

INSPIRED

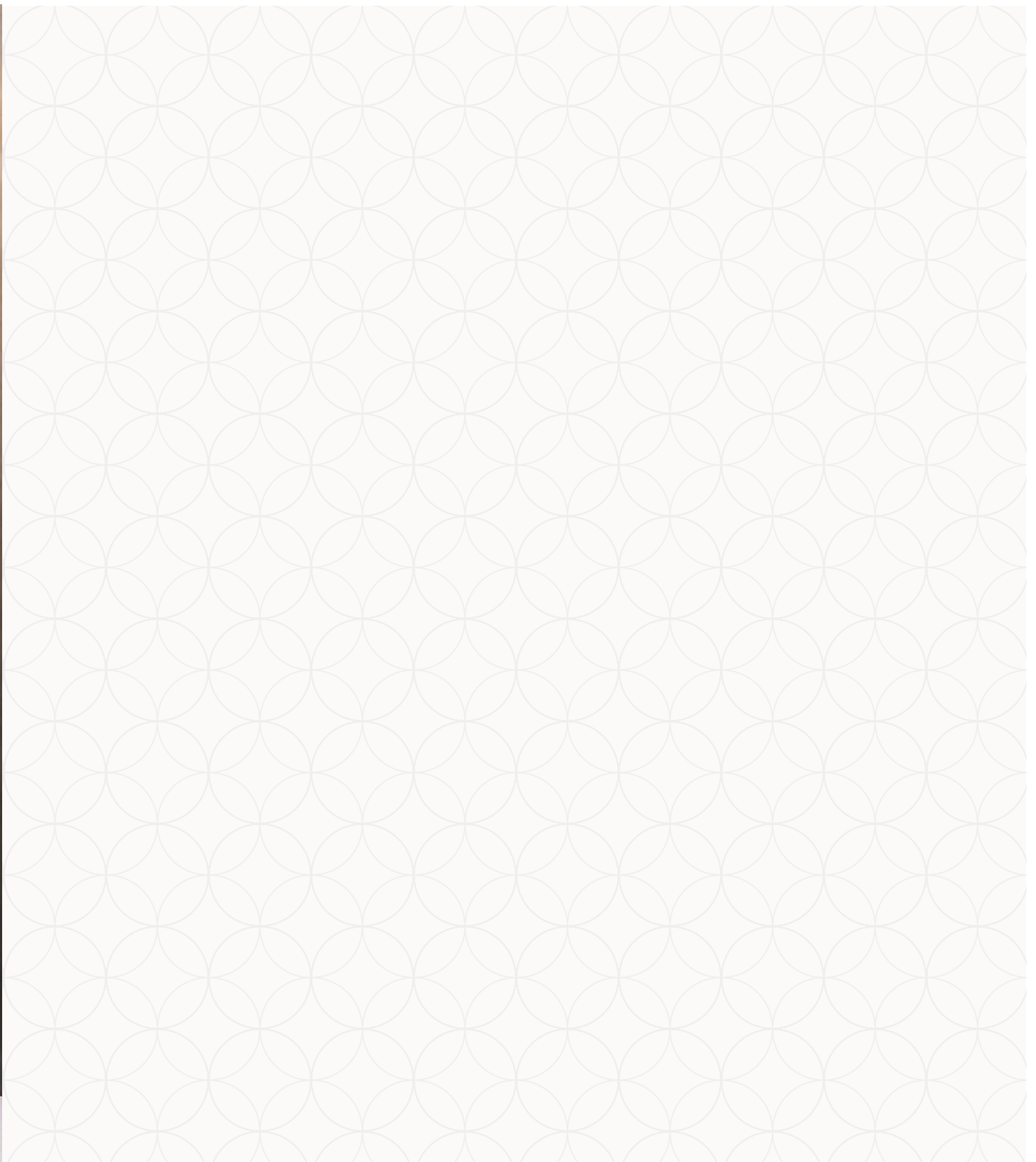
- REDROW -

REGENT VILLAGE SPECIFICATION

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DARENTH HOUSE & LORDS HOUSE APARTMENTS





INTERIOR

Walls

Dulux White Emulsion.

Ceilings

Flat finish with Dulux White Emulsion.

External Doors

Contemporary oak entrance door

Internal Doors

5 panel internal moulded door in satin white.

Internal Door Furniture

Polished satin combination chrome effect lever handle on square rose plate.

TV Points

Located in lounge and bedroom 1 where applicable. See drawings or Sales Consultant for details.

Phone Point

Phone point to living area. Please refer to drawing for details.

Central Heating

Full gas central heating with combi boiler. See drawings for location details.

Radiators

Myson radiators.

Wardrobes

Wardrobes to bedroom 1 only. See Sales Consultant for details.

Electrical Sockets / Switch plates

Low profile white electrical sockets and plates.

Lighting

Polished chrome downlights to kitchen, bathroom and en-suites. Refer to drawings for details

PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Exclusive linear handleless accent kitchen designs. Subject to build stage. See Sales Consultant for details.

Upstand

Matching upstand above worktop with stainless steel splashbacks behind hob.

Under wall unit

LED under cupboard downlights provided where shown on kitchen layout drawings. Refer to drawings for details.

Sink

Stainless steel bowl and a half sink with mixer tap.

Appliances AEG / Electrolux / Zanussi

60cm gas hob with 4 ring burner

Single oven with microwave. See kitchen layout or Sales Consultant for details

60cm Extractor Hood

Integrated fridge/freezer 50/50 split.

