

SPECIFICATION

KITCHENS

- Contemporary matt finish Handleless Kitchens including either island or breakfast bar
- 4 zone induction hob
- Built in oven
- Integrated fridge freezer
- Integrated dishwasher
- Integrated microwave
- Undermounted sink with chrome mixer tap
- Stone worktops with upstands

BATHROOM/EN SUITES

- Modern Villeroy & Boch sanitaryware
- Wall hung vanity units to en suites
- Chrome taps
- Thermostatic showers
- Chrome heated towel rails to bathrooms and en suites
- Porcelanosa ceramic tiling to floors
- Porcelanosa full height tiling in shower areas and behind baths - half height elsewhere

INTERNAL FIXTURES & FITTINGS

- Fitted wardrobes to main bedrooms
- Hallway storage cupboard or hallway storage and separate utility cupboard
- Double glazed windows
- Bifold doors to kitchen / living room (Plots 1-6)
- Patio doors to kitchen / living room (Plots 7-9)
- Karndean Flooring to Kitchen/Living Room and Hallway
- Carpets to all bedrooms included*

Options

Flooring and kitchen colour options are available off plan depending on stage of construction.

*Subject to achieving full asking price.





HEATING & ELECTRICAL

- Underfloor heating throughout living areas
- Heated towel rails to bathrooms and en suites
- Gas combi Boiler
- Mains operated smoke detectors
- Intruder Alarms (ground floor plots only)
- Telephone Entry System
- Multi room TV with points to living room and all bedrooms
- Broadband capability

EXTERNAL FEATURES

- Multipoint locking front door with spyhole
- Own private patio / garden area or balcony with either bi folding or patio doors
- Outdoor lights to balconies / patio areas
- Private parking space with each plot
- External communal lighting
- Secure communal bike storage
- Bin store
- Landscaped communal gardens

ADDITIONAL INFORMATION

- 10 year warranty
- Provision for electric car charging point
- London Help to Buy Available

Images of previous Kempton Homes developments.