



## Old Clinic Place

# *Specification Sheet*

### *Interior Finishes*

---

- Full height entrance doors with feature groove detail and architraves
- FD30 Internal doors with satin paint finish
- Satin chrome ironmongery throughout
- Timber effect (or similar) flooring to hallway, living, kitchen and dining room
- Carpet floor finish to bedrooms
- Walls and ceilings finished in white/magnolia matt emulsion paint
- Skirting and architraves finished in white satin paint

### *Kitchens*

---

- Individually designed layouts
- Designer modular cabinets in super matt & graphite finish
- High quality work surfaces with splashback
- BOSCH integrated single oven
- BOSCH integrated washer dryer
- BOSCH 4 ring gas hob with integrated extractor above
- BOSCH integrated fridge / freezer
- BOSCH integrated dishwasher
- Stainless steel sink bowl
- Single lever monobloc mixer tap in chrome finish

## *Bathrooms / Shower Rooms*

---

Large format porcelain floor tiles

Small format, designer pattern wall tiles with feature terracotta grout to selected walls

White matt emulsion to remaining walls

Bespoke timber effect vanity with mirror cabinet

GROHE Chrome finish monobloc mixer tap

White semi-recessed wash hand basin

White WC pan with soft close seat / concealed cistern and dual flush plate

Chrome finish multi-function shower handset on slide rail and wall mounted thermostatic mixer / diverter

White single-ended bath

GROHE Chrome wall mounted showerhead, hand shower and thermostatic mixer / diverter (where required)

White shower tray and Quadrant shower enclosure (where required)

## *Electrical Fittings*

---

Energy efficient white downlighters in hall, living, kitchen, dining room & bathrooms

Television (terrestrial and satellite) points to principal reception rooms and master bedrooms

Telephone and data points to principal reception rooms and master bedrooms

High level slimline switches /sockets in chrome finish and low level white sockets

## *Heating & Hot Water*

---

Gas Central Heating Throughout

Temp control thermostats in each room

Heating via radiators to habitable rooms

Bathrooms heated via towel rails

Valliant or similar condensing boilers to each dwelling



## *Doors & Windows*

---

Double glazed doors and windows throughout

Heavy duty designer front doors

Designer teak interior doors

## *Car Parking*

---

One allocated car parking space with each dwelling

## *Communal Areas*

---

Cycle storage with secure access

Carpet floor finishes and painted walls to communal hallways

## *Security & Peace of Mind*

---

Door entry system linked directly to individual apartments

Multi-point locking and spy hole to apartment and houses entrance doors

All dwellings provided with mains supply smoke detectors with battery back-up

## *New Homes Warranty*

---

All dwellings benefit from a 10-year build warranty from BLP Insurance

Approved by HM Help to Buy Scheme



***Disclaimer: The specifications, fittings and fixtures are for guidance only and are subject to change at the discretion of the developer, without notice. HM Help to Buy is available with selected plots only.***