

# STATION WALK SPECIFICATION

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## CEILING HEIGHTS

Each home benefits from raised ceiling heights.

## INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Feature painted balustrades & handrails. High quality floor tiling and wall tiling in shower and bath enclosures is standard in the bathrooms and en suites.

## WINDOWS & DOORS

Windows are high performance uPVC windows fitted with sealed double-glazing units throughout. Front doors are composite uPVC. Multi Point locking system used on front rear, and patio doors and windows.

## KITCHENS

The kitchen is the heart of any home. The modern stylish kitchens feature an extensive range of units including distinctive full height wall units. Other modern design features include an island and additional storage. Integrated appliances provided (assuming contract is signed within 21 days).

## WARDROBES

The bedroom wardrobes have a contemporary design with assorted storage and hanging options.

## ELECTRICAL

White switches and sockets throughout. All rooms to have pendant light fittings.

## HEATING SYSTEMS

Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted radiators. The heat system can be controlled from a mobile device.



## BATHROOMS & EN SUITES

Stylish bathrooms and en suites are designed around contemporary fresh lines to offer excellent quality throughout. There are heated towel rails in all bathrooms and en suites.

## PARKING

Homes have 2 car parking spaces.

## CHARGING POINT

All homes are pre-wired to facilitate an electric vehicle charge point.

## GARDENS

The enclosed gardens offer a wonderful extension of the living space. A patio area is ideal for alfresco dining and overlooking the seeded lawn.

## SUPERIOR ENERGY EFFICIENCY

Station Walk homes feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living. All houses will achieve an A rating.

## SECURITY

Each home is wired for intruder alarm.

## GUARANTEE

Each home is covered by a 10 year Structural Guarantee Scheme

## EXTERNAL AREAS

All public spaces will be fully landscaped.