Bespoke Options



Charleston, Cove

Houses & self-contained apartments

Plots 516-528, 601-619, 707-725 & 732-745

# Kitchen (including Utility rooms/cupboard, where applicable)

[Logo](http://www.nobiliagb.co.uk/)Standard furniture

|  |  |  |  |
| --- | --- | --- | --- |
| Standard door fronts | Complementary carcase inside/outside | Handle No. | Laminate work surface (Quadra 3mm radius profile) & upstands  http://www.3dkitchens.net/catalog/DuropalLogo.png |
| Riva 894 - Ontario Oak | White interior, with all exterior panels, including plinths in 194 - Slate Grey | 062 - Stainless Steel | R 6234 FG Rabac |
| [PG2_Riva_894_Ontario_Oak](http://www.nobilialondon.co.uk/wp-content/uploads/2015/10/PG2_Riva_894_Ontario_Oak.jpg) | 194_Slate_Grey | [062_Metal_Stainless_Steel](http://www.nobilialondon.co.uk/product/062_metal_stainless_steel/) | [U:\unionsquare.scotia-homes.co.uk\Rabac.jpg](http://www.duropal.co.uk/assets/files/m/gsvda/image.jpg) |
| Laser 413 - Mineral Grey | White interior, with all exterior panels, including plinths in 075 - Mineral Grey | 069 - Stainless Steel | R 4282 FG Chapel Oak |
| PG2_Laser_413_Mineral_Grey | 075 Mineral Grey | 069_Metal_Stainless_Steel | U:\unionsquare.scotia-homes.co.uk\Chapel Oak.jpg |
| Rio 374 - Nautical Pine | White interior, with all exterior panels, including plinths in 070 - Satin Grey | 211 - Bow Handle, Stainless Steel | R 4371 FG Dark Mountain Oak |
| PG2_Rio_374_Nautical_Pine | 070_Satin_Grey | 211_Bow_Handle_Stainless_Steel | U:\unionsquare.scotia-homes.co.uk\Dark Mountain Oak.jpg |
| Speed 239 - White Softmatt | White interior, with all exterior panels, including plinths in 106 - White | 519 - Antique Iron | R 6461 CT Natural Messina |
| PG1_Speed_239_White_Softmatt | 106_White | 519_Antique_Iron | U:\unionsquare.scotia-homes.co.uk\Natural Messina.jpg |
| Riva 892 - Concrete Grey | White interior, with all exterior panels, including plinths in 075 - Mineral Grey | 556 - Antique Silver | U 1026 MS Crystal White |
| PG2_Riva_892_Concrete_Grey | 075 Mineral Grey | 556_Antique_Silver | U:\unionsquare.scotia-homes.co.uk\Crystal White.jpg |
| Laser 415 - Sand | White interior, with all exterior panels, including plinths in 122 - Sand | 677 - Metal Knob, Stainless Steel | R 6265 CT Ipanema White |
| [PG2_Laser_415_Sand](http://www.nobilialondon.co.uk/wp-content/uploads/2015/10/PG2_Laser_415_Sand.jpg) | [122_Sand](http://www.nobilialondon.co.uk/wp-content/uploads/2015/10/122_Sand.jpg) | 677_Metal_Knob_Stainless_Steel | U:\unionsquare.scotia-homes.co.uk\Ipanema White.jpg |

# Upgrade furniture (these choices are available at extra charge through your client upgrades, please see your Sales Adviser)

