

Site plan shown for guidance purposes only. Not to scale. Certain details may vary and the development may be subject to alteration, site and planning requirements or may alter our plans. This does not constitute a part of any contract or offer.

Russell Armer Homes

## SPECIFICATION

## PLOTS 1 - 15, 27 - 39

Item included as standard to all plots unless listed

 $\bigcirc$  Optional item available at extra cost (subject to stage of construction of the property)

<ul> <li>Choice of Quartz stone worktop and upstand to kitchen</li> <li>AEG 'A' rated multifunction stainless steel electric oven</li> <li>AEG stintegrated microwae oven with grill</li> <li>AEG stainless steel rocm 5 burner gas hob</li> <li>Stainless steel cooker hood</li> <li>Stainless steel cooker hood</li> <li>Stainless steel cooker hood</li> <li>Stainless steel one and a hif bow undermounted sink and miker tap</li> <li>Zanussi 'A+' rated integrated dishwasher</li> <li>Zanussi 'A+' rated integrated dishwasher</li> <li>Zanussi 'A+' rated integrated dishwasher</li> <li>Zanussi 'A+' rated integrated washing machine</li> <li>Thy aerial</li> <li>Ty aerial</li> <li>Ty aerial</li> <li>Ty opints to all bedrooms</li> <li>Sharer point to en-suite &amp; second en-suitef</li> <li>Electrical points as detailed drawings</li> <li>Low energy light fittings to all rooms</li> <li>RCD protection to all sockets</li> <li>Sonke, carbon monoxide and heat detecters</li> <li>Chrome heated towel rail to en-suite &amp; second en-suitef</li> <li>Electrical points as detailed drawings</li> <li>Intruder alarm to SSAIB insurance standard</li> <li>Micro flooring to bathroom and en-suite</li> <li>Stroke, carbon monoxide and heat detecters</li> <li>Contemporary skirting and architraves</li> <li>Suffolk Oak veneer internal doors with contemporary chrome door handias</li> <li>Suffolk Oak veneer internal doors with contemporary chrome door handias</li> <li>Yer ated PVCu window frames</li> <li>Antural limestore facing to selected plots and walks</li> <li>Antural limestore facing to selected plots and walks</li> <li>Start ed PVCu window frames</li> <li>Solick pavers to drives and shown on plans</li> <li>Natural sileter oofs</li> <li>Natural sileter oofs</li> <li>Start derower was and ther one suite block work costruction</li> <li>Trated boarded fancing as shown on plans</li> <li>Trated boarded fancing</li></ul>		Roundel kitchen units with soft close drawers and doors		Thermostatic radiator valves
AEG interformationation autoination to an interval         AEG integrated microwave owave owave with grill         AEG integrated microwave owave owave with grill         AEG integrated microwave owave owave integrated microwave owave owave owave integrated microwave owave owave owave integrated microwave owave owave owave integrated microwave owave owave integrated microwave owave owavee owave owavee owavee owave owavee owav		Choice of Quartz stone worktop and upstand to kitchen		'A' rated combi condensing central heating boiler
AEG stainless steel 75cm 5 burner gas hob       (plots 30-32 only)         Stainless steel cooker hood       Seven day heating control unit with zone controls         Stainless steel cooker hood       Pressurised hot water storage cylinder (plots 30-32 only)         Zanussi 'A+' rated integrated tall fridge freezer (70/30)       Zanussi 'A+' rated integrated dishwasher         Zanussi 'A+' rated integrated washing machine       TV aerial         Task lighting under kitchen wall units       Shaver point to en-suite & second en-suite1         Duravit bathroom pottery       Shaver point to en-suite & second en-suite1         Hansgrohe chrome taps and thermostatic shower to en-suite       Electrical points as detailed drawings         Chrome heated towel rail to en-suite & second en-suite1       Window locks and insurance locks to external doors         Chrome heated towel rail to family bathroom or cloakroom       Outside light to front and rear of house         Chakroom / bathroom / en-suite half tiled to all walls       Intruder alarm to SSAIB insurance standard         BTO perreach superfast fibre ready***       B4RN Hyperfast broadbohd ready*         Coldware raping Pod for electric car       Insulated GRP external doors and insulated automatic garage door coldware raping Pod for electric car         Suffolk Oak veneer internal doors with contemporary chrome door handles       Ocharging Pod for electric car         Va' rated energy saving double glazing to windows       Natural limestone fa		AEG 'A' rated multifunction stainless steel electric oven		• 'A' rated condensing central heating boiler with 5 year warranty*
AEG stainless steel 75cm 5 burner gas hob         Stainless steel cooker hood         Stainless steel cooker hood         Stainless steel one and a half bowl undermounted sink and mixer tap         Zanussi 'A+' rated integrated tall fridge freezer (70/30)         Zanussi 'A+' rated integrated dishwasher         Task lighting under kitchen wall units         Duravit bathroom pottery         Duravit vanity basin with storage drawer to master bedroom en-suite         Hansgrohe chrome taps and thermostatic shower to en-suite         Hansgrohe thermostatic bath mixer with hair wash shower head to bath         Chrome heated towel rail to en-suite & second en-suite         Chrome heated towel rail to en-suite & second en-suite         Bar Optic flooring to bathroom and en-suite         Duravit bathroom / en-suite half tiled to all walls         Actic flooring to bathroom and en-suite         BT Openreach superfast fibre readyr**         BS Openreach superfast fibre readyr**         BKRN Hyperfast broadband ready!         Pre-wired for electric car         Suffolk Oak veneer internal doors with contemporary chrome door handles         (charging Pod for electric car         Suffolk Oak veneer internal doors with contemporary chrome door sand insulated automatic garage door         Cold water tap to garage or external position as plans         (plot so 32 only)		AEG integrated microwave oven with grill	•	
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Natural slate roofs     NHBC 10 Year Building Warranty		'A' rated PVCu window frames		Block pavers to drives and parking areas as shown on plans
		Energy efficient timber frame or insulated block work construction		Treated boarded fencing as shown on plans
Satin chrome electric sockets above worktops in kitchen <ul> <li>Timber cladding to selected plots</li> </ul>		Natural slate roofs		NHBC 10 Year Building Warranty
		Satin chrome electric sockets above worktops in kitchen		Timber cladding to selected plots