Free standing washer/dryer located in cupboard.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM & EN-SUITE

Sanitaryware

Contemporary white Ideal Standard cube sanitaryware.

Wall Tiles

Choice of wall tiles to bathroom and en-suite where applicable. See Sales Consultant for details. Subject to build stage

Full height tiling around bath including shower valve and screen

Full height tiling to shower enclosure in en-suite

Towel Warmer

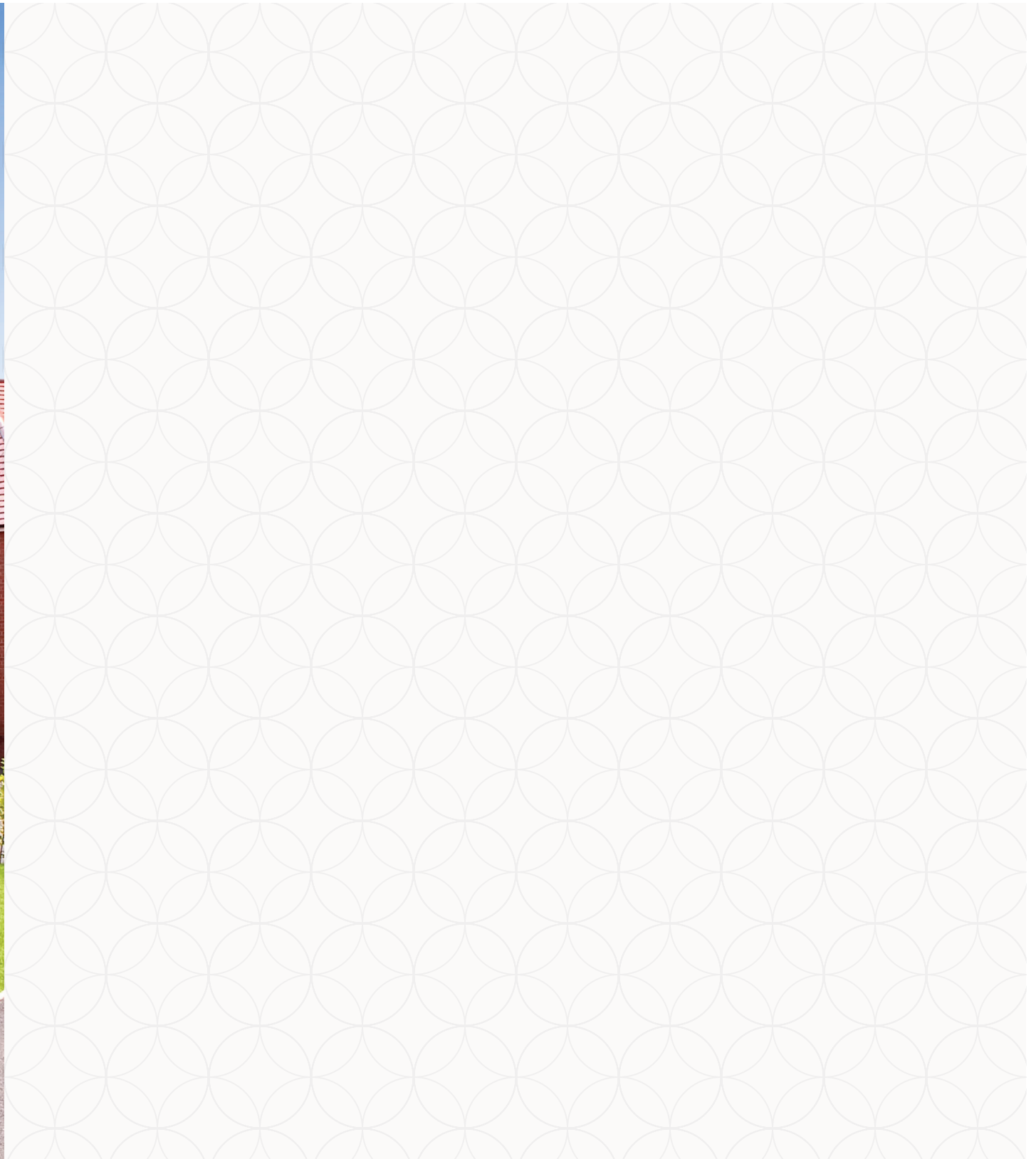
Towel warmer in chrome effect finish to bathroom and en-suite where applicable.

Shaver Sockets

In bathroom and en-suite.
See Sales Consultant for details.

Mirrors

To be fitted to bathroom and en-suite above basin where applicable. See Sales Consultant for details.



COMMUNAL AREA

External Doors

GRP Steel door to main entrance and rear door.

Security

Audio telephone entry system.
PIR lighting control sensors.

External Lights

External light to apartments.

Balcony

Metal balconies to apartments.

Flooring

To communal areas.

Lift

To all floors, 1 per apartment block.

Post Box

External bank of post boxes.

Allocated Parking

Bin Store

Cycle Store

Landscaping to communal areas

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We'll provide you with full details and clear information about your chosen home.
- We'll provide trained and knowledgeable staff to assist you in the home buying process.
- We'll be available to answer any questions you may have and will provide you with any relevant contact details.
- We'll assist you during the selection of Standard Choices and Optional Extras for your new home.
- We'll provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We'll provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We'll keep you fully informed about the completion and occupation of your new home.
- We'll ensure that the functions and facilities of your home are demonstrated to you prior to moving in.
- We'll inform you about the after-sales service we provide, as set out in the Home Buyer Guide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We'll provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code



1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home Buyer will be committed and an estimate of their cost;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.