|  |  |  |  |
| --- | --- | --- | --- |
| Upgrade door fronts  [Logo](http://www.nobiliagb.co.uk/) | Complementary carcase inside/outside | Handle No. # | Silestone work surface & upstands (incurs additional template and fitting costs) † |
| (Nobilia) Flash 450 – white high gloss | White interior, with all exterior panels, including plinths in 022 – white gloss | (Mackintosh) Suite 670, flared iron knob | Aluminio Nube |
| PG3_Flash_450_White_High_Gloss | 022 White Gloss | Handle suite 670 NEW |  |
| (Nobilia) Flash 455 – satin grey high gloss | White interior, with all exterior panels, including plinths in 070 - Satin Grey | (Mackintosh) Suite 693, polished nickel knob | Amazon |
| PG3_Flash_455_Satin_Grey_High_Gloss | 070_Satin_Grey | Handle suite 693 NEW |  |
| (Nobilia) Structura 400 – Gladstone oak | White interior, with all exterior panels, including plinths in 194 - Slate Grey | (Mackintosh) Suite 600, shaker cup handle | Marengo |
| PG3_Structura_400_Gladstone_Oak | 194_Slate_Grey | Handle suite 600 NEW |  |
| (Mackintosh) Trend shaker – Sage Grey | Lissa Oak | (Mackintosh) Suite 655, brushed steel D handle with chamfered edges | Negro Tebas |
|  |  | U:\unionsquare.scotia-homes.co.uk\handle-suite-655-new.jpg |  |
| (Mackintosh) Trend shaker – Light Grey | Lissa Oak | (Nobilia) Suite 608, Stainless Steel | Kensho |
|  |  |  |  |
| (Mackintosh) – Trend shaker – White | Lissa Oak |  | Blanco Maple |
|  |  |  |  |

# [Logo](http://www.nobiliagb.co.uk/) Upgrade laminate worksurfaces (these choices are available at extra charge through your client upgrades and represent a premium range of laminate work surfaces in colours chosen to complement the standard furniture, please see your Sales Adviser)

|  |  |  |
| --- | --- | --- |
| 225 Stem Oak | 268 Havellend Oak | 344 Black Granite Décor |
|  |  | 344_Black_Granite |
| 200 Sicilian Vintage | 106 White | 330 Concrete Grey |
| 200_Sicilian_Vintage | 106_White | 330_Concrete_Grey |

# Choice of glass panel splashback (behind hob)

|  |  |  |  |
| --- | --- | --- | --- |
| Choice of glass panel splashback (behind hob) | Choice of glass panel splashback (behind hob) | Choice of glass panel splashback (behind hob) | Choice of glass panel splashback (behind hob) |
| ECOAT 01 | ECOAT 02 | ECOAT 03 | ECOAT 04 |
| ECOAT 05 | ECOAT 06 | ECOAT 07 | ECOAT 08 |
| ECOAT 09 | ECOAT 10 | ECOAT 11 | ECOAT 12 |

On screen and printed colours may vary slightly from the actual product, please refer to physical samples for colour matching

Classic cornice and light pelmet are included as standard with upgrade painted shaker kitchens

Visible carcase sides are plant on panels in colour matching finish with upgrade painted shaker kitchens

† Different colour choices may vary in price, these items will be priced on request

# These handle choices may be available on standard range door fronts (subject to confirmation), but will be subject to additional charge

# Sinks and taps

|  |  |
| --- | --- |
| Kitchen: | Leisure stainless steel 1½ bowl **or** Rangemaster Glendale GL9502 stainless steel 1½ bowl sink, Bristan Ruby monobloc sink mixer with single flow spout |
| Utility Room (where applicable and fitted): | Carron inset stainless steel single bowl sink with Bristan high neck chrome pillar taps **or** Rangemaster Glendale GL9502 stainless steel 1 bowl sink with Bristan Ruby monobloc sink mixer with single flow spout |

# Appliances

Fitted as standard is a stainless steel electric oven, gas or electric hob, contemporary style extractor hood and either a separate integrated fridge and freezer or a single/combined unit depending on kitchen layout.

