



Ashdown Gardens

HOMES SPECIFICATION

PLOTS: 36,37,38,39,40,41,46,47,48,49,50,51,
52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,
67,68,69,70,71,72,73,74,75,76,77,78,81,82

KITCHENS

- Kitchens by Symphony Group in their Plaza range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Glass splash back to the hob
- Under cupboard lighting
- Single bowl stainless steel sink with chrome mixer tap
- Electrolux integrated single oven
- Electrolux 60cm electric hob
- Electrolux integrated extractor hood
- Electrolux 50/50 integrated fridge freezer
- Electrolux integrated washing machine
- Removable base unit for the future installation of an integrated dishwasher or slimline dishwasher
- Amtico flooring in the open plan kitchen & dining area but not living area

DOORS AND WINDOWS

- Double glazed aluminium composite windows in Anthracite Grey providing a high level of thermal insulation and reduced heat loss (plots 81 & 82)
- Double glazed PVCu windows in Anthracite Grey providing a high level of thermal insulation and reduced heat loss (all other house types)
- Aluminium composite French doors in Anthracite Grey (plots 81 & 82)
- PVCu French doors in Anthracite Grey (all other house types)
- Internal doors with four horizontal grooves finished in white satin paint

CLOAKROOMS, BATHROOMS AND EN-SUITES

- White ROCA The Gap sanitaryware
- Back to the wall WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom
- Wall hung basin with chrome bottle trap in the bathroom and en-suite
- Mixer tap to all basins
- Shower over the bath with glass bath screen
- Thermostatic bath shower mixer tap
- Shower enclosure in the en-suite
- Thermostatic shower mixer valve
- Glass shower doors
- Full height wall tiling to the bath and shower enclosure
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom and en-suite
- Amtico flooring in the cloakroom, bathroom, and en-suite
- Shaving point in the bathroom and en-suite

ELECTRICAL

- Low energy lighting throughout
- Bulkhead light fitting to cloakroom
- Chrome 4-light spot bar in the kitchen
- White LED downlights in the bathroom and en-suite
- Pendant lighting in all the other rooms
- Under cupboard lighting to the kitchen
- External light to the front and rear of the house
- White electrical fittings in all rooms

- Power socket with USB ports in the kitchen
- Power socket with USB ports in bedroom 1
- TV/DATA point in the living room
- Phone point in the living room
- TV point in bedroom 1
- Phone point in bedroom 1
- Fibre to the home for superfast broadband
- 1 x electric vehicle charging point per home
- Photovoltaic panels on the roof

PLUMBING AND HEATING

- Energy efficient and thermostatically controlled gas central heating with A-rated boiler and radiators
- White ladder radiator in the cloakroom, bathroom, and en-suite

INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint
- Sliding mirrored wardrobe in bedroom 1
- Carpets in hallway, living area, landing, stairs and bedrooms.

EXTERNAL

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the front and rear gardens
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the public and private roads



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