

Interior Features

Wardrobes

Hinged and sliding wardrobes to all bedrooms (where possible).
Refer to Sales Consultant to confirm if both systems are available and colour choices.

Co-ordinating free standing bedroom furniture

Please refer to 'My Redrow' for selections.

Phone Point Additional points. In white, polished or brushed chrome.

TV Point Additional points. In white, polished or brushed chrome.

Electrical Sockets / Switch Plates Low profile polished or brushed chrome effect finish electrical accessories.

Fireplaces & Electric Fires

Fireplaces manufactured by the Gooding Group

Please refer to 'My Redrow' for current selections available.

Wall Mounted Styles

Floor Mounted Surrounds

Floor Mounted Surround Electric Fire Electric chrome surround finish with remote control.

Wall mounted surrounds are only available with the electric fire.

Flooring A choice of Amtico flooring and Cormar carpets are available. Please refer to 'My Redrow' for selections.

Downlights To kitchen / dining / family / utility / bathroom / en-suite and cloaks in brushed or polished chrome finish; refer to drawings for possible locations.

Additional Features

Media plate, USB sockets, fused spur.

Bathroom & Cloakroom Features

Wall Tiles

Additional tiling to bathroom, cloakroom and en-suite by Porcelanosa.

Sanitaryware

Bathroom WC Sottini Isarca WC.

Bathroom basin 55cm Sottini Santorini basin with semi pedestal and click plug waste.

En-suite basin 55cm Sottini Santorini basin with semi pedestal and click plug waste.

Cloakroom basin 40cm Santorini basin or Concept Arc 45mm corner basin. Please refer to drawings to confirm basin designs available.

Shower Ideal Standard Easybox shower valve.

Shaver socket Polished or brushed chrome.

Floor finishes

To bathroom, cloakroom & en-suite

A selection of ceramic floor tiles by Porcelanosa and Amtico flooring available.

Please speak to the Sales Consultant for further details.

Bathroom accessories

Chrome toilet roll holders

Modular bathroom furniture Basin and wall mounted cabinets.

Please refer to 'My Redrow' for ranges.

Kitchen & Utility Features

Kitchen Styles Selection of traditional and contemporary styles available. See 'My Redrow' for further details.

Work Surfaces Granite or silestone in a range of finishes.

Floor Tiles A selection of ceramic floor tiles and Amtico flooring available. Please speak to the Sales Consultant for further details.

Eco Waste Bins Fitted into suitable base unit where possible.

3 in 1 Steaming Hot Tap

Waste Disposal Unit

Appliances

Upgrade Gas hob, induction hob, fridge freezer, single oven and microwave, integrated dishwasher, chimney extract.

Upgrade Double oven, combi microwave, ceramic hob, induction hob, touch control ceramic hob, integrated dishwasher.

Upgrade Freestanding tumble dryer, freestanding washing machine, integrated washer / dryer. See My Redrow for details.

Exterior Features

Patio Door Where possible bi-folding doors.

External Lights

Rear Bulk head light fitting adjacent to rear door.

External / Internal Door Personnel door (where applicable).

Garage

Remote Control Please see Sales Consultant for further details.

Personal Door Only priced for certain designs.

Burglar Alarm Wireless alarm system with PIRs, located as shown on drawings.

External Power Point Refer to drawing for location.

TV Aerial Please see Sales Consultant for further details.

Satellite Dish Please see Sales Consultant for further details.

External Electric Vehicle Charger

Garden Features

Rear

Turf Turfing.

Additional Features

Water butt.

Additional patio area.



HENMORE GARDENS

SPECIFICATION





Interior Features

Consumer Unit

Internal Doors
Cambridge door.

Internal Door Furniture

Tortosa lever, polished chrome. To all housetypes.

Skirting to Ground

"Torus" profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

Skirting to Upper Floors

"Torus" profile MDF, 194 x 14.5mm, with satin white paint finish to the Richmond and Henley housetypes only.

