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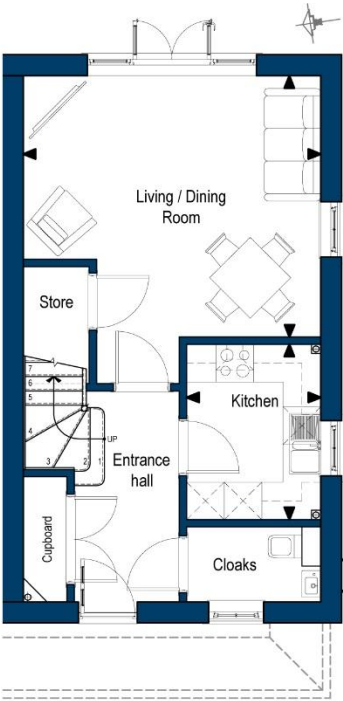
REGENTS VIEW

House 1 - £615,000



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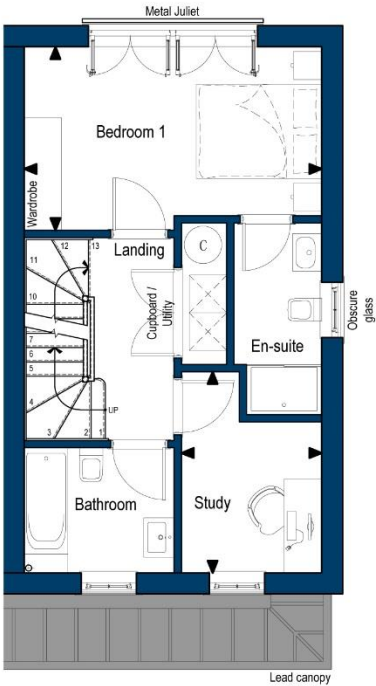




GROUND FLOOR

Kitchen
2.8m x 2.14m (9'2" x 7'0")

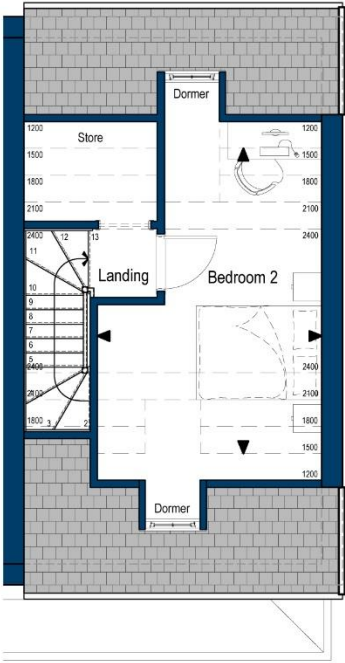
Living / Dining Room
4.75m x 4.17m (15'7" x 13'8")



FIRST FLOOR

Bedroom 1
4.75m x 2.93m (15'7" x 9'7")

Study
3.21m x 2.24m (10'6" x 7'4")



SECOND FLOOR

Bedroom 2
4.87m x 3.58m (16'0" x 11'8")

[Measured to 1.5m height]

Houses 1 to 15

House Specification

KITCHEN

- Luxury fitted high specification Omega kitchen from the Mackintosh range with feature under pelmet lighting.
- Silestone worktop with 100mm upstand.
- 1½ bowl under mounted stainless-steel sink with pillar chrome mixer tap.
- A full range of integrated appliances including stainless-steel double oven, microwave/oven, fridge/freezer, dishwasher, Induction hob and extractor hood.
- Integrated Washing / tumble dryer to plots 12 to 15
- Ceramic floor tiles.

(Appliances subject to detailed kitchen design)

UTILITY ROOM (not applicable to plots 12 to 15)

- Plots 2 to 10 Inc. Ground floor room, Double stacked space for a washer and dryer machine.
- Plots 1 and 11 , first floor cupboard with a space for a washer and dryer machine.
- Waste and water provided for washing machine / tumble dryer space. *(No appliances supplied in utility)*
- Ceramic floor tiles

CLOAKROOM

- White sanitaryware with chrome fittings.
- Contemporary fitted vanity furniture with storage under sink and large mirror above.
- Ceramic floor tiles with feature tile wall.

