

SNG AT  
**M**  
MONTEM



# Specification

1 & 2 bedroom apartments



## Kitchen

- Symphony Kitchen (Supplier)
- Cupboard door colour; Hacienda Platinum
- Laminate worktop; Alaska
- Stainless Steel splashback
- Handle to cupboard; Stainless Steel bar handle HPK878
- Leisure 'Linear' One & half bowl stainless steel sink, and TMO40 tap inc. sink liner or similar monobloc mixer tap.
- Vinyl; Comfytex Hatari 791
- Electrolux or similar induction hob
- Electrolux or similar single oven and extractor fan
- Space for a freestanding fridge/freezer will be provided (minimum size 600mm/60cm)
- Washer/Dryer provided to all flats in storage cupboard or similar location depending on house type
- Removable unit to allow for future provision of dishwasher with service connections (plumbing and electric, unswitched socket provided)\*

## Family / En-suite bathroom

- White sanitary ware (Basin, Toilet, Bath).
- Shower glass screen over bath in family bathroom
- Shaving point
- Stainless Steel Electric towel radiator.
- Bellway Tile Selection Band 2 - Dovedale Light Grey
- (Please note; should the house type have an en-suite the family bathroom may not have a full height shower over bath)

## Internal finishes

- Pre-finished white door with chrome finished lever furniture and hinges. Thumb turn lock to bathrooms, ensuites and wc's
- All internal walls and ceilings are finished in Crown matt emulsion (white)
- Carpet included to bedrooms
- (Feather - Bellway Twist)
- Vinyl to kitchen, bathroom, en-suite, stores, hallway; Comfytex Hatari 791

## Heating & electrics

- White switch plates and sockets throughout with USB ports to kitchen and bedroom one
- Heating is via thermostatically controllable electric panel heaters (stat on each rad)
- Robus (or equivalent) pendant holder to all habitable rooms, halls and landings batten holder to all cupboards and stores
- LED S/S Recessed downlighters at 900mm centres to kitchens , bathrooms , W/Cs and en-suites
- Power, TV and telephone points throughout the property & where applicable - Wiring and connection outlets for Sky Q provided in lounge & Master Bedroom
- Heat detector located in kitchen
- LD2 alarm system with optical sensors located in circulation spaces & living space

10 year NHBC Buildmark warranty (from time of handover to SNG). Please note; the specification details can vary on property type and are subject to change during build programme and could vary at time of completion due to trade stock - any questions please ask your sales consultant for further details. SNG hold the contract with the developer and all choices are made by the housing association.

\*Dishwasher space can vary on property type/kitchen layout; the cost for the appliance and installation is at the buyers responsibility upon completion.