



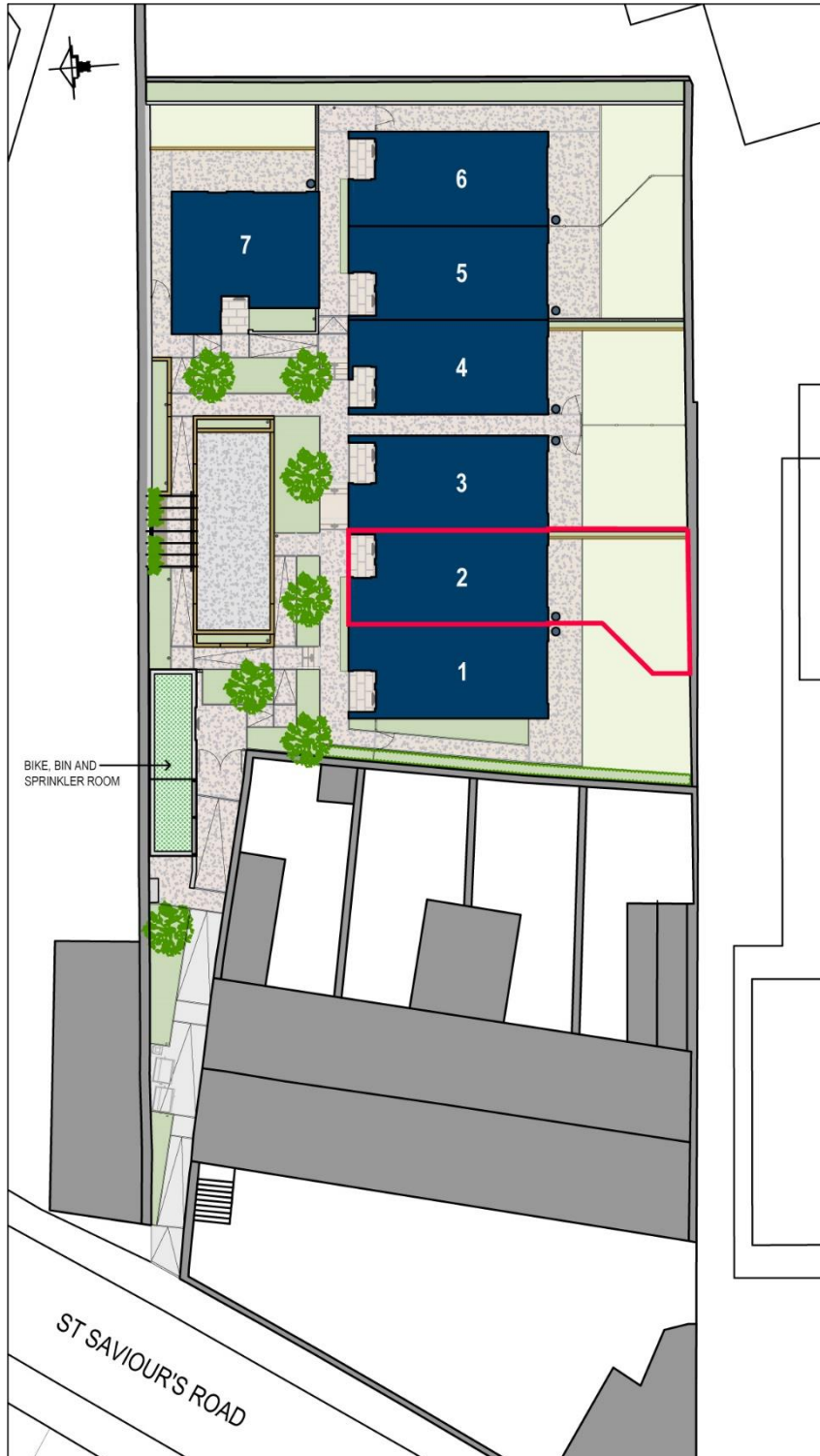
ELYSIAN  
COURT

## House 2

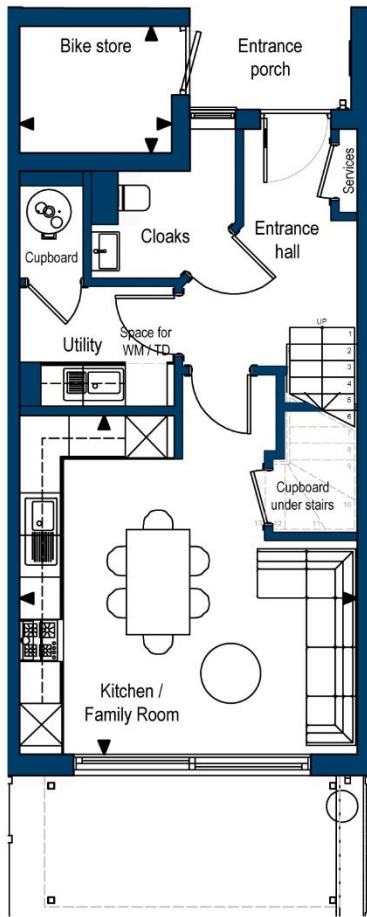


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# House 2 Site Layout



# House 2 Floorplans



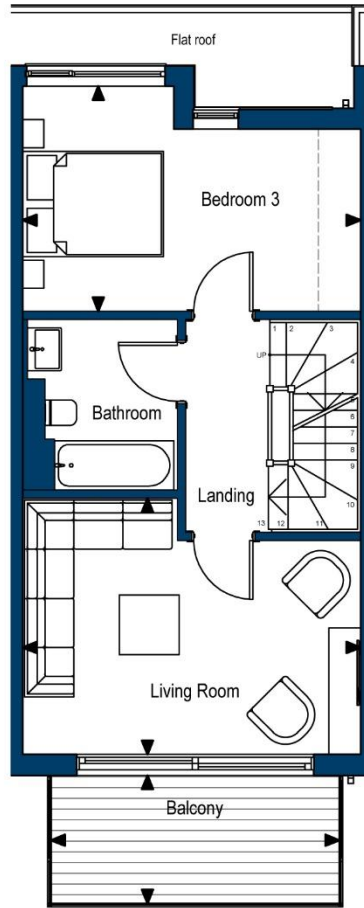
**GROUND FLOOR**

**Kitchen / Family Room**

4.8m x 4.8m (15'7" x 15'7")

**Bike Store**

2.2m x 1.8m (7'2" x 5'9")



**FIRST FLOOR**

**Bedroom 3**

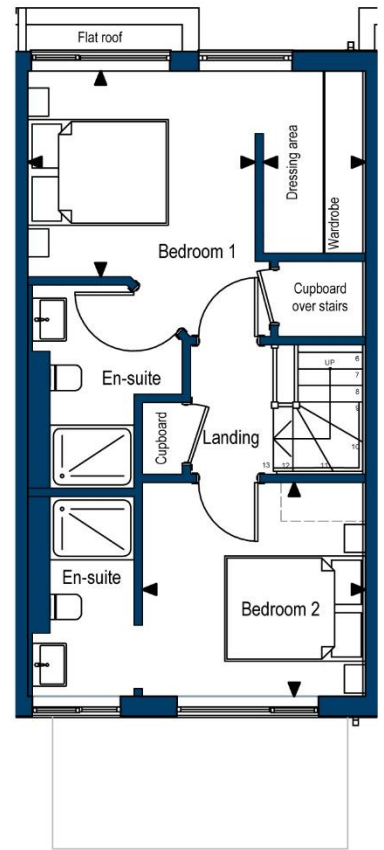
4.8m x 3.2m (15'7" x 10'5")

**Living Room**

4.8m x 3.6m (15'7" x 11'8")

**Balcony**

4.1m x 1.8m (13'5" x 5'9")



**SECOND FLOOR**

**Bedroom 1**

3.2m x 2.9m (10'5" x 9'5")

**Dressing Area**

2.6m x 1.5m (8'5" x 4'9")

**Bedroom 2**

3.2m x 3.0m (10'5" x 9'8")

# Houses 1 to 7

## House Specification

### KITCHEN

- Luxury fitted high specification Omega kitchen from the Mackintosh range with feature under pelmet lighting.
- Postformed worktop with 100mm upstand.
- 1½ bowl / drainer stainless-steel with pillar chrome mixer tap.
- A full range of integrated appliances including single oven, microwave-oven, fridge/freezer, dishwasher, induction hob and extractor hood.
- Ceramic floor tiles.  
(Appliances subject to detailed kitchen design)

### UTILITY ROOM

- Waste and water provided for washing machine / tumble dryer space. Dual appliance space for 3-bedroom houses and single space for 2-bedroom houses. (No appliances supplied in utility)
- Single bowl – drainer and pillar tap (3 Bedroom only)
- Ceramic floor tiles.

