

The finer details

Kitchens

- High quality designer kitchens with choice of door colour and finishes**
- Laminate worktop to two and three bedroom homes with matching upstand and toughened heat resistant glass splash back to hob
- Silestone worktop to The Gidea kitchen and utility room with matching upstand and silestone splashback to hob
- Single bowl undermount sink with Hansgrohe mixer tap to The Gidea
- 1 ½ bowl inset sink with Hansgrohe mixer tap to all other homes
- LED warm white strip lights to rear of wall kitchen units
- Pull-out Lemans shelving unit to at least 1 corner base unit to 2 bedroom apartments and 2,3 & 4 bedroom homes
- Bosch built-in single oven
- Bosch built-in microwave to apartments and 2 bedroom homes
- Bosch built-in combination microwave oven to 3 and 4 bedroom homes
- Bosch 4 ring touch control induction hob to apartments and 2 & 3 bedroom homes
- Bosch 5 ring touch control induction hob to The Gidea
- Built-in recirculating hood extractor
- Bosch integrated fridge/freezer

- Bosch integrated dishwasher
- Bosch integrated washer/dryer to homes without a utility
- Bosch freestanding washing machine and tumble dryer to the Gidea

Family bathroom & en suite(s)

- Roca white sanitaryware
- Roca white vanity unit
- Fitted mirror above sink basin
- Hansgrohe mixer tap to basin
- Hansgrohe concerned valve for bath filler and shower
- Chrome heated towel rail
- Choice of full-height Minoli wall tiles^

Cloakroom (where applicable)

- Roca basin with storage

Flooring

- Amtico spacia flooring to kitchen, dining/breakfast area, entrance hall, utility room and cloakroom
- Amtico spacia to living/dining room of The Ashford
- Minoli floor tiles to bathroom and en-suites
- Carpet to living room, dining room, study and bedrooms



Photography from a previous Legal & General Homes development

Internal finishes

- All internal walls and ceilings are finished in white emulsion
- All woodwork to be finished in white satin
- Bi-fold doors where indicated on floorplan to 2,3 & 4 bed room homes
- Internal doors painted with white satinwood with chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass where required
- Full-height sliding door fitted wardrobes to bedroom 1 to 2 bedroom apartments and 2 & 3 bedroom homes
- Full-height sliding door fitted wardrobes to bedroom 1 & 2 to The Gidea

Heating & electrics

- Gas-central heating with wall mounted boiler
- Hive Heating to wirelessly control two heating zones and hot water
- Stainless steel switchplates and sockets with white insert to kitchen
- White switchplates and sockets to other rooms
- USB ports to selected sockets in kitchen and bedroom 1
- Warm white LED downlights to kitchen, utility room, cloakroom, bathroom and ensembles*
- Pendant lights to entrance hall, living room, dining area, study, landing and bedrooms*

- Fibre to the home (FTTP) enabling access to ultrafast broadband†
- TV/satellite point to living room and bedroom 1

Security & safety

- All ground floor doors and windows PAS 24 security certified
- Mains operated smoke detectors with battery back-up
- Mains operated carbon monoxide with battery back-up
- Secure audio entry system to the apartments

External

- Rear garden laid to lawn enclosed by closeboard wooden fencing
- Paved patio area to rear garden
- Turf to rear garden and landscaped to the front
- External light to the front and rear of the property (front is PIR controlled)
- External tap*
- Waterproof switched socket*
- Personnel door to the garage
- 7kw Electric Vehicle charging point to selected homes*
- Communal electrical vehicle charging point to the apartments

Guarantee

- 10 year NHBC Buildmark warranty



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**Choice dependent on build stage. ^Speak to Sales Consultant for tiling specification. *According to house/apartment type. Please ask sales consultant for further information.
†Dependent on your chosen broadband provider and package.