

Ebbsfleet Place

Surrenden Court

# APARTMENT SPECIFICATION



## Beautifully designed two bedroom apartments

### Kitchen

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- Exclusive linear handleless accent kitchen designs. Subject to build stage. See Sales Consultant for details
- Matching upstand above worktop with stainless steel splashbacks behind hob
- LED under cupboard downlights provided where shown on kitchen layout drawings. Refer to drawings for details
- 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

### Bathroom & En-suite

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- 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
- Contemporary white Ideal Standard cube sanitaryware
- Shaver socket in bathroom and en-suite. See Sales Consultant for details
- Towel warmer in chrome effect finish to bathroom and en-suite where applicable
- Mirror to be fitted to bathroom and en-suite above basin where applicable. See Sales Consultant for details

### Internal

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- Crown White Emulsion
- Ceilings, flat finish with Crown White Emulsion
- Phone point to living area. Please refer to drawing for details
- TV points located in lounge and bedroom 1 where applicable. See drawings or Sales Consultant for details
- Low profile white electrical sockets and plates
- Polished chrome downlights to kitchen, bathroom and en-suites. Refer to drawings for details
- Full gas central heating
- Combi boiler. See drawings for location details
- Myson Radiators
- Wardrobes to bedroom 1 only. See Sales Consultant for details
- 5 panel internal moulded door in satin white
- Polished satin combination chrome effect lever handle on square rose plate
- Contemporary oak entrance door

### Communal area

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- GRP Steel door to main entrance and rear door
- Audio telephone entry system
- PIR lighting control sensors
- External bank of post boxes
- Flooring to communal areas
- Lift to all floors 1 per apartment block
- External light to apartments
- Glass balconies to apartments
- Allocated parking
- Bin and cycle store
- Landscaping to communal areas

\*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.