

# Monchelsea Park House Specification

LIFESTYLE HOMES SPECIFICATION



## Interior Features

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**Walls:** Dulux Almond White emulsion paint finish.

**Ceilings:** Flat finish with Dulux white emulsion paint decoration.

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

**Internal Door Furniture:** Polished chrome effect door furniture.

**TV Point:** Located as follows: one in lounge and family room and one in bedroom where 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. See Sales Consultant for details.

**Radiators:** Myson radiators.

**Electrical Sockets / Switch plates:** Low profile white electrical switch and socket plates together with pendant and batten lighting points. See electrical layout drawings for details.

**Dressing Area:** Shelf and rail to bedroom 1 dressing areas in the Leamington Lifestyle housetypes only. Refer to drawings or Sales Consultant for details (excluding Oxford Lifestyle and Stratford Lifestyle housetype).

## Kitchen & Utility Features

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**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 bowl and a half sink with mixer tap. Single bowl sink to utility room. Please refer to drawing for details.

**Appliances AEG / Electrolux / Zanussi:**

Hob 60cm ceramic with 4 ring burner

Double oven

60cm chimney extract

Integrated 50/50 fridge/freezer

## En-suites & Cloakroom Features

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**En-suites & Cloakroom Styles:**

Sottini Arc in white finish.

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

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

**Bath:** Tempo Arc bath with Uniline bath panel, only in en-suites that have a separate bath with a shower enclosure. Half height tiling around bath area. See Sales Consultant for details.

**Brassware:** Ideal Standard single lever tap.

**Shower Valve:** Aqualisa shower valve.

**Wall Tiles:** Choice of wall tiles to en-suites and cloakroom. See My Redrow for details. Subject to build stage.

**Towel Warmer:** Towel warmer in chrome effect finish to en-suites.

**Shaver Sockets:** In en-suites where applicable.

**Mirrors:** To be fitted above 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

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### 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:

**Front:** Coach down lantern.  
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 location details.

## Garden Features

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**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 gardens. Refer to layout or Sales Consultant for landscaping details.

**Top soil:** To rear gardens.

**Outside tap:** Refer to drawings for locations.

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