

THE GEDLING – SWEENEY CRESCENT SE1 2DS

Kitchen

- Commodore kitchen; Zeta base & Quadra wall units [1M] with Stone (composite) / granite tops
- Neff appliances (or similar) including
- Stainless steel electric oven
- Stainless steel ceramic hob
- Integrated fridge freezer
- Integrated washer/dryer
- Integrated dishwasher
- Integrated Microwave oven
- Glass splash back to hob

Bathroom

- Quality white suites with chrome fittings
- Thermostatically controlled shower
- Shower cubicles to ensuites (where applicable)
- Full height tiling to bath / shower area & half height to remaining walls
- Heated chrome towel rail
- Fitted mirror fronted cabinets
- Ceramic tiled floor

Heating

- Gas fired central heating with wall mounted thermostatically controlled radiators

Decoration

- Emulsion finish to walls and ceilings
- White gloss to woodwork
- Pre finished Vicaima Dekordor internal doors with chrome Carlisle handles
- Wood laminate flooring to living room/kitchen and hallway (Steps range – Quick Step 800)
- Fitted 80/20 carpets to bedrooms

Electrical & Lighting

- White down lighters to hall, living room/kitchen and bathroom(s)
- Twin 5amp lighting points plus pendant light to bedrooms
- TV & BT points to living room and bedrooms
- Shaver point to bathroom(s)
- Wiring for TV/satellite loop

Security

- Video entryphone (leased)
- Smoke detectors
- 5 lever mortice locks to front doors plus chrome night latch

Communal

- Tiled private entrance foyer
- Carpeted stairs and landings
- 8 person lift to all floors
- Individual lockable post boxes
- Enclosed cycle storage
- Enclosed refuse store

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 –
 - Lift
 - Entryphone system
 - TV aerial system including satellite
 - Communal smoke vents where installed
 - Communal electric pumps for water / drains where applicable.

Penthouse(s)

- Variances from the above items include the following:
- Fitted wardrobes to all bedrooms
- Brushed chrome switch plates throughout
- Fully tiled walls to bathroom(s)
- Kitchen upgrade
 - 3M kitchen style
 - Feature extract hood
 - Combination microwave oven

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