

# Manor Court House Specification



## Interior Features

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**Walls:** Crown White Emulsion paint finish.

**Ceilings:** Crown White emulsion paint finish.

**Internal Doors:** "Cambridge" 2 panel internal moulded door.

**Internal Door Furniture:** Polished chrome effect door furniture.

**TV Point:** Located as follows: one in lounge and one in bedroom. See layout for details.

**Phone Point:** 1 point in the lounge. Fittings to match electrical accessories as indicated on the drawings. Refer to Sales Consultant for details.

**Central Heating:** Full gas central heating with energy efficient wall mounted boiler/combi boiler. Housetype specific. See Sales Consultant for details.

**Radiators:** Myson radiators – Decorative radiator to the kitchen of the Stratford and Letchworth house types only.

**Electrical Sockets / Switch plates:** Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

## Kitchen & Utility Features

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**Moore's Kitchen Styles:** Exclusive kitchen designs. Please see latest kitchen styles offered on My Redrow or Sales Consultant for details. Subject to build stage.

**Upstand:** To match above worktops with stainless steel splashback behind hob.

**Under wall unit:** LED downlights provided (where shown on kitchen layout). See drawings for details.

**Sink:** Kitchen stainless steel bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

**Appliances AEG / Electrolux / Zanussi:**  
60cm Ceramic Electric Hob  
Double oven  
60cm chimney extract  
Integrated 50/50 fridge/freezer

## Bathroom, En-suite & Cloakroom Features

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**Bathroom, En-suite & Cloakroom Styles:** Ideal Standard in white finish.

**Bathroom/En-suite & Cloakroom Basin:** Ideal Standard or corner basin with chrome trap. Please refer to drawings to confirm basin design.

**WC:** Ideal Standard close coupled back-to-wall pan with Arc dual flush cistern.

**Bath:** Tempo Arc bath with White Meridian bath panel.

**Brassware:** Ideal Standard single lever tap.

**Porcelanosa Wall Tiles:** Choice of wall tiles to bathroom, en-suite and cloakroom. See My Redrow for details. Subject to build stage.

**Towel Warmer:** Towel warmer in chrome effect finish to bathroom and en-suite.

**Shower over Bath:** Shower valve and screen to be provided above bath where there is no separate shower enclosure in the bathroom.

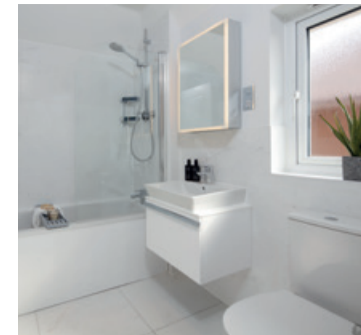
**Shower Valve:** Aqualisa shower valve.

**Shaver Sockets:** In bathroom and en-suite where applicable.

**Mirrors:** To be fitted above bathroom and en-suite wash basins where applicable. See Sales Consultant for details.

\*Subject to stage of construction. Specification may vary. Detailed plans and specification are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specification prior to making a reservation. The Seller may find it necessary to change some of the materials to be used in the construction of the dwelling. The Seller will not do so unless the materials have become unobtainable or cannot be obtained within a reasonable time or because the seller has found materials of a better quality. If the Seller substitutes materials: (i) they will be of similar appearance to and at least equal to or better quality than those being replaced; and (ii) they will not reduce the market value of the Property.

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## Exterior Features

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### External Doors:

**Front:** GRP door with patterned glass. Style of door to be as indicated on house plan, frame to be uPVC.

**Rear:** GRP door with patterned obscured glass, finished internally and externally in white.

**Security:** Multi point locking system to front and rear doors of house.

**External Front Lights:** Coach down lantern.

Downlight where entrance is recessed.

**Garage:** To specific plots, see Sales Consultant for more information.

**Garage Doors:** Hörmann "Ilkley" style steel up & over to front. Door finish to be painted to match front door colour.

**Power to Garage:** Double power point and lighting pendant (to properties with an integral garage and where garage lies within the curtilage of the property).

### Electric Car Charging Point:

See Sales Consultant for location details.

## Garden Features

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**External Fencing:** Refer to layouts.

**Sides/Rear:** Vertical boarding 1.8m high.

**Paving:** Buff riven faced flags as indicated on drawing.

**Gate:** 1.8m timber gate.

**Turfing:** Turf to front gardens. Refer to layout or Sales Consultant for landscaping details.

**Top soil:** To rear gardens.

**Outside tap:** Refer to drawings for locations.

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