The Foundry

Specifications

Kitchens

- Kitchens by Moore kitchens.
- Soft closure kitchen doors and drawers.
- Albion 1.5 bowl complete with Araya Long Neck Sink Mixer.
- Electrolux single fan oven EOB 3400EAS in stainless steel. Electrolux gas hob 6042NOX in stainless steel.
- Electrolux chimney hood in stainless steel with charcoal filter included.
- Glass splashback.
- Spaces only for dishwasher, washing machine and fridge freezer.

Plumbing and heating

- White Ideal Stelrad Elite (no grills) to all house.
- Esi heating controls.
- Condensing combination boiler by Ideal Standard.

Electrical

- White sockets and fittings.
- Batten holders to WC, bathroom and en-suites.
 Pendant sets to all other rooms.
- Fibre outlet situated in the lounge (unless 2.5 or 3 storey property; outlets are situated on middle floor).
- Digital 7V points situated in the lounge.
- Fitted doorbell.
- Stainless steel external lantern with PIR sensor to front of house.

Doors and windows

- White PVCu windows.
- PVCu or softwood sub-frame. Any glazing areas will be obscure glass to the front door and clear glass to the rear doors.

Cloakroom, bathroom and en-suites

- All sanitaryware from Ideal Standard 'Tempo' range in white.
- Chrome Calista basin mixer taps to bathroom and en-suite.
- Chrome Calista mini mixer taps to cloakroom.
- Showers shall be Kohler Mira minimal EV surface mounted with riser rail in chrome to main shower location.
- All additional showers will be electric. Where electric showers are required, the Kohler Mira 'Vie' in chrome to be used.
- Shower enclosures to be Kohler Mira ''Elevate' in chrome.
- Shower tray to be Kohler Mira 'Flight' in white with 4 upstands and riser kit.
- Where no separate shower enclosure in property, thermostat shower unit to be installed above bath tub and to be supplied, with glass screen (Only to plots with 3-bed and no en-suite).
- Where no separate shower enclosure in property, thermostatic shower unit to be installed above bath with fixed stub glass screen, curtain and rail.
- Full height tiling to shower enclosure.
- Half height tiling around bath (where shower over bath when no en-suite — full height to shower end and half of side of bath).
- Splashback to wash hand basins in cloakrooms only.
- Half height tiling behind sanitaryware in bathrooms and en-suites.

Internal finishes

- All woodwork finished in white paint.
- Timber stairs finished in white.
- Panelled door painted in white.
- Chrome ironmongery.

External

- Patio.
- Bin stores.
- 3m arm rotary clothes dryer base to be concreted in ground.



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Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of 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. Please consult your Sales Executive for further information.