



New Homes AT MARLOW BOTTOM, BUCKS

GENERAL SPECIFICATION

Construction:

The external walls will be constructed with Bucks multi facing bricks, high levels of cavity insulation and insulating blockwork and the roofs are clad in plain tiles all subject to the local Council's approval

External doors, frames and windows are white UPVC high performance fully sculptured window units with security locking. All windows to receive 22mm double glazed units.

Internal Fittings:

Internal Doors: Ground floor to receive oak panel doors with modern chrome finish ironmongery. First Floor to receive white gloss finish woodgrain panel doors with ironmongery as for ground floor. All surrounded by painted softwood door frames and moulded architraves and matching moulded skirting boards.

Floors: Bathrooms and en-suites at first floor to receive Karndean wood effect (or similar) finish flooring and ground floor cloaks to receive ceramic tiles with a choice of finishes (**with upgrades available).

Kitchens: Kitchen floors to receive ceramic tiles as above to compliment the kitchen units, all of which will be elegantly fitted with a choice of modern style units and post formed worktops. (**with upgrades available). All kitchens will be fitted with 1½ bowl sink unit with mixer taps, single fan oven, gas hob and integral unit style extractor hood. Appliances all in stainless steel finish*. Tiled splashbacks above work surfaces again with a choice of tiles. (**with upgrades available).

Bathrooms: Bathroom, ensuite and cloakroom to receive modern white suites with chrome plated taps. All will have stylish half height ceramic tiling in keeping with the theme of the home, full height to shower areas and bath areas. Shaver sockets. **Choice of tiles with upgrades available as previous. Chrome ladder style heated towel rails to all bathrooms

Heating: Full gas fired central heating and hot water will run via a wall mounted condensing boiler provided in the kitchen or Utility to feed underfloor heating to ground floor and radiators to first floor with thermostatic radiator valves. Indirect hot water cylinder with immersion heater in airing cupboard.

Electrical: Dual TV/FM sockets to lounge, dining room, kitchen and all bedrooms. Telephone sockets to lounge, dining room, kitchen and all bedrooms. Chrome plated socket/switch plates to ground floor with white socket/switch plates to first floor. Smoke Alarms all hard wired to mains supply with battery backup. Property pre-wired to allow security alarms to be fitted. White downlighters to kitchen and all wet areas including groundfloor cloakroom. Satellite wiring all pre-wired to loft area.

Staircase: Softwood staircase with turned balusters and newel posts all finished in white gloss with oak hand rails and newel caps to compliment the finish.

Internal Decoration: White gloss finished decorated woodwork, Walls to receive Magnolia emulsion paint and coved ceiling finished in white.

Services: Mains water, electricity, gas and drainage are connected to each home. Telephone socket outlets are installed but purchasers will need to arrange for their own connections. Ample socket points will be provided with wiring to loft space for TV/FM. (NB. aerials and sky systems are to be provided by the purchasers).

External works/landscaping:

Landscaped patio area with choice of slabs (** with upgrades available) to include steps to garden area and brickwork planters. All grassed areas will be turfed or seeded and gardens separated and bounded by a range of fencing and hedges. A landscaping scheme will be agreed with the Local Authority with respect to planting etc. Access areas and parking are to be finished in tarmac/block paving. All homes have integral garages plus private car parking spaces on site within the plot. External low energy security lighting

*** Appliances in the kitchen are all subject to design and layout.**

**** Upgrades only available if contracts exchanged with sufficient lead in period.**

Guarantees:

I.L. Beeks (HW) Ltd is a class 'A' graded, premium member of both the Zurich Municipal and NHBC Guarantee Schemes and all homes will carry one of their 10 year insurance guarantees which will be issued upon completion.

Tenure:

All dwellings are sold freehold.

DISCLAIMER:

Whilst every effort has been made to ensure that the information contained within this specification is correct, it is designed specifically as a guide and we reserve the right to amend the specification as necessary and without notice. Accordingly, due to Beeks Homes policy of continuous improvement the finished product may vary from the information provided. This does not constitute or form part of a contract or sale.

The dimensions given on any plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture