

GENERAL SPECIFICATION

Concept, interior and specification by Portabella

A development of 24 plots comprising two, three and four bedroom houses alongside two bedroom apartments

Complete 10 year warranty against structural defects provided by Premier Guarantee

Parking provided per plot with some additional visitor parking

KITCHEN

German engineered rigid, handle-less kitchen

Composite stone work-surface, engraved drainer board and up-stands

Induction hob and ducted extractor fan

Fully integrated Bosch appliances; including a fridge freezer and dishwasher to apartments, larder fridge and freezer units to all 3 and 4 bedroom houses

Double ovens in 3 bedroom and 4 bedroom houses and single ovens to smaller units

Wine cooler provided by Caple

Undermount stainless steel 1 and ½ bowl sink with chrome mixer tap

BATHROOM

Bespoke bathrooms designed by Portabella

Choice of luxury Expona floor finish

Feature wall tiles

Sanitaryware and brassware provided by Roca/Laufen

Mounted wall lighting

Baths in all plots

Extra wide shower cubicles to selected plots

Vanity unit or mirrored cabinet, including shaver point

HEATING/LAUNDRY

Gas central heating with radiators provided by Quinn

Electric towel rails in bathrooms and shower rooms

Separate Laundry Cupboard, plumbed for washing machine

Underfloor heating to all ground floors

WINDOWS & DOORS

Double glazed windows and external doors

Composite front doors with chrome handle

Double-glazed aluminium windows and sliding doors (where applicable)

Solid internal doors, except for frosted doors to bathroom/en-suite

Full height windows and sliding doors

DECORATION

Painted finished in colours selected by Portabella

Choice of Expona floor finishes to kitchen, living area and hallway

Designer slatted staircase to 2, 3, 4 bedroom houses

Contemporary architectural detailing to door frames, architrave and skirting

ELECTRICAL & SECURITY

Low energy lighting throughout

Mood lighting, with recessed down lights and pendant lighting to bedrooms and above kitchen island

5-amp lamp sockets in sitting room and bedrooms

Mains linked smoke detection

Television points to all rooms

Telephone points with wiring for BT Internet

EXTERNAL

Landscaped communal areas

Mixture of external finish; cladding, render and brickwork

Communal bike store and storage area for each apartment

Terrace or balcony area to majority of plots