|  |  |
| --- | --- |
| - | Smeg SF478X - single stainless steel fan oven |
| - | Smeg S64S 60cm stainless steel 4 burner gas hob or Smeg SE364TD 60cm touch control ceramic hob with straight edge glass, depending on layout. |
| - | Smeg KSE60XE-2 600mm or KSE90XE-2 900mm slim-line box chimney or KSET600XE 600mm telescopic or KI90XE 900mm island stainless steel extractor hood, depending on layout. This will be a recirculating model in plots fitted with a dMEV ventilation system (see specification document). |
| - | Refrigeration appliances willl include one or more of; Smeg C7280FP 70/30 tall fridge/freezer, UKS3L090P or (Bosch) KIR18V20GB mid-height fridge, KUD7108FSEP under worktop freezer, UKUD7140LSP under worktop fridge and/or UKUD7122CSP under worktop fridge with ice box, depending on layout |

At an additional charge an upgrade to some of the kitchen/utility room packages can be fitted. This can include additional appliances in the kitchen i.e. integrated dishwasher, integrated microwave oven, and either an integrated or free-standing washing machine/washer/dryer – please ask the Sales Adviser for details.

# Wall and floor tiling

# Bathrooms, En suites & WCs

Whilst the choice of wall tiling is entirely your own, we recommend that you consider the size of individual tiles when considering locations, as this may have an effect on both the visual appearance, and also the need for ‘cut’ tiles upon installation.

Where orientation is not specifically confirmed on your colour choice requests, these will be fitted ‘portrait’ to bathrooms/en suites, where applicable. This may have an effect on the visual appearance, as noted above.

N.B. Whilst all floor (available as an upgrade through your Extras) tiles listed are suitable for general internal floor use, further advice must be sought with regard to slip ratings if these are to be installed in a ‘wet’ floor environment.

# Standard range wall tiling [PORCELANOSA](http://www.porcelanosa.com/uk/index.php)

| Range/Colour | | Tile size | Trim (not in Utility rooms/cupboards) | Grout/Sealant | Upgrade Floor Tile (recommended) | |
| --- | --- | --- | --- | --- | --- | --- |
| Park Lineal Gris | <http://www.porcelanosa.com/finder/resources/img/high/100157376.jpg> | 200x316mm | 10.0 mm White | Gris (grey) | Park Gris (443x443mm)  Grout = Manhattan | <http://www.porcelanosa.com/finder/resources/img/high/100157370_001.jpg> |
| Jersey Nieve | http://www.porcelanosa.com/finder/resources/img/high/100105162.jpg | 200x316mm | 10.0 mm White | Blanco (white) | Bali Nieve (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100140438.jpg |
| Jersey Mix | http://www.porcelanosa.com/finder/resources/img/high/100105160.jpg | 200x316mm | 10.0 mm White | Gris (grey) | Bali Nieve (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100140438.jpg |
| Shine Dark | http://www.porcelanosa.com/product_finder/resources/img/high/100084617.jpg | 200x333mm | 10.0mm White | Antracita | Ferroker  (443x443mm)  Grout = Antracita | http://www.porcelanosa.com/product_finder/resources/img/high/100161750.jpg |
| Shine Aluminio | http://www.porcelanosa.com/product_finder/resources/img/high/100085827.jpg | 200x333mm | 10.0mm White | Manhattan | Ferroker Aluminio  (443x443mm)  Grout = Manhattan | http://www.porcelanosa.com/product_finder/resources/img/high/100162358.jpg |
| Japan Blanco | http://www.porcelanosa.com/finder/resources/img/high/100160371.jpg | 200x316mm | 10.0 mm White | Blanco (white) | Japan Blanco (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100140546.jpg |
| Japan Marine | http://www.porcelanosa.com/finder/resources/img/high/100160372.jpg | 200x316mm | 10.0 mm White | Cemento (cement grey) | Japan Marine (443x443mm)  Grout = Cemento | [CERAMIC TILES - JAPAN MARINE 44,3X44,3 - 100140547](http://www.porcelanosa.com/finder/resources/img/high/100140547.jpg) |
| Madgascar Blanco | http://www.porcelanosa.com/finder/resources/img/high/100123693.jpg | 200x333mm | 10.0 mm White | Blanco (white) | Madagascar Blanco (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100169544.jpg |
| Madagascar Natural | http://www.porcelanosa.com/finder/resources/img/high/100124197.jpg | 200x333mm | 10.0 mm White | Gris (grey) | Madagascar Natural (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100162376.jpg |
| Malaga Beige |  | 200x316mm | 10,0mm White | Blanco (white) | See further options below |  |
| Malaga Grey |  | 200x316mm | 10,0mm White | Blanco (white) | See further options below |  |
| Malaga Acero |  | 200x316mm | 10,0mm White | Blanco (white) | See further options below |  |
| Malaga Ocean |  | 200x316mm | 10,0mm White | Blanco (white) | See further options below |  |
| Malaga Green |  | 200x316mm | 10,0mm White | Blanco (white) | See further options below |  |
| Malaga Blanco |  | 200x316mm | 10,0mm White | Blanco (white) | See further options below |  |
| Formas Blanco | http://www.porcelanosa.com/finder/resources/img/high/100159593.jpg | 200x333mm | 10.0 mm White | Blanco (white) | See further options below |  |
| Glaciar Blanco | http://www.porcelanosa.com/finder/resources/img/high/100159593.jpg | 200x333mm | 10.0 mm White | Blanco (white) | See further options below |  |
| Monaco Brillo | U:\unionsquare.scotia-homes.co.uk\Monaco Brillo.jpg | 200x316mm | 10.0mm White | Blanco (white) | See further options below |  |

