

# COCOA GARDENS

YORK ENGLAND

## SPECIFICATION

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### Living Room & Kitchen

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- Amtico LVT wood effect flooring to Living room, entrance hallway and Kitchen
- Contemporary kitchen with in-line handle to base units and handleless wall units and concealed lighting
- Laminate square edged worktop with feature glazed splash back tiles below wall units.
- Bosch electric fan oven, microwave and induction hob
- Other Integrated appliances include, extractor, fridge/freezer, dishwasher, & washing machine
- Chrome mixer tap
- Stainless steel sink and drainer rails

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### Bedroom

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- Fitted wardrobe to master bedroom. Sliding Doors in combination of laminate and matching coloured glass. Hanging rail and shelf within each wardrobe
- Walk in style wardrobe cupboard with hanging rail and shelf to the master bedroom in The Clifford only

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### Bathroom

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- Vado brassware in chrome finish
- Vitra semi recessed basin with mono basin mixer
- Vitra acrylic bath with showering end
- Vitra porcelain WC with chrome flush plate
- Chrome concealed thermostatic mixer with overhead and hand held shower
- Fixed glass bath screen
- Glazed subway style wall tiles around bath and basin areas
- Geometric patterned floor tiles
- Shaver socket in stainless finish
- Chrome heated towel rail
- Chrome toilet roll holder
- Wall hung mirror
- TV & data to living room and master bedroom
- Telephone point ground floor only

# COCOA GARDENS

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## SPECIFICATION

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### Ensuite

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- Vado brassware in chrome finish
- Vitra semi recessed basin with mono basin mixer
- Low profile acrylic shower tray
- Vitra porcelain WC with chrome flush plate
- Chrome concealed thermostatic mixer with overhead and hand held shower
- Glass shower panel and door with chrome trim
- Glazed subway style wall tiles around showers and basin areas
- Geometric patterned floor tiles
- Shaver socket in stainless finish
- Chrome heated towel rail
- Chrome toilet roll holder
- Wall hung mirror

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### General Houses

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- Timber framed construction
- Double glazed windows
- Air Source heat pumps
- PV panels to selected plots
- Interior designed & co-ordinated colour schemes
- Entrance door in colour finish with multi point lock
- LVT wood effect Amtico flooring to hallways, living rooms and kitchens
- Combination of LED recessed spotlights and pendant type lighting
- Internal doors in white with rout line detail
- Chrome ironmongery throughout
- Brushed stainless steel socket to kitchen and white elsewhere
- TV and data point to living room and all bedrooms. Telephone point ground floor only
- Smoke detectors
- Outside tap
- Garden shed