"Torus" profile MDF, 119 x 14.5mm, with satin white paint finish to the Oxford, Oxford Lifestyle, Cambridge, Ludlow, Warwick and Amberley housetypes only.

Architrave to Ground

69mm x 14.5mm, satin white paint finish to all housetypes.

Architrave to Upper Floors

69mm x 14.5mm section size, satin white paint finish to the Richmond and Henley housetypes only.

58mm x 14.5mm section size, satin white paint finish to the Oxford, Oxford Lifestyle, Cambridge, Ludlow, Warwick and Amberley housetype only.

Ceilings

Flat skim finish with Dulux white emulsion paint decoration.

Walls

Dulux Almond White emulsion paint finish.

Staircase

White painted with ash handrail.

Radiators

Myson Round top radiators.

Decorative Radiator

Adagio 70 Vertical Style in white. To the Ludlow housetype only.

Central Heating

System via a combination of vaillant boiler, thermostatic radiator valves and room thermostats.

Mains Pressure Cylinder

Therma Q.

Lighting

Pendant lights.

Kitchen & Utility Features

Kitchen Styles

Moores Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

Work Surfaces

Range of quality work surfaces available.
Please see My Redrow or Sales Consultant for further details.
Splashback in Stainless Steel.

Kitchen & Dining Lighting

Pendant lights.
Please see Sales Consultant for further details.

Switches & Sockets

Switches & sockets.
Please see Sales Consultant for further details.

Appliances

Integrated Fridge Freezer.
Single Oven.
Double Oven.
60cm Gas Hob.
90cm Gas Hob.
60cm Cooker Hood.
90cm Cooker Hood.
See Sales Consultant for combinations.

Bathroom & Cloakroom Features

Sanitaryware

Ideal Standard Concept with Tempo brassware.

Bathroom Tempo Bath

Tempo Arc 170cm x 70cm, water saver. Bath in white.

Bath Panel

Unilux white panel.

Wall Tiles

To bathroom, cloakroom and en-suite.
Tiling by Porcelanosa.
Please see Sales Consultant for further details.

Shower over Bath

Connect Radius Screen.
Shower valve together with bath screen to be fitted above the bath only where there is no shower enclosure within the bathroom.
Ideal Standard Alto Bar Valve.

Shower Valve

To bathroom and en-suite.
Ideal Standard Easybox BIV & Rain shower to the Richmond housetype only.

To en-suite only.

Ideal Standard Easybox BIV & Rain shower to Balmoral, Henley and Harrogate housetypes only.

To bathroom and en-suite.

Ideal Standard Alto Bar Valve to Ludlow, Worcester, Oxford, Cambridge and Shaftesbury housetypes only.

Kubo Shower Screen

Shower Tray

Low profile shower tray in white.

Mirror to be fitted above the bathroom and en-suite washbasins where possible.

Towel Warmer

Curved finish.
25mm Bar towel warmers in polished chrome finish complete with chrome TRV valves.

Shaver Socket

White finish.

Exterior Features

Numeral Plaque

House number to Front of property on numeral plaque to match the colour of the front door except when white when numeral to be black.

Fascia & Soffit

uPVC fascia and vented soffit board in white profile.

Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

Waney lapped boarding

Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.

Windows

Sealed double glazed uPVC windows, in white finish.

Door Bell

Push with transformer.

Light to Front

Vertical Tile Hanging
Vertical tile hanging to be in a plain tile where indicated on the house type elevation.

Garage

Double steel Hörmann door.
Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.

Power

Light & double socket to all garages.

Front Garden

Good standard turf to front garden. Refer to layout for landscaping details.

Paving

Buff Riven slabs indicated on drawing.

External Fencing/Gates

Side and rear - 1.8 High Fencing.
Gate - 1.8 High timber gate.

Driveway - Tarmac drive.

Outside Tap - Outside tap, refer to drawing for location.



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