

Shared Ownership Specification

A The Adams **H** The Holden
W The Waterton **E** The Ellisa
W The Whitten **C** The Cousteau



External Features	A	H	W	E	C	W
Front and rear Garden turfed	●	●	●	●	●	●
External lighting to front and rear	●	●	●	●	●	●
White uPVC glazed windows	●	●	●	●	●	●
Chrome door numbers and letter box	●	●	●	●	●	●
Fencing to garden perimeter with access gate	●	●	●	●	●	●
Paving to pathways and patio	●	●	●	●	●	●
Double driveway	●	●	●	●	●	●
External electric socket	●	●	●	●	●	●
Lockable cycle store	●	●	●	●	●	●

Electrical Features	A	H	W	E	C	W
TV and telephone point to lounge	●	●	●	●	●	●
White pendant light fittings	●	●	●	●	●	●
Satin chrome switches and sockets throughout	●	●	●	●	●	●
Wiring for TV aerial coiled in loft	●	●	●	●	●	●
External light to front and rear	●	●	●	●	●	●
TV point to master bedroom	●	●	●	●	●	●
Fused spur for burglar alarm	●	●	●	●	●	●

Internal Features	A	H	W	E	C	W
Walls finished with White Matt Emulsion paint	●	●	●	●	●	●
Ceilings finished with White Matt Emulsion paint	●	●	●	●	●	●
4 panel white doors throughout with satin chrome handles	●	●	●	●	●	●
Satin painted pencil top skirting boards & architrave	●	●	●	●	●	●
White UPVC french doors to garden	●	●	●	●	●	●
Carpets to living area/bedrooms/stairs & landing	●	●	●	●	●	●
Amtico flooring to hallway	●	●	●	●	●	●

Kitchen Features	A	H	W	E	C	W
Fully fitted Symphony kitchen in a superb range of colours and styles	●	●	●	●	●	●
Symphony laminate work tops with upstand	●	●	●	●	●	●
Integrated stainless steel electric oven and ceramic hob	●	●	●	●	●	●
Stainless steel pyramid cooker hood	●	●	●	●	●	●
Amtico flooring	●	●	●	●	●	●
Glass splash back behind hob	●	●	●	●	●	●
1 1/2 bowl stainless steel sink & drainer	●	●	●	●	●	●
Stainless steel mixer tap	●	●	●	●	●	●
Satin chrome spotlights	●	●	●	●	●	●
Integrated fridge freezer	●	●	●	●	●	●
Space for dishwasher and washing machine	●	●	●	●	●	●
Individual LED under unit lighting	●	●	●	●	●	●

Security, Safety Features, Energy Efficiencies	A	H	W	E	C	W
Security locks to windows	●	●	●	●	●	●
Grey Double Glazed Front Door with chrome handle and multi-point lock	●	●	●	●	●	●
Illuminated entrance to front and rear	●	●	●	●	●	●
Loft and exterior wall insulation	●	●	●	●	●	●
Gas central heating with high efficiency thermostatic radiator valves	●	●	●	●	●	●
Dual flush toilets	●	●	●	●	●	●
Mains fed smoke detector to hallway and landing	●	●	●	●	●	●

Bathroom Features	A	H	W	E	C	W
Satin chrome spotlights	●	●	●	●	●	●
Porcelanosa floor tiles	●	●	●	●	●	●
White bathroom suite with glass shower screen	●	●	●	●	●	●
Thermostatic shower over bath	●					●
Electric shower over bath		●	●	●	●	
Range of contemporary Porcelanosa wall tiles	●	●	●	●	●	●
Chrome heated towel rail	●	●	●	●	●	●
Wall mirror	●	●	●	●	●	●
Satin chrome shaver socket	●	●	●	●	●	●

En-Suite Features	A	H	W	E	C	W
Satin chrome spotlights	●	●	●	●		
Porcelanosa floor tiles	●	●	●	●		
Thermostatic shower with low profile shower tray and glass screen enclosure	●	●	●	●		
Range of contemporary Porcelanosa wall tiles	●	●	●	●		
Chrome heated towel rail	●	●	●	●		
Wall mirror	●	●	●	●		
Satin chrome shaver socket	●	●	●	●		

W.C Features	A	H	W	E	C	W
Satin chrome spotlights	●	●	●	●	●	●
Porcelanosa floor tiles	●	●	●	●	●	●
White dual flush toilet and sink basin	●	●	●	●	●	●
Porcelanosa Tiled splash back above sink	●	●	●	●	●	●

Zero Carbon Features (Plot 47 only)	W
★ Please see overleaf for details	●

Availability of standard choices are subject to build stage at point of reservation. The specification may vary according to house type chosen and are provided for general guidance only. For more accurate and detailed plans for a specific plot, please see our Sales Advisor for full specification. Emedia-Saplings-Cheshire. Revision Date: 22.06.21