

Orbit at St Augustine's Place Specification

Kitchen

- Laminate worktops and upstands
- 1 ½ bowl sink
- Integrated stainless-steel oven & induction hob
- Integrated extractor hood
- Stainless-steel splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Washing machine space

Bathroom & En Suite

- Close coupled WC
- Full pedestal basin
- Tiled splashback to basin
- Bath with thermostatic, chrome shower unit
- 2 panel glass shower screen with chrome finish
- Full-height wall tiling around bath
- Thermostatically controlled shower to en suite and glass shower cubicle with full-height tiling (Byford & Kingdale only)

Cloakroom

- Close coupled WC
- Full pedestal basin
- Tiled splashback to basin

Plumbing

- Ideal Logic high efficiency boiler
- Thermostatically controlled radiators
- Heated chrome towel radiator to bathroom
 & en suite
- Waste water heat recovery (plots 9-13 only)

Electrical

- TV & BT point to living room
- Data outlets to living room & all bedrooms
- TV aerial to bedroom 1
- Downlights to hall, landing, kitchen, WC, bathroom & en suites
- Mix of downlights & pendant lighting to open-plan living areas
- Mains-wired smoke detector with battery back-up
- Battery-operated carbon monoxide alarms
- PIR operated outside light to front and rear door
- Gas smart meter

Windows & Doors

- Triple glazed windows to plots 9-13. Double glazed windows to all other plots
- CRP multipoint locking front door with chrome ironmongery
- Pairs of French Casement PVCu rear doors

Internal

- All walls painted in Crown white, with 2no coats of vinyl emulsion
- Ceilings, skirting, architrave & window boards painted white
- Fitted wardrobe to bedroom 1
- Vinyl to wet rooms
- Carpet to all other rooms

General

- Paving to front and rear access paths and patio
- Landscaping to front garden
- Turf to rear garden
- Rotary dryer
- Screen wall/fencing (as per external finishes schedule)
- Solar PV Panels
- 10 year NHBC warranty



