

HERITAGE

- REDROW -

HARBOUR VIEWS

SOUTHLEIGH



SKILFUL EXECUTION

Quality is never an accident, it is always the result of high attention to detail. It represents the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles A range of quality kitchen styles from Symphony. Please see Sales Consultant for further details.

Handles Refer to agreed group specifications – My Redrow.

Plinth Refer to agreed group specifications – My Redrow.

General Kitchens to include smooth door closers and plastic cutlery tray.

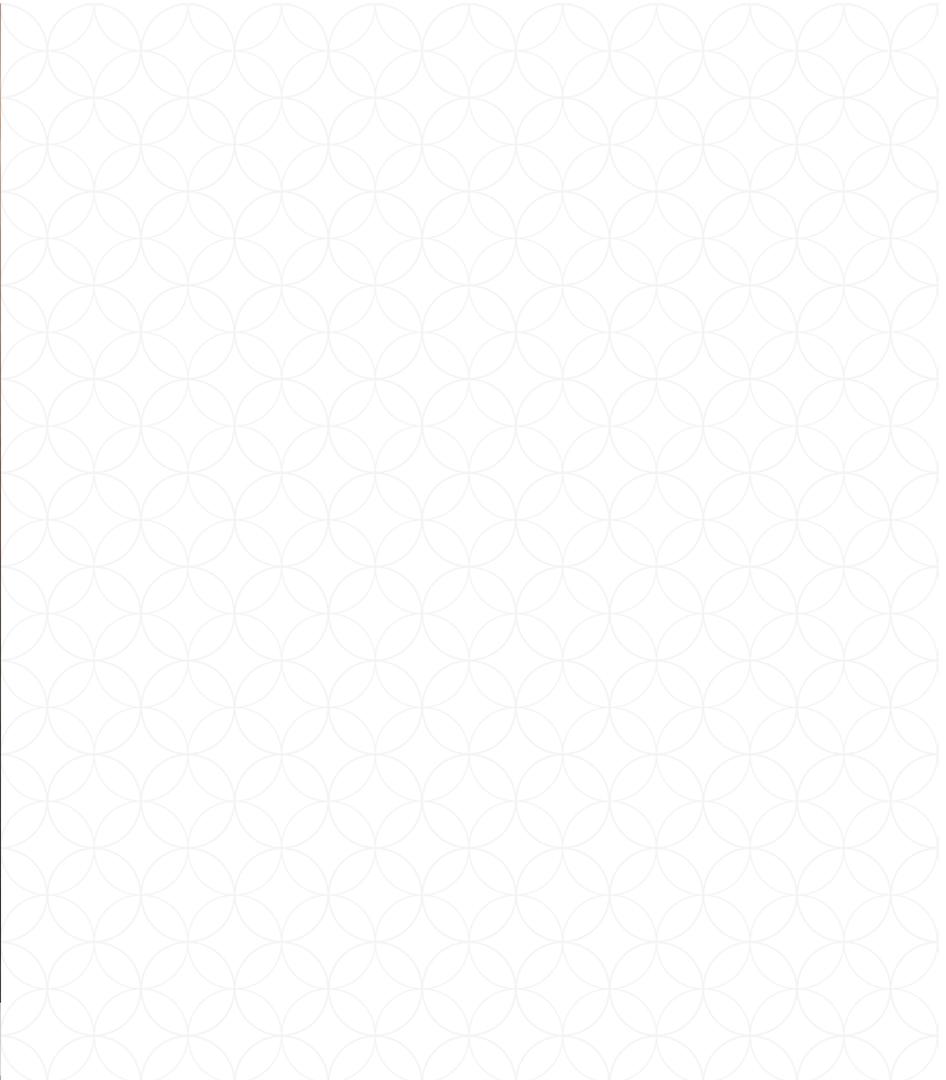
Work Surfaces Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

Upstand Matching above worktops, with stainless steel splash-back behind Hob.

Sink Stainless steel 1.5 Bowl with mixer tap to units (in housetypes under 1600sqft). Double Bowl sink with mixer tap to units (in housetypes over 1600sqft).

Utility (Where applicable) Doors/drawer handles to match kitchen. Stainless steel single bowl with mixer tap.

Appliances AEG
AEG Electric Ceramic Hob
AEG Double Oven – Double Oven
Electrolux 60cm Chimney extract (in housetypes upto 1600sqft)
Electrolux 90cm Chimney extract (in housetypes over 1600sqft)
Zanussi Integrated fridge/freezer 50/50 (in housetypes upto 1600 sqft)
Zanussi Integrated fridge/freezer 50/50 (in housetypes over 1600 sqft)



INTERIOR

Walls

Crown White paint finish.

Internal Doors

Internal moulded door.

Internal Door Furniture

Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

Ceilings

Crown White paint finish.

Central Heating

Air source heat pump, please ask sales consultant for more information.

Radiators

Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

Wardrobes

Gooding's wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

Phone Point

Phone Point finishes to match electrical accessories in rooms.

