

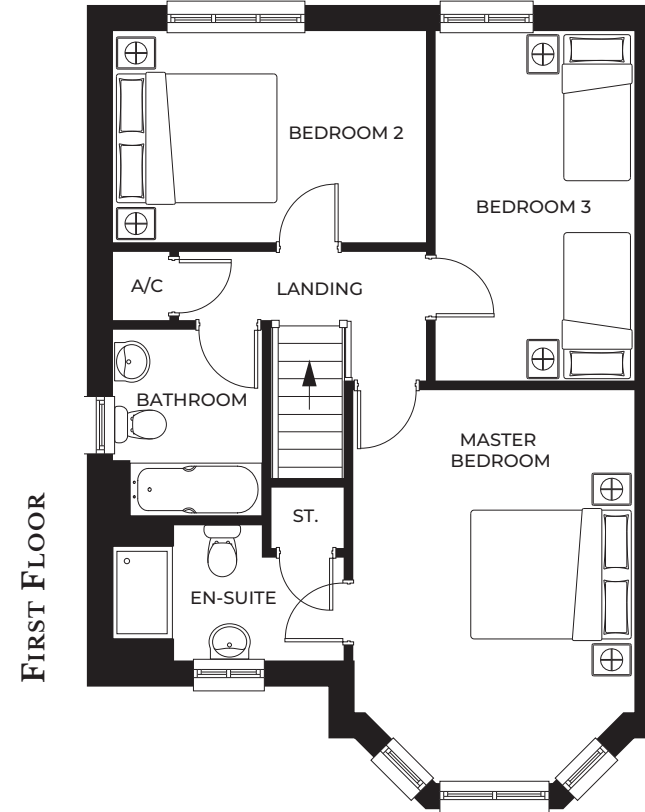
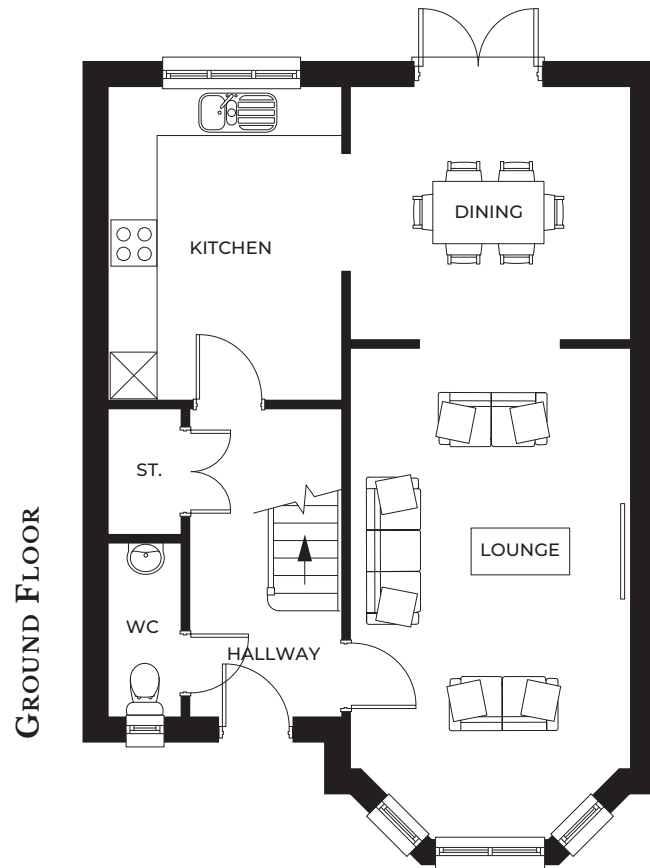


THE WINDSOR

Bedrooms: 3 | Total floorplan area: 120m² / 1,295ft²

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GROUND FLOOR

Kitchen	3.04m x 3.99m / 10'0" x 13'1"
Dining	3.50m x 3.12m / 11'5" x 10'2"
Lounge	5.42m x 3.50m* / 17'8" x 11'5"
WC	2.25m x 1.04m / 7'4" x 3'4"

FIRST FLOOR

Master bedroom	3.51m* x 3.12m* / 11'5" x 16'3"
En-suite	1.67m* x 3.13m* / 5'5" x 10'3"
Bedroom 2	2.68m x 4.05m / 8'8" x 13'3"
Bedroom 3	2.50m x 4.46m / 8'2" x 14'6"
Bathroom	1.93m x 2.40m / 6'3" x 7'9"



THE GALA

4 BEDROOMS
PLOTS: 5, 7, 8 & 9

THE WINDSOR

3 BEDROOMS
PLOTS: 1 & 4

THE MERIDIAN

3 BEDROOMS
PLOTS: 6 & 10

THE SUNSET

3 BEDROOMS
PLOTS: 2 & 3



Please note site layout plan above is indicative and is subject to change.
See your Sales Negotiator for more information.

WALLS

- Flat smooth finish, White Matt emulsion in kitchens and bathrooms with a warmer white colour throughout the rest of the home.

CEILING

- Flat smooth finish, White Matt emulsion.

CENTRAL HEATING

- Samsung ASHP.
- 7 year warranty (subject to manufacturer guidelines).
- Thermostat to ground and first floor.
- Thermostatic radiator valves.

INTERNAL DOORS

- Oak Veneer Vertical Doors.
- Polished Chrome ironmongery.

ARCHITRAVE AND SKIRTING

- Chamfered MDF skirting boards.
- MDF architrave throughout.

STAIRCASE

- White gloss spindles with wood stained handrail and Newel caps.

WARDROBES

- Included in the Master Bedroom in the Gala House Type.

ELECTRICS

- Mains electric supply smoke detectors.
- TV points fitted to the lounge and all bedrooms.
- Telephone points fitted to the lounge.

KITCHEN

- Wren Shaker style Infinity Range.
- 20 year guarantee.
- As standard each kitchen will include:- induction hob, oven, cooker hood, washer dryer, dishwasher and fridge freezer.
- Quartz worktops provided in the Red Windsor & Gala house types.
- Luxury 22mm Laminate worktops provided in the Sunset & Meridian house types.
- Possible design choices depending on the build programme, please speak to one of our sales representatives.

BATHROOM FEATURES

- Ideal sanitaryware will be installed throughout with chrome fittings.
- Towel rails in all bathrooms and en-suites.
- Full wall and floor tiling in bathrooms and en-suites.

- Cloakrooms will have a splash back tiling above the basin.
- Possible design choices depending on the build programme, please speak to one of our sales representatives.

EXTERIOR FEATURES

- External double socket to the rear.
- 3 pin EV charging plug point.
- Solar panels on all plots as standard.
- All windows uPVC Georgian Style (SBD).
- Front doors are composite style with chrome Furnishings (SBD).
- Smart Video Doorbell.
- Fitted outside light next to the front door and by the back doors.
- Fencing is used to surround the rear and side boundaries (Please note this differs on each plot depending on location).
- Front and back gardens are to be turfed.
- Patio areas to rear.
- Decking areas with glass balustrades on plots provided as standard overlooking the river (8,9,10).
- Individual bollard light.