### CLOAKROOM

- White sanitaryware with Grohe chrome fittings.
- Close coupled WC with soft close seats and dual flush.
- Large mirror above basin.
- Ceramic floor tiles, tile skirting and feature tile wall.

### HOUSE BATHROOM / EN-SUITES

- Duravit white sanitaryware with Grohe 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 / bath with shower.
- Ceramic floor tiles, tile skirting and feature tile wall.

### HEATING AND WATER

- Electric under floor heating to all wet rooms: cloakrooms, bathrooms and en-suites (low-tariff E20) off individual room thermostats.
- Electric thermostatically controlled towel chrome radiators to all bathrooms / en-suites.
- All habitable rooms (hallways, utility, kitchen/family, landings, bedrooms) heated via electric panel heater/convector radiator with thermostat, timer and temperature display.
- Electric (low-tariff E20) to hot water cylinders with secondary immersion heater. Mains pressure water.
- 1 external water tap to rear patio/garden.

### ELECTRICAL

- White sockets with throughout.
- Wiring for Satellite (Sky+), TV & telephone points to living room, kitchen/family and all bedrooms.
- Cat 5 data cabling to all TV points to central cupboard.
- White shaver sockets to bathrooms and en-suites.
- Individual ceiling fans to bathrooms, en-suites, cloakrooms and utility.
- Mains-operated smoke alarms.
- Domestic fire suppression sprinkler system throughout.
- External RCD socket to patio and balcony (if applicable).
- Front doorbell and chime in hallway.
- Pendant light fitting with LED bulbs to living room and all bedrooms.
- White LED downlights to bathrooms, en-suites, cloakrooms, kitchen/family, utility, hallway and landings.
- Under stair cupboards to have LED wall light on movement sensor.
- Other cupboards to have white LED downlights on movement sensor.
- LED continuous strip lighting under kitchen wall units.
- Rear GF terrace and balcony (if applicable) LED wall mounted light.
- Front porch LED white small square down light surface mounted, on PIR/photocell operation.

### FINISHES

- Internal walls generally in matt emulsion except bathrooms, en-suites and cloakroom.
- Bathrooms, en-suites 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 slip brick and Hardi Plank cladding.
- Internal woodwork painted in white satin finish.

### WINDOWS, DOORS & WOODWORK

- Internal doors pre-factory finished with chrome ironmongery.
- Powder coated external aluminium triple glazed windows, doors and frames pre-finished internally/externally.
- Composite front doors, high security locking, part glazed, with door furniture.
- Staircase: New softwood and MDF staircase, newel post, string and balustrade spindles painted. Stained and polished oak handrail.
- Fitted sliding wardrobes to master bedroom only.

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# Houses 1 to 7

## External Area Specification

### PRIVATE EXTERNAL AREAS

- Grass seeded rear garden
- Gardens to Houses 1, 6 and 7 have mature / new planting.
- First floor steel balcony to houses 2, 3, 4 and 7 only.
- Resin bound paving to patios, and garden paths.
- Timber fences and some painted low walls to enclose gardens.
- Secure bike store integrated into property.

### COMMON EXTERNAL AREAS

- Common bin enclosure at entrance with Landlords water and electric supply.
- Independent services room housing fire suppression sprinkler system with remote minoring.
- Bespoke contemporary aluminium entrance gates.
- Tree and shrub planting.
- Common pétanque pitch with bench seating under timber pergola.
- Stepped and ramped access to all houses.
- Resin bound paths and ramps.
- Paved steps with stainless steel handrails, where required.
- Bespoke powder coated steel planters.
- LED bollard lighting off Landlord's meter.
- LED in ground lights at entrance gates off Landlord's meter.
- Commissioned artwork panels at entrance by local artist.
  
- NB; there will be management company and charge to look after the common external areas, please request details.

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