

15-17 CHURCH ROAD, CRYSTAL PALACE, SE19 2TF

Kitchen

- Commodore kitchen; Zeta white base & wall units [1M] with postformed worktops
- Neff appliances (or similar) including
- Stainless steel electric oven
- Stainless steel ceramic hob
- Integrated fridge freezer
- Integrated washer/dryer
- Integrated dishwasher
- Ceramic tiled splash back

Bathroom

- Quality white suites with chrome fittings
- Thermostatically controlled shower
- Glass shower screens
- Shower cubicles to ensuites (where applicable)
- Full height tiling to bath / shower area
- Heated chrome towel rail
- Fitted mirror
- Vinyl sheet flooring

Heating

- Gas fired combination boilers for heating and hot water.

Decoration

- Emulsion finish to walls and ceilings
- White gloss to woodwork
- Pre finished Steamed Beech Vicaima Dekordor internal doors with chrome Carlisle handles
- Wood laminate flooring [beech] to living room/kitchen and hallway (Steps range – Quick Step 700)
- Fitted carpets to bedrooms
- Built in wardrobes to bedrooms

Electrical & Lighting

- White down lighters to living room
- Low energy pendant light to bedrooms
- Low energy central mechanical extract fan unit to each apartment
- TV & BT points to living room and bedrooms
- Shaver point to bathroom(s)
- Wiring for TV/satellite loop

Security

- Video entryphone system
- Smoke detectors
- Secure front doors locks
- Lockable post boxes
- Burglar alarms installed

Communal

- Carpeted stairs and landings
- Individual lockable post boxes
- Internal Cycle storage space
- Internal Refuse store
- Low energy lighting
- Car parking

Warranty

- NHBC Buildmark 10 years
- Individual manufacturers warranty on kitchen appliances *(to be registered by purchasers directly)*
- Annual maintenance contracts arranged through Management Company for –
 - Entryphone system
 - TV aerial system including satellite
 - Communal smoke vents where installed

Buxton Homes must reserve the right to change / amend this specification as may be required subject to similar alternatives.