



Site plan shown for guidance purposes only. Not to scale. Certain details may vary and the development may be subject to alteration or plot substitution. It does not necessarily show every home to be built on site and planning requirements or market conditions may alter our future plans. This does not constitute a part of any contract or offer.

GENERAL SPECIFICATION

- Item included as standard - subject to stage of construction
- Optional items available at extra cost subject to stage of construction of the property

● Choice of quality kitchens with soft close doors & drawers	● Energy efficient timber frame or blockwork with cavity insulation
● Choice of worktops and matching upstands	● Facing brick, painted render or low maintenance weatherboard to external walls as plans
● Stainless steel canopy extractor hood & splashback	● 300mm Roof insulation to level ceilings
● Zanussi stainless steel gas hob and electric 'A' rated fan oven	● 125mm Ground floor insulation
● Zanussi integrated tall 70/30 'A+' rated fridge freezer	● 'A' rated Ideal Logic energy efficient combination boiler with 5yr warranty
○ Zanussi integrated 'AAA' rated dishwasher	● Thermostatic valve control to radiators
○ Zanussi Integrated 'C' rated washer/drier	● Coloured uPVC windows (white internally)
● Stainless steel 1 ½ bowl single sink and mixer tap	● 'A' rated uPVC windows with energy efficient double glazing
○ Accent lighting under kitchen wall units	● uPVC patio doors as plan
● Choice of bathroom wall tiles from an extensive range	● Window locks and insurance locks to external doors
● Bathrooms - half-tiled to walls with pottery	● Door bell
● Full tiling to shower area over bath(where no ensuite)	● Pre-wired for TV, Sky HD to living room & beds (excluding dish & subscription etc)
● Duravit contemporary bathroom pottery	● Mains wired smoke and heat detectors
● Vado thermostatic shower with fixed & sliding heads to en-suite	● Oak veneer internal doors with contemporary chrome handles
● Vado basin mixer taps	● GRP insulated front doors with multi point locking
● Vado thermostatic bath mixer with hair wash shower head to bathroom	● Landscaped front garden as plans , turf to rear garden as plan
● Shaver point to ensuite	● Riven effect concrete flags to paths and patio as plan
○ Shaver point to family bathroom	● Block paved driveways as shown on the plans
● Inset LED spotlights to bathrooms and en-suite	● Coloured Sectional insulated garage door
● Chrome heated towel rail to en-suite	○ Automatic garage door opener
○ Chrome heated towel rail to family bathroom or cloakroom	○ Intruder alarm
● RCD protection to all electrical sockets	
● Electric points to NHBC standards	
● Contemporary skirting and architraves	

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Please note all houses are freehold.

Our policy of continuous improvement and assessment of new products may lead to certain details changing. Please check the current specification with our representative as this leaflet does not constitute a part of any contract nor does it constitute an offer. Russell Armer Ltd reserve the right to make alterations to the specification of the houses at anytime during the course of construction without prior notice. Choices may not be available depending on stage of build.

AFFORDABLE HOMES SPECIFICATION

(EXCLUDING PLOTS 14 & 15)

- Item included as standard
- Optional items available at extra cost subject to stage of construction of the property

● Insulated cavity walls	● Coloured uPVC windows (white internally)
● Painted render or facing brick to external walls as on plans	● Splashback tiling to cloakroom basin (plot 10)
● Choice of kitchen units with worktops and matching upstands	● Bathroom half tiled to walls with wc, basin and bath
● Wall mounted kitchen extract fan	● White panel internal doors with chrome door handles
○ Stainless steel recirculating canopy hood	● 'A' rated uPVC windows with energy efficient double glazing
○ 'A' rated Zanussi stainless steel 3 function oven	● Window locks and insurance locks to external doors
○ Zanussi gas hob	● Electric points to NHBC standards
○ 'A+' rated Zanussi integrated fridge with ice box	● RCD protection to all electrical sockets
○ 'A+' rated Zanussi integrated fridge freezer	● Mains wired smoke and heat detectors
○ 'AAA' rated Zanussi integrated washer /drier	● 'A' rated gas condensing combination central heating boiler with 5 year warranty
● Stainless steel single sink and mixer tap	● Thermostatic radiator valves
○ Accent lighting under kitchen wall units	● Internal walls magnolia, ceilings white
● Water efficient bathrooms and fittings with Vado taps	● Turfed rear gardens. Landscaped front garden as plans
● Vado chrome thermostatic bath mixer tap with " hairwash" shower attachment	● Paths, parking spaces, landscaping as shown on drawings
○ Vado thermostatic shower mixer over bath with screen and tiling	● Block paved driveways or parking spaces

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All houses are freehold and all apartments are leasehold. The lease is 999 years from 2015.

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