

ROMANO

2 BEDROOM SPECIFICATION

Kitchen

- Fully fitted Kitchen with integrated appliances #**
- Single oven under worktop
- 600mm Cooker Hood
- 600mm induction hob
- Dishwasher
- Fridge/Freezer
- Washing machine
- Floor tiling to the kitchen/dining room/ bathroom and WC
- Carpet to all non-tiled areas #**
- Option to upgrade worktop to Silestone

Electric and heating

- Underfloor heating to ground floor and radiators to first

Bathroom

- White Geberit sanitary ware with heated chrome towel rail to bathroom^
- Minoli wall and floor tiles**
- Full height tiling around bath and half height behind other sanitary ware
- Half height minoli tiling behind sanitaryware**
- Thermostatic shower in the main bathroom

External features

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside tap and electric socket
- Outside dusk to dawn sensor lighting to the front and rear or side^
- Fused spur for a car charging point^

Energy Efficiency

- Dual flush mechanism to WC reducing water wastage
- Cavity wall insulation and mineral wool insulation to the roof space
- Low energy lighting fitted throughout

Security and Peace of mind

- Fused spur for Burglar alarm
- Mains operated self-contained smoke alarm to hallway and landing
- Multi point locking system to front entrance door with chrome furniture

Warranty

- Protected by a 10 year NHBC Buildmark Warranty

available as an upgrade subject to build stage

** choice available subject to build stage

^ dependent on plot