

SALES SPECIFICATION

Charleston, Cove – Flats

WALLS

Timber frame construction with external leaf of rendered blockwork and architectural detailing. Internal insulation and plasterboard finish.

ROOF, FASCIAS AND GUTTERING

Roofs to be finished in either flat concrete slate effect interlocking roof tiles or concrete tiles.
Where applicable, fascias are to be uPVC with white finish and all gutters/downpipes uPVC.

EXTERIOR COLOUR FINISHES

External finish of either wet or dry dash render finish and/or stone effect features.
Please refer to the exterior colour finishes palette for individual details to the exterior.

FLOORS

Ground floor of smooth finished concrete, upper concrete floor slabs with timber floating floor finished in chipboard.

WINDOWS AND DOORS

All windows are double glazed high performance uPVC to resemble a traditional style.
The front and rear entrance doors are to be traditional style painted with chrome finish ironmongery.
Internal doors to be painted panel doors with chrome finish ironmongery.
A number will be affixed outside each internal entrance door, with appropriate numbers denoted on external door entry systems.

INTERNAL FINISHINGS

Painted medium density fibreboard (MDF) facings and skirting boards.
Hanging rail and shelving in all wardrobes.

PLUMBING AND CENTRAL HEATING

A gas “wet” system with thermostatically controlled radiators will be fitted in all properties.
This incorporates an Alpha FlowSmart system comprising an InTec boiler, a GasSaver flue gas heat recovery unit and in some cases a thermal store, with a programmable room thermostat.

ELECTRICAL INSTALLATION

Ample sockets fitted throughout, including a telephone/digital TV/satellite multi-point in the living/drawing room. A fibre

optic digital aerial and satellite signal from a communal dish/aerial will be provided to each plot.
Shaver points in en-suites/bathrooms.
Central ceiling light pendants to all rooms.
Some flat designs will also have a mix of feature lighting within the kitchen.
All lighting fixtures will be installed with low energy type bulbs and an electrical energy monitor will be fitted.

KITCHEN

A choice of cabinets and varied work surfaces are offered, and will include built-in stainless steel electric oven, gas hob, extractor hood and either integrated built under fridge and freezer or built under fridge with ice box, depending on individual layouts.
Choice of wall tiling between work surface and underside of wall units, or to corresponding height above work surfaces where no wall units are present.

UTILITY CUPBOARDS (where applicable)

Plumbing (cold water feed and drainage) and electrics for connecting purchaser’s own single or dual self condensing appliances.

BATHROOMS AND EN-SUITES

All comprise w.c. and wash hand basin from a range which is of contemporary appearance with appropriate style tap fittings etc.
Where there is no en-suite, the bath in the bathroom will be fitted with a separate thermostatically controlled flexible shower kit and screen. En-suites will have a shower tray with up-stand on panelled edges, complete with screen and thermostatically controlled valve.
Fitted mirrors are to be located above basins in bathrooms and en-suites, where possible.
Choice of wall tiling to sill height on the basin surrounding wall panel in bathrooms and, where appropriate, en-suites.
Where an over bath shower is fitted as standard, tiling to a height of approximately 1.8m on the 3 walls above the bath, otherwise one row of tiling around the bath in bathrooms.
Aqua panelling will be fitted within the shower cubicle of an en-suite.

INTERNAL DECORATION

Two coats of gardenia emulsion to walls of all rooms except bathroom and en suites which will be white.
Doors, facings and skirting boards will also be gardenia, with the exception of bathrooms and en-suites, which will be white.
Two coats of white emulsion to all ceilings.

SALES SPECIFICATION

COMMON STAIRWELLS

An interior designer will co-ordinate the décor and flooring finish of entrance halls. Sensor lighting. Security entrance door system with audio link to each flat.

STREET LIGHTING

Designed in accordance with Local Authority Guidelines.

EFFLORESCENCE & 'LIME BLOOM'

Natural salts within wall materials may appear as a white deposit on external and internal walls as part of the normal drying out process. These are neither harmful nor detrimental to wall finish, durability or strength in the long term. Exposure to normal weather conditions and naturally acidic rain water usually removes the majority of such deposits within the first year of completion.

FACTORING

All public open spaces will be maintained by a factor appointed by the developer.

DEVELOPMENT MANAGEMENT SCHEME

All owners will be required to comply with the terms of the Development Management Scheme, the purpose of which includes ensuring the continuing architectural harmony of the development. For further details please ask the Sales Adviser.

WARRANTIES

All new build properties have the benefit of the 10-year NHBC Buildmark cover.

Please consult your Sales Adviser for further information.

Scotia Homes Limited reserves the right to vary the above specifications where necessary but to similar or higher standards.