

AN ELEGANT MODERN SPECIFICATION

You cannot compromise on your home. Comfort and luxury are vital, as is the peace of mind that comes from knowing that everything is to the highest possible standards.

GENERAL SPECIFICATION

- ◆ NHBC – 10 year structural warranty
- ◆ Pentland Homes – 2 year warranty
- ◆ Brick and block traditional cavity wall construction
- ◆ Cavity wall insulation
- ◆ Double glazed uPVC windows throughout

KITCHENS

- ◆ Choice of kitchen unit door fronts from selected range*
- ◆ Choice of laminate worktops, up-stands and hob splash-back from selected range*
- ◆ Integrated appliances: Bosch single electric oven, 4 burner gas hob, hood, Bosch fridge/freezer 70/30 and dishwasher (stainless steel on some plots)
- ◆ Bosch free standing washing machine/dryer
- ◆ Kitchen upgrade options available*
- ◆ Low energy downlighters

ELECTRICAL AND LIGHTING

- ◆ Data points for broadband and telephone lines to hall, lounge, study and bedrooms
- ◆ TV and USB points to lounge, study and bedrooms
- ◆ TV aerial fitted
- ◆ Mains wired smoke detectors fitted to Building Regulation standards
- ◆ Mains wired carbon monoxide detector fitted
- ◆ Low energy lighting throughout
- ◆ Networked satellite TV points to all installed outlets with dishes available as optional extras
- ◆ Electrical installation upgrade options available*

DECORATIVE FINISHES

- ◆ White matt emulsion wall colour throughout
- ◆ Smooth ceilings white throughout
- ◆ Internal joinery painted white satinwood
- ◆ Choice of wall tiling from selected range*
- ◆ Tiling upgrade options available*

APARTMENTS



BATHROOMS, CLOAKROOMS AND EN-SUITES

- ◆ Contemporary white sanitaryware
- ◆ Contemporary mixer taps
- ◆ Mirrors fitted to vanity or basin areas (please see plans for details)
- ◆ Shaver point to bathroom and en-suite(s)
- ◆ Heated towel rail to bathroom and en-suite(s)
- ◆ Low energy downlighters
- ◆ Choice of wall tiling from selected range*
- ◆ Tiling upgrade options available*

HEATING

- ◆ Gas fired central heating system
- ◆ Thermostatic radiator valves to most radiators
- ◆ Underfloor heating

JOINERY

- ◆ Built-in wardrobes to master bedroom
- ◆ White internal doors**

FLOOR FINISHES

- ◆ Choice of ceramic tiling to kitchen, cloakroom, bathroom and en-suite(s) from a selected range*
- ◆ Range of carpets available as upgrade option*

EXTERIOR

- ◆ Exterior light fittings (front & rear entrances) fitted
- ◆ Front garden planting to approved landscape scheme

* Subject to stage of build
**Plain doors to some cupboards

Photography depicts typical Pentland Homes interior.
*Subject to stage of build.

Every care has been taken to ensure the accuracy of the specification information. The contents of the specification do not form or constitute a warranty or represent part of any contract. Pentland Properties reserve the right to amend and/or update specification at their discretion. On-site specification may vary, please check specification on site.