

Monchelsea Park House Specification

HOUSES OVER 1600 SQ FT



Interior Features

Walls: Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details.

Ceilings: Dulux Almond White or Crown White emulsion paint finish. See Sales Consultant for details

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

Internal Door Furniture: Polished chrome effect door furniture.

TV Point: Located as follows: one in lounge, one in bedroom and one in family room. (If applicable) 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 and hot water cylinder. Housetype specific, please see Sales Consultant for more details and location.

Radiators: Myson radiators.

Wardrobes: Choices of fitted wardrobes to Bedroom 1. Refer to Sales Consultant for details. Subject to build stage.

Electrical Sockets / Switch plates: Low profile white electrical switch and socket plates together with pendant and batten lighting points.

Kitchen & Utility Features

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 double bowl sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

Appliances AEG / Electrolux / Zanussi:

Hob 90cm ceramic with 6 ring burner

Double oven

90cm chimney extract

Two integrated 50/50 fridge/freezers

Bathroom, En-suite & Cloakroom Features

Bathroom, En-suites & Cloakroom Styles: Sottini Arc in white finish.

Bathroom/En-suites & Cloakroom Basin: Sottini Arc basin with chrome trap. Please refer to drawings to confirm basin design.

WC: Sottini Arc coupled back-to-wall pan with Arc dual flush cistern.

Bath: Tempo Arc bath with Uniline bath panel.

Brassware: Ideal Standard single lever tap.

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-suites.

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

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 glass, finished internally and externally in white.

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

External Lights: Grand Georgian lantern to front entrance, downlight where entrance is recessed.

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

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

Power: 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 locations details.

Garden Features

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 and rear gardens. Refer to layout or Sales Consultant for landscaping details.

Outside Tap: Refer to drawing for location.

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