



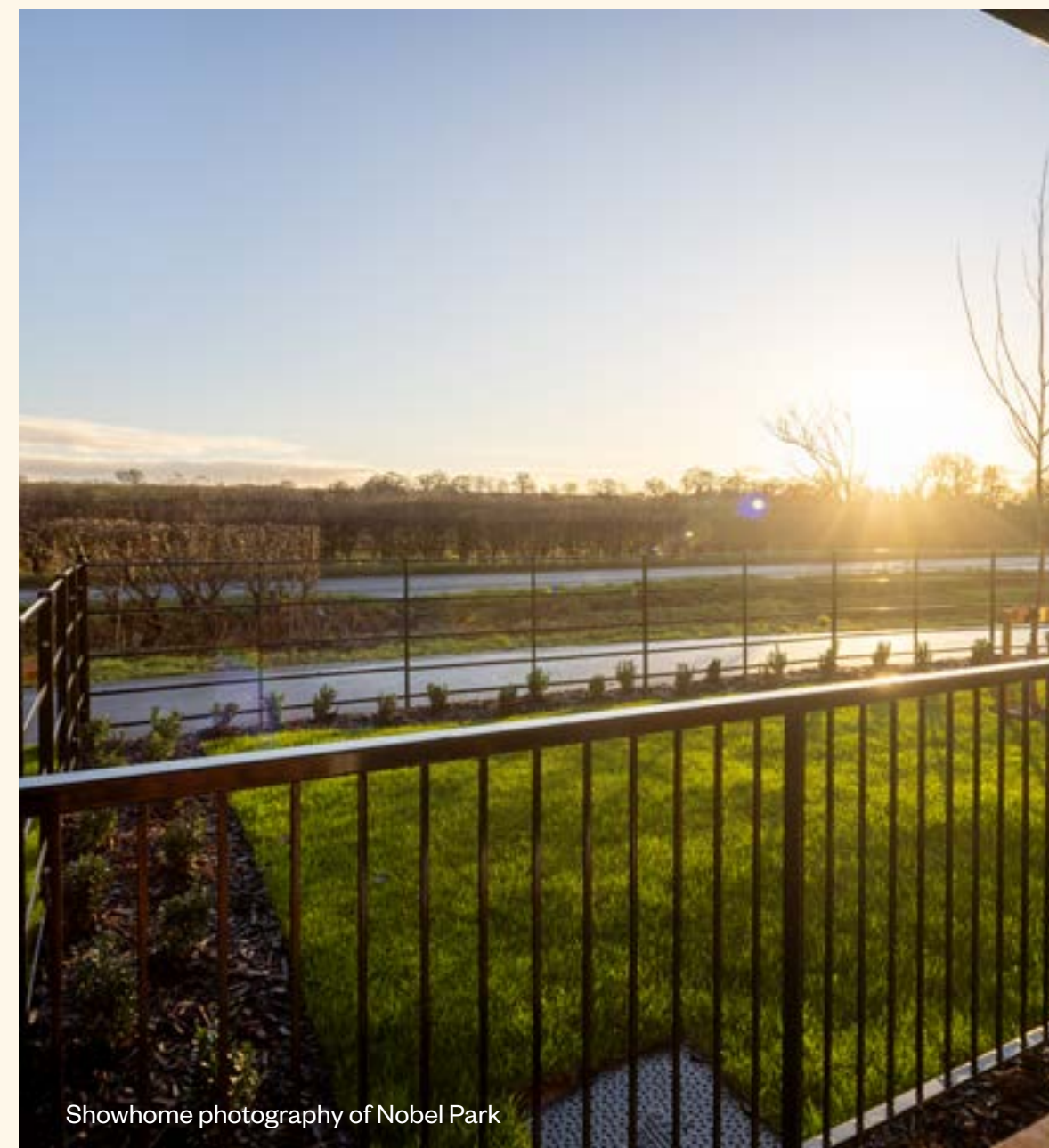
Cala at Nobel Park

Phase 4 Specification

Apartments and 3 bedroom homes



Stock photography



Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with contemporary specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your new home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

Specification

Kitchens

- High quality designer kitchens
- Laminate worktop with matching upstand and toughened heat resistant glass splash back to hob
- 1 ½ bowl inset sink with Hansgrophe mixer tap
- LED warm white strip lights to rear of wall kitchen units
- Pull-out Lemans shelving unit to at least 1 corner base unit
- Bosch built-in single oven
- Bosch built-in microwave
- Bosch built-in combination microwave to 3 bedroom homes
- Bosch 4 ring touch control induction hob
- Built-in recirculating hood extractor
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer to 3 bedroom homes and 1 bedroom apartments
- Bosch freestanding washer/dryer in laundry room to 2 bedroom apartments

External

- Allocated electric vehicle charging point
- Solar PV panels
- Turf to rear garden and landscaped to the front for 3 bedroom homes
- External tap and electric socket to rear of the property for 3 bedroom homes
- Retractable garage doors with batten light fitting installed and double socket to 3 bedroom homes
- Secure pin lock for the apartments cycle storage

Bathroom & en suite

- Roca white sanitaryware
- Fitted mirror above sink basin
- Hansgrophe mixer tap to basin
- Hansgrophe concerned valve for bath filler and shower
- Chrome heated towel rail
- Choice of full-height Minoli wall tiles[^]

Flooring

- Amtico spacia flooring to kitchen, living space and entrance hall
- Carpet to the sitting room of The Drayton
- Minoli floor tiles to bathroom and en suite
- Carpet to bedrooms

Internal finishes

- All internal walls and ceilings are finished in white emulsion
- All woodwork to be finished in white satin
- French doors to private balcony of the apartments
- Internal doors painted with white satinwood with chrome door furniture
- High thermal performance PVCu double glazed windows with toughened glass where required
- Full height fitted sliding wardrobe to bedroom one

Heating & electrics

- Gas-central heating with wall mounted boiler
- Hive Heating to wirelessly control two heating zones and hot water
- Stainless steel switchplates and sockets with white insert to kitchen
- White switchplates and sockets to other rooms
- USB ports to selected sockets in kitchen and bedroom 1
- Warm white LED downlights to kitchen, laundry room, bathroom and en suite^{*}
- Pendant lights to entrance hall^{*}
- Fibre to the home (FTTP) enabling access to ultrafast broadband[†]
- TV/satellite point to living room and bedroom 1

Security & safety

- All ground floor doors and windows PAS 24 security certified
- Mains operated smoke detectors with battery back-up
- Mains operated carbon monoxide with battery back-up
- Secure video entry system to the apartments

Guarantee

- 10 year NHBC Buildmark warranty



Stock photography

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