All houses are freehold and all apartments are leasehold. The lease is 999 years from 2018. Management charges apply to all properties for maintenance of some paved areas, surface water drainage and landscaped areas. Details available from the site Sales Advisor.

<sup>+</sup> B4RN and BT connection and subscription fees excluded.

\* Subject to Conditions (i.e. servicing).

\*\* Currently Sky broadband does not support fibre to the property installations. They have committed to support this by December 2019.
 t Where applicable

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## SPECIFICATION



## AFFORDABLE HOMES

- Item included as standard to all plots unless listed
- O Optional item available at extra cost (subject to stage of construction of the property)
- Natural slate roofs
- Energy efficient timber frame construction
- Contemporary kitchen units with worktops and matching upstands
- Wall mounted kitchen extract fan
- Stainless steel single sink and mixer tap
- Water efficient bathrooms and fittings with taps
- Chrome thermostatic bath mixer tap with 'hairwash' shower attachment
- $\bigcirc$  Thermostatic shower mixer over bath with screen and tiling
- Splashback tiling to basin, full height for part of bath
- $\bigcirc$  Bathroom half tiled to walls with WC, basin and bath
- White panel internal doors with chrome door handles
- 'A' rated windows with energy efficient double glazing
- Window locks and insurance locks to external doors

- Electric points to NHBC standards
- RCD protection to all electrical sockets
- Mains wired smoke and carbon monoxide heat detectors
- BT Openreach superfast fibre ready<sup>+\*\*</sup>
- B4RN Hyperfast broadband ready<sup>+</sup>
- 'A' rated gas condensing combination central heating boiler with 5 year warranty\*
- Zoned heating system
- Thermostatic radiator valves
- Internal walls magnolia, ceilings white
- Turfed rear garden
- Path, parking spaces, landscaping as shown on drawings
- NHBC 10 Year Building Warranty

All houses are freehold and all apartments are leasehold. The lease is 999 years from 2018. Management charges apply to all properties for maintenance of some paved areas, surface water drainage and landscaped areas. Details available from the site Sales Advisor.

- <sup>+</sup> B4RN and BT connection and subscription fees excluded.
- \* Subject to Conditions (i.e. servicing).
- \*\* Currently Sky broadband does not support fibre to the property installations. They have committed to support this by December 2019.

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