

Berrington Place, Summers Road, Farncombe, GU7 3FP

2 and 3 Bedroom Plots

KITCHEN/BREAKFAST

- Contemporary kitchen units
- Zanussi double oven
- Zanussi gas hob with splash back
- Integrated Zanussi dishwasher to Plots 1 – 4, Slimline dishwasher to Plot 5
- Integrated Zanussi full height fridge freezer
- Integrated washing machine
- Extractor hood
- Stainless steel 1½ bowl inset sink unit with Bristan tap
- Chrome faceplates to electrical services
- LED spot lights and separate under cupboard feature lighting
- Laminate worktops and upstand
- Ceramic floor tiling

BATHROOM/EN-SUITE/CLOAKROOM

- Elegant white suites from Roca range
- Contemporary Bristan chrome fittings to sanitary ware
- Concealed cisterns, with chrome plate, dual flush toilets to reduce water usage
- Baths with wall mounted bath filler
- Bristan thermostatic showers with rain head showers
- Shower tray and screen
- Vanity unit and mirror to cloakroom
- Vanity units to en-suites to Plots 1 to 4 and bathroom to Plot 5
- Mirror to bathroom and en-suites
- Ceramic full height wall tiling around bath and shower, half height tiling to other areas
- Ceramic floor tiling
- Chrome ladder style towel rails
- Shaver light point

HEATING AND HOT WATER

- Energy efficient condensing gas boiler
- Pressurised hot water cylinder
- Thermostatically controlled radiators

LIGHTING AND ELECTRICS

- Chrome light switches throughout
- Chrome faceplates to kitchen/breakfast
- USB charging socket to kitchen, living room and all bedrooms to plots 1 to 4
- USB charging socket to family room, kitchen, living/dining room and all bedrooms to plot 5
- Energy efficient bulbs throughout
- Television points to kitchen, living room and master bedroom to plots 1 to 4 (Separate contract/dish required with TV provider)
- Television point to family room, living/dining room and all bedrooms to plot 5 (Separate contract/dish required with TV provider)
- Telephone points to living room, master bedroom and bedroom 3/office to plots 1 to 4
- Telephone points to living/dining room, bedroom 1 and bedroom 2 to plot 5
- Smoke detectors fitted to current regulations, heat detector to kitchen
- Plentiful double power points throughout
- External front porch light and rear light to houses
- External socket to rear garden
- External Ropec 7.2kW fast car charging points

DECORATIVE FINISHES

- Windows and patio doors - double glazed white UPVC
- Elegant 2 panel part glazed pebble grey entrance door
- Chrome ironmongery
- Contemporary oak internal doors
- Smooth white ceilings throughout
- Deep skirting and architraves throughout
- Colour choice dependent upon stage of build – otherwise Crown Grey Lace D369DC
- Optional Carpet and wooden floor coverings – at additional cost

EXTERNAL

- Patios and paths in natural grey sandstone
- Turf to rear gardens with associated planting and landscaping
- Planting to front borders and beds
- Shed on suitable base
- Outside cold water tap
- Block paving to car parking spaces and courtyard
- Tarmac to driveway

GENERAL

- NHBC 10 year warranty
- Private access and communal areas to be maintained by Management Company

Note all specifications are subject to change without notification. All options dependent upon stage of build process.