HOUSE BATHROOM / EN-SUITES

- White sanitaryware with chrome fittings.
- Contemporary fitted vanity furniture with storage under sink and large mirror above.
- Thermostatic controlled mixers to bath and adjustable rail for shower head.
- Close coupled WC with soft close seats and dual flush.
- Bath / shower screen, (if no shower in bathroom).
- En-suite, large walk in shower and thermostatic controlled mixer and fixed head.
- Illuminated feature recess with Silestone cill.
- Master en-suite or master bathroom to have illuminated mirror cabinet with built in shave socket.
- Ceramic floor and part wall tiles with feature tile wall

HEATING AND WATER

- Electric under floor heating to all habitable rooms (low-tariff E20) off individual room thermostats.
- Electric thermostatically controlled towel chrome radiators to all bathrooms / en-suites.
- Electric (low-tariff E20) to hot water cylinders with secondary immersion heater. Mains pressure water.
- 1 external water tap to rear patio/garden.

ELECTRICAL

- Satin stainless steel sockets with white insets throughout (white sockets in cupboards).
- Wiring for Satellite (Sky+), TV & telephone points to living room, kitchen, all bedrooms and study
- Cat 5 data cabling to all TV points to central cupboard.
- Satin stainless steel shaver sockets to bathrooms and en-suites.
- Individual ceiling fans to bathrooms, en-suites , cloakrooms, and utility.
- Mains-operated smoke alarms.
- External RCD socket to patio and balcony (if applicable).
- Front door bell and chime in hallway.
- Pendant light fitting with LED bulbs to living room, all bedrooms and study.
- white LED downlights to bathrooms, cloaks, kitchen - Family, utility, hallway and landings.
- Cupboards to have LED wall light on movement sensor
- Recessed LED strip lighting in bathroom / en-suites.
- Rear GF terrace and balcony (if applicable) LED wall mounted coach lantern.
- Front door LED wall mounted coach lantern on PIR /photo cell operation.

FINISHES

- Windows and external doors pre-factory finished.
- Internal walls generally in matt emulsion except bathrooms and cloakroom.
- Bathrooms and cloakroom walls if not tiled in white vinyl silk.
- Plain ceilings finished in white matt emulsion.
- External walls painted in high quality external paint with feature bands and ashlar render defined in an alternative colour.
- Internal woodwork painted in white satin finish.

WINDOWS, DOORS & WOODWORK

- Softwood double glazed windows, doors and frames with softwood Cills, pre-finished internally/externally.
- Solid front doors with satin stainless steel door furniture.
- Solid white painted internal doors, with satin stainless steel door furniture.
- Staircase: New softwood and MDF staircase , newel post, string and balustrade spindles painted. Stained and polished oak handrail.
- Stained and polished oak carpet thresholds between habitable rooms.
- Fitted sliding wardrobes to master bedroom only.

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Houses 1 to 15

External Area

GARDEN SHED

- Timber soft wood shed

EXTERNAL

- Grass seeded rear garden with selected tree planting.
- First floor steel balcony to plots 2 to 10 only
- Paved patio, and garden path.
- Various fence types to enclose gardens.
- Plastic Wheelie Bin store.
- Block paving to private car parking bays.
- Electric car charging point per property

COMMON EXTERNAL AREAS

- Central common bin enclosure with Landlords water and electric supply.
 - Grass seeded or selected tree and shrub planting to Landscaped common areas
 - Common wild meadow planting to open space.
 - Block paved common shared roadway
 - Block paved visitor parking
 - Various fence types to enclose boundaries and landscaping.
 - Shared LED street lighting off landlords meter
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- NB; there will be management company and charge to look after the common external areas, please request details.

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