

# Ferrygate Meadow

## Two bedroom cottage flats specifications

### KITCHENS

- Contemporary fitted kitchen by Symphony
- Laminate work top
- Stainless steel extractor hood
- Stainless steel splash back to hob area
- Zanussi 4 ring gas hob
- Zanussi Integrated stainless steel electric single oven
- Zanussi Integrated fridge freezer
- Stainless steel sink with Vado Monobloc tap in kitchen
- Zanussi Intergrated Washer Dryer

### BATHROOMS

- Contemporary White sanitary ware by Ideal Standard
- Vado taps and mixers
- Shower over the bath with shower screen
- Full tiling around bath

### EXTERNAL

- Solar panels to upstairs apartments
- Communal gardens with clothes dryer facility
- Sky communal satellite
- Unallocated parking

### ELECTRICAL

- Pendant lighting to hallway, living room, dining area and bedrooms
- Mains powered smoke detector
- Co 2 monitor
- Ample power, TV, and telephone points throughout
- TV outlet to living room
- External front PIR light
- Doorbell to front door

### PLUMBING AND HEATING

- Central heating with Potterson energy efficient boiler
- Thermostatic control valves on radiators

### GENERAL

- UPVC double glazed windows
- UPVC fascias and soffits
- Fitted wardrobes as plan dictates
- Turfed gardens
- Front garden ( as landscape plan dictates)
- Screen fence to plot boundary as per landscaping layout
- 4 panel doors in a white finish with satin chrome handles
- Walls & ceilings painted in matt white
- Skirting and architraves painted in satin white
- Multi-point entry door locking system



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### IMPORTANT NOTICE TO CUSTOMERS

The specifications outlined above are for indicative purposes only. There may be changes throughout the build process to specific brands, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations to the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. All optional upgrades are subject to build stage, and must be paid for in advance.

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