC's

Contemporary white sanitary ware and chrome fittings

Shower bath with full shower and shower screen or separate bath and shower cubicle depending on house type

All ensuites have thermostatic dual drench showers

Heated chrome towel rail in main bathroom

Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

Ceramic floor tiling to kitchen / dining, utility room, entrance hall, store, bathroom, ensuite and WC

Full height tiling to shower enclosures and or above bath

Feature tiling to wash hand basins in main bathroom

Splash back tiling to all other wash hand basins

Carpet and underlay to lounge, stairs, landing and bedrooms

Management Company

A management company has been formed and each purchaser will become a shareholder. An annual charge will be payable to the management company to allow for all common areas to be maintained.