TV Point

TV Point finishes to match electrical accessories in room.

Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

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



BATHROOM & CLOAKROOM

Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

WC Sottini CC BTW Pan with access point, Sottini Arc Cistern with dual flush valve – 4/2.6 litre flush, Sottini Arc Seat with normal close.

Bath Tempo Arc Bath 700 wide by 1700mm long, with slotted click plug style waste.

Bath Panel Uniline 170cm front bath panel.

Shower over Bath Sottini Tesino 1TH bath filler. Blender valve to be fitted on supply. slotted bath waste click plug

Shower Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom. Thermostatic shower valve (as development specification) above the bath including bath screen – Twyford Geo6.

Low Profile Tray Acrylic capped low profile shower tray with concealed waste and upstands to all four sides. Tray to be Twyford “Twylite”.

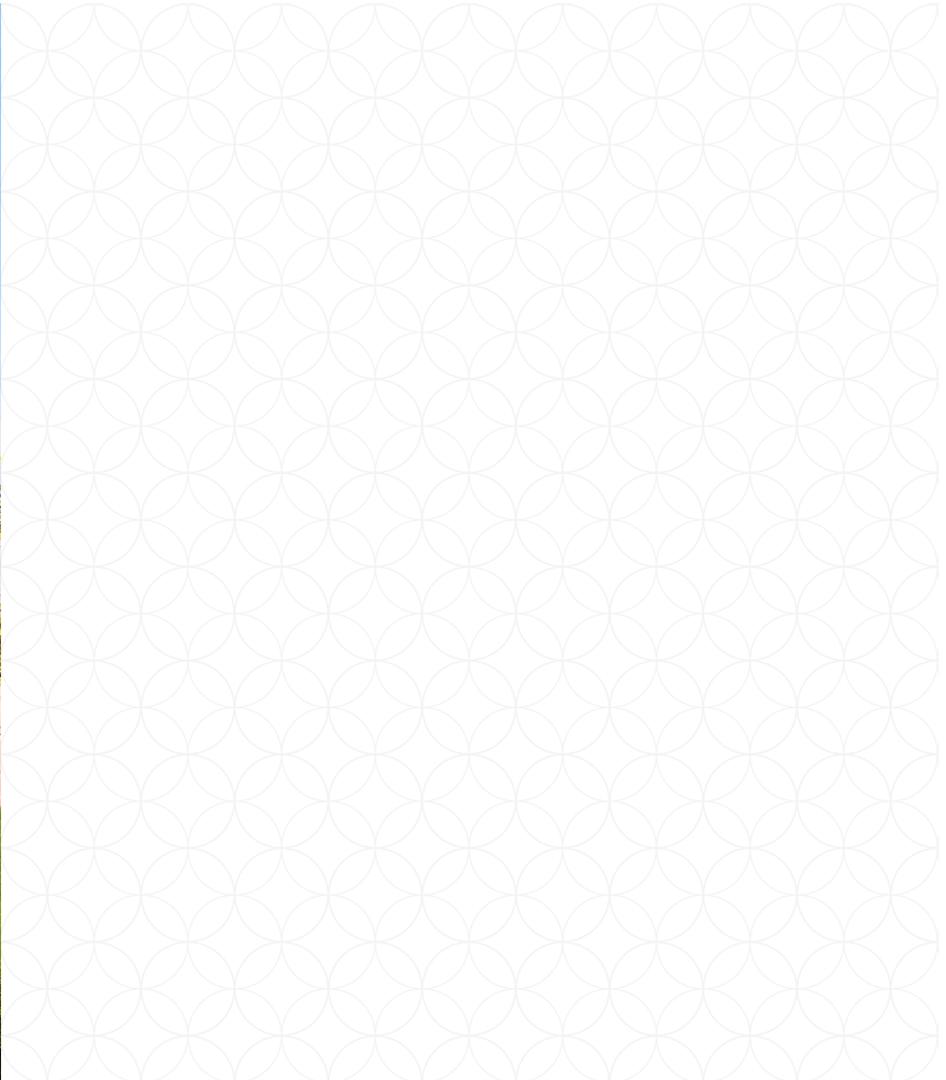
Shower Screen Polished Chrome effect finish shower door manufactured by “Twyford Geo6”. Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted.

Wall Tiles Bathroom – Porcelanosa full-height tiling around bath, if bath does not have a shower then half-height tiling only. Cloakroom – Porcelanosa tiing, one tile high splash-back to basin.

Bathroom & En-suite Basin Sottini Arc 55cm with 1 tap hole, semi pedestal fitted with Sottini Tesino basin mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Cloakroom Basin Sottini Arc 40cm basin with 1 tap hole, semi pedestal or Mavone 45cm 1 tap hole corner basin (please refer to drawing to confirm basin design). Fitted with Sottini Tesino Mini Mixer including 5 litres/minute flow restrictor. Slotted basin waste click plug.

Towel Rail ‘Curved style’ wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.



EXTERIOR

Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

House Numeral

To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

Door Bell

Black bell push with transformer.

Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



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