# Upgrade range wall tiling [PORCELANOSA](http://www.porcelanosa.com/uk/index.php)

These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

| Range/Colour | | Tile size | Trim (not in Utility rooms/cupboards) | Grout/Sealant | Upgrade Floor Tile (recommended) | |
| --- | --- | --- | --- | --- | --- | --- |
| Retro Blanco | [http://www.porcelanosa.com/finder/resources/img/high/100000837.jpg](http://www.porcelanosa.com/finder/Ceramic_Tiles_13/Retro_Blanco_10x20.html) | 100x200mm | 10.0 mm White | Blanco(white) | See further options below |  |
| Calpe Blanco | http://www.porcelanosa.com/finder/resources/img/high/100174475.jpg | 75x300mm | 10.0 mm White | Blanco(white) | See further options below |  |
| Calpe Seagreen | http://www.porcelanosa.com/finder/resources/img/high/100174438.jpg | 75x300mm | 10.0 mm White | Gris (grey) | See further options below |  |
| Calpe Warm Grey | http://www.porcelanosa.com/finder/resources/img/high/100174482.jpg | 75x300mm | 10.0 mm White | Blanco(white) | See further options below |  |
| Retro Blanco, Calpe Blanco, Calpe Seagreen and Calpe Warm Grey tiles above will be fitted in brick-bond format. | | | | | | |
| Nimbus Blanco | Nimbus Blanco 446X333 | 316x592mm | 10.0 mm White | Blanco(white) | Nimbus Blanco (333x333mm)  Grout = Gris | Nimbus Blanco 446X333 |
| China Blanco | http://www.porcelanosa.com/finder/resources/img/high/100157410.jpg | 316x592mm | 10.0 mm White | Blanco(white) | See further options below |  |
| Marmol Carrara Blanco | http://www.porcelanosa.com/product_finder/resources/img/high/100200370.jpg | 316x592mm | 10.0mm white | Blanco (white) | Carrara Blanco Brillo  Grout = Manhattan | http://www.porcelanosa.com/product_finder/resources/img/high/100137736.jpg |
| Nast Grey |  | 316x592mm | 10.0mm white | Gris (grey) | Nast Grey  Grout = Manhattan |  |
| Nast Blanco |  | 316x592mm | 10.0mm white | Blanco (white) | Nast Blanco  Grout = Manhattan |  |
| Rodano Lineal Acero |  | 316x592mm | 10.0mm white | Gris (grey) | Rodano Acero (443x443mm)  Grout = Manhattan | http://www.porcelanosa.com/finder/resources/img/high/100123817.jpg |
| Sena Acero | http://www.porcelanosa.com/product_finder/resources/img/high/100217829.jpg | 316x592mm | 10.0mm white | Gris (grey) | Rodano Acero (443x443mm)  Grout = Manhattan | http://www.porcelanosa.com/finder/resources/img/high/100123817.jpg |
| Rodano Acero | http://www.porcelanosa.com/finder/resources/img/high/100126636.jpg | 316x592mm | 10.0 mm White | Manhattan (mid grey) | Rodano Acero (443x443mm)  Grout = Manhattan | http://www.porcelanosa.com/finder/resources/img/high/100123817.jpg |
| Mosaico Rodano Acero | <http://www.porcelanosa.com/finder/resources/img/high/100124082.jpg> | 316x592mm | 10.0 mm White | Manhattan (mid grey) | Rodano Acero (443x443mm)  Grout = Manhattan | http://www.porcelanosa.com/finder/resources/img/high/100123817.jpg |
| Rodano Caliza | http://www.porcelanosa.com/finder/resources/img/high/100126637.jpg | 316x592mm | 10.0 mm White | Gris (grey) | Rodano Caliza (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100123818.jpg |
| Rodano Lineal Caliza | http://www.porcelanosa.com/finder/resources/img/high/100177523.jpg | 316x592mm | 10.0 mm White | Gris (grey) | Rodano Caliza (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100123818.jpg |
| Dover Caliza | http://www.porcelanosa.com/finder/resources/img/high/100157356_001.jpg | 333x592mm | 10.0 mm White | Gris (grey) | Dover Caliza (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100157357_001.jpg |
| Madagascar Natural | http://www.porcelanosa.com/finder/resources/img/high/100115437.jpg | 333x592mm | 10.0 mm White | Gris (grey) | Madagascar Natural (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100162376.jpg |
| Madagascar Blanco | http://www.porcelanosa.com/finder/resources/img/high/100115436.jpg | 333x592mm | 10.0 mm White | Blanco(white) | Madagascar Blanco (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100169544.jpg |
| Dover Antique | U:\unionsquare.scotia-homes.co.uk\Dover Antique.jpg | 316x592mm | 10.0 mm White | Cemento (cement grey) | Dover Caliza (443x443mm)  Grout = Gris | http://www.porcelanosa.com/finder/resources/img/high/100157357_001.jpg |
| Ronda Grey |  | 200x316mm | 10.0 mm White | Blanco(white) | See further options below |  |
| Ronda White |  | 200x316mm | 10.0 mm White | Blanco(white) | See further options below |  |

