



**New APARTMENTS PLOMER GREEN LANE
DOWNLEY, HIGH WYCOMBE**

GENERAL SPECIFICATION

Construction:

The external walls will be constructed with Bucks Multi facing bricks and rendered panels with high levels of cavity insulation. Insulating blockwork with precast concrete upper floors. The roofs will be clad in plain tiles.

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

Internal Fittings:

Internal Doors: are to be white moulded panel doors with chrome finish ironmongery all surrounded by painted softwood doorframes and moulded architraves to match skirting boards.

Kitchens: Kitchen floors to receive ceramic tile floor finish to compliment the kitchens fitted with modern style units and post formed worktops. All kitchens will be fitted with stainless steel finish, oven, hob and extractor. Tiled splashbacks above work surfaces. Plumbing for further appliances will also be made available.

Bathrooms: Bathrooms, to receive modern white style suites from Armitage Shanks or similar with chrome plated taps. All rooms will have stylish ceramic tiles to both floors and walls in keeping with the theme of the home. Shaver point

Heating: Full gas fired central heating and hot water will run via a wall mounted condensing boiler provided in the kitchen to feed underfloor heating throughout all areas. Indirect hot water cylinder with immersion heater in airing cupboard.

Electrical: Dual TV/FM sockets to lounge and bedrooms. Telephone sockets to lounge and bedrooms all with chrome plated socket/switch plates to all

areas. Downlighters to kitchen and bathroom areas including for low energy lights as necessary.

Internal Decoration: All homes will have white gloss finished decorated woodwork. Walls to receive magnolia emulsion paint and coved ceilings 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. Combined satellite/cable systems for each block to be wired for but purchasers will need to arrange for their own connections and hardware installations.

External works/landscaping:

All grassed areas will be turfed or seeded. A landscaping scheme will be agreed with the Local Authority with respect to planting etc. Parking areas are to be finished in block pavements with spaces picked out in contrasting colour. All flats will have 1 allocated car park space.

Patios provided for ground units and balconies for first and second floor units. A bicycle/garden store is provided on the site in the rear communal areas.

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 a full 10 year insurance from the selected insurer.

Tenure:

All dwellings will be sold leasehold with a 99 year lease. Ground rents will be payable at £200.00 per annum for the first 25years and then doubling every 25years thereafter.

A Management Company will be set up by I L Beeks (HW) Ltd and then handed over to the residents upon completion.

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. This does not constitute or form part of a contract or sale.