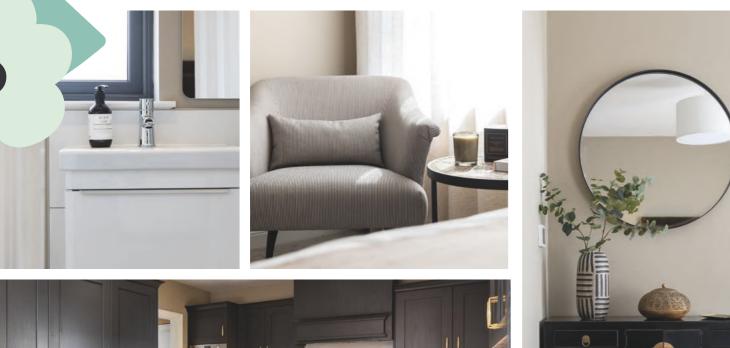




Designed...
with you in mind





PASSIV HAUS IS THE GOLD STANDARD OF ENERGY EFFICIENT HOUSE BUILDING

KITCHEN

- Quality units with a choice of traditional / contemporary doors in a range of colours and stainless steel handles
- · Quartz worktop with upstand
- Soft closing drawers and doors
- Integrated appliances to include ceramic hob, high level single oven, microwave combi, fridge/freezer and dishwasher
- Contemporary chrome monoblock tap
- 1.5 low profile stainless steel sink
- Quooker instant hot water tap (detached houses only)

UTILITY

- Choice of traditional / contemporary doors with a range of colours, laminate worktops and matching handles
- Range of low level and tall housing storage units
- Plumbed for washing machine / condensing dryer

BATHROOMS, ENSUITES & WC

- Contemporary bathroom suites & white sanitaryware
- Back to wall W.C.
- Low profile shower trays and toughened glass doors
- Vanity unit (bathroom & ensuite)
- Feature wall mirror with lighting in ensuite
- Thermostatic bar showers with dual head: rain drench and separate handheld
- Heated towel rails to bathroom, ensuite & W.C.

FLOORING & TILES

- LVT flooring to Entrance Hall, Kitchen / Dining / Snug (where applicable), Utility Room & W.C.
- Carpet to lounge & bedrooms
- Carpet to stairs & landing
- Ceramic floor tiles to upstairs bathroom & ensuite
- Tiled shower enclosures
- Splashback to WHB in W.C.

INTERNAL

- Passive house certified Nilan Compact P complementary ventilation and heating system that provides your house with ventilation, heat recovery & production of domestic hot water
- This system ensures a daily air exchange with the removal of dust particles and excess humidity in exchange for a pleasant and healthy indoor climate
- All walls to be painted throughout colour scheme as chosen by interior designer
- · Ceilings and woodwork painted white
- Moulded skirting boards and architraves
- Comprehensive range of electrical light fittings and sockets to include USB sockets. TV points in Kitchen / Dining Room, Living Room & Principal Bedroom.
- Telephone / Data point for main BT connection
- Energy saving LED downlights and ceiling pendants where applicable
- 40mm traditional white 4 panel doors
- Mains operated smoke detectors
- 4 point Wireless alarm system

EXTERNAL

- Construction built to Passive House LEB standard
- Solar PV Panels on roof as standard. Additional battery storage upgrade option in future if required.
- Locally produced brick or rendered facades
- Feature lighting to front & rear doors
- Grey triple glazed windows
- Seamless aluminium gutters
- Black front door with 5-point multi-lock system
- UPVC downpipes
- Flagging to paths & patio
- External power socket which can be converted to EV charging point
- External water tap to rear garden
- Bitmac driveways
- Lawns turfed to front and rear garden areas
- Landscaping plan to include plants & trees (where applicable)

WARRANTY / SERVICE CHARGES

- NHBC 10 year warranty
- Annual service charge to be collected by management company

A letter \prime supplier information sheet will be sent to all purchasers once a house is successfully booked.

Specification is for guidance purposes only and can be subject to change. Images shown for illustration purposes only.

Joint Selling Agent:



028 9067 3777 ampmni.com



028 9066 8888 simonbrien.com

A new way of living by multi award winning developer



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