# Upgrade range floor tiling (where a complementary choice is not detailed above) [PORCELANOSA](http://www.porcelanosa.com/uk/index.php)

These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

| Range/Colour | Tile size | Grout/Sealant |  |
| --- | --- | --- | --- |
| Turin Blanco | 443x443mm | Gris (grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100140502.jpg |
| Ferroker | 443x443mm | Antracita (anthracite grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100161750.jpg |
| Ferroker Aluminio | 443x443mm | Manhattan (mid grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100162358.jpg |
| Carrara Blanco Brillo | 446x446mm | Manhattan (mid grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100137736.jpg |
| Nast Grey | 443x443mm | Manhattan (mid grey) |  |
| Nast Blanco | 443x443mm | Manhattan (mid grey) |  |
| Paris Colonial | 443x443mm  (all tiles will be laid in same orientation) | Tabaco | http://www.porcelanosa.com/product_finder/resources/img/high/100222840.jpg |
| Paris Natural | 443x443mm  (all tiles will be laid in same orientation) | Cemento (cement grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100222860.jpg |
| Paris Fresno | 443x443mm  (all tiles will be laid in same orientation) | Manhattan (mid grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100222850.jpg |
| The following tiles are from premium ranges and will incur additional pricing: | | | |
| Marmi Blanco | 435x435mm | Gris (grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100137752.jpg |
| Oxford Acero | 220x900mm  (tiles will be fitted in brick-bond format) | Manhattan (mid grey) | http://www.porcelanosa.com/product_finder/resources/img/high/100104705.jpg |
| Antique Silver | 596x596mm | Cemento (cement grey) |  |
| Dover Antique | 596x596mm | Cemento (cement grey) |  |

# Sanitary ware and fitments

Sanitary ware colour will be – White.

|  |  |
| --- | --- |
| Ground floor Toilet (where applicable) | Ideal Standard Tempo range 1 tap hole wall mounted basin with semi pedestal or corner basin with chrome exposed trap waste |
| Bristan Prism basin mixer with chrome waste kit. |
| Ideal Standard Tempo close-coupled W.C. complete with seat and cover. |
|  |  |
| Bathroom | Ideal Standard Tempo Cube 1 tap hole bath |
| Ideal Standard Unilux E3194 bath panel. |
| Bristan Prism mono bath filler. |
| Chrome plated luxury bath pop-up waste kit. |
| Bristan Prism thermostatic dual control shower valve and adjustable riser (where fitted) |
| Ideal Standard Tempo Range 1 tap hole basin with semi pedestal. |
| Bristan Prism basin mixer with chrome waste kit. |
| Ideal Standard Tempo close coupled W.C. with seat and cover. |
| Novellini Aurora 3 – 2 panel 960mm x 1500mm clear glass bath splash screen (where fitted) |
|  |  |
| En suite  (where applicable) | Ideal Standard Tempo Range inset 1 tap hole basin with semi pedestal. |
| Bristan Prism basin mixer with chrome waste kit. |
| Ideal Standard Tempo close coupled W.C. with seat and cover. |
| Just Fusion shower tray with wall panel & Ideal Standard Synergy chrome/clear glass enclosure. |
| Bristan Prism thermostatic dual control shower valve and adjustable riser. |

# En suite shower paneling (where applicable)

The feature aqua paneling within the shower enclosure can be chosen from either Alpino Matt/Shell White 8100 or Gloss White 8100.

# Front door & external colours

Front entrance doors to houses will be of GRP construction and 6 panel traditional style painted with chrome finish ironmongery.

External colours as per the exterior colour finishes schedule – please ask your Sales Adviser for details.

Front door colour to be chosen from:

|  |  |  |
| --- | --- | --- |
| White (BS5252) 00 E 55  White (BS5252) 00 E 55 | Black (BS5252) 00 E 53  Black (BS5252) 00 E 53 | Grey (BS4800) 18 B 25  Grey (BS4800) 18 B 25 |
| Red (BS5252) 00 E 55  Red (BS5252) 04 E 55 | Green (BS4800) 14 C 39  Green (BS4800) 14 C 39 | Blue (RAL) 5013  Blue (RAL) 5013 |

Note: Colour codes are used for example of approximate (gloss) finish, images shown are for representation only.

Garage vehicular entrance doors will be in the corresponding pre-finished colour to the front door choice, as detailed below, with the exception of a front door choice of grey, where black will be used in lieu.

|  |  |  |
| --- | --- | --- |
| Moss Green (Based on RAL 6005) | Ruby Red (Based on RAL 3003) | Steel Blue (Based on RAL 5011) |
| https://images-fibreglast-com.s3.amazonaws.com/pio-resized/750/7016.jpg  Anthracite Grey (Based on RAL 7016) | White |  |

Fasciae & Eaves – Exterior white.

Fencing – pre-finished.

# External lighting (where lighting is fitted, as shown on individual floor plans)

Public elevations will be fitted with a wall lantern, constructed of die cast aluminium and finished in black.

Private elevations will be fitted with a bulkhead style light, finished in white.

Please consult your Sales Adviser for further information. Not all items/details will be applicable to every situation, please review plot specific drawings when considering these options.

Although every care and attention has been taken to ensure the accuracy of all information given, the contents do not form part of or constitute a representation or warranty of any contract.

Scotia Homes Limited reserves the right to vary the above specifications (including any quoted sizes and specific products/model nos.) where necessary but to similar or higher standards.