

Nos. 5 – 9 The Kestrels, Bricket Wood, St Albans, Herts AL2 **3YB**

Timber

Hardwood staircase with stained handrail
American white oak wood internal doors
6" skirting & 3" architrave to all rooms.
High quality chrome ironmongery throughout to doors

Kitchens

Fitted "Porter" Matt kitchen units with handleless system in graphite and porcelan colour with Caesarstone complimenting quartz worktops. A range of appliances to include Elica induction hob with built in downdraft extractor fan system, Siemens ovens and dishwasher, Caple wine chiller and Fisher & Paykel fridge freezers



Bathrooms

High quality white wall hung sanitary ware throughout with Britton cabinets. Groeh monoblock chrome taps. Feature showers and baths with push button operation.

Plumbing

Mains gas fired central heating and hot water system.
Underfloor zoned gas fired central heating system to ground floors
High pressure hot water system.

Electrics

Chrome fittings to all rooms with a combination of recessed spotlights fitted with dimmer switches where applicable and 5amp lighting circuits
T. V. & B. T. Points, send & return satellite / cable TV points
CAT 5 data wiring

Security alarm with door sensors and PIR motion detectors
Mains fed link wired smoke detectors

Internal Decorations

Smooth plaster finished walls and ceilings
Emulsion paint throughout in Gardenia colour
Fireplace with working chimney to include log burning stove on slate hearth with feature beam over

Ceramic Tiling / Floor Coverings

Floor tiling to kitchen / family room, cloakrooms and utility room in high quality Porcelanosa tiles
Fully tiled bathroom walls supplied by Porcelanosa of Spain. Kardean flooring to bathrooms

External Finishes

Constructed in premium facing bricks
High quality plain roof tiles
Moncouche Render finished in cream

Outside

All gardens to be laid to lawn as per the approved landscape plan.
Paths & patio in feature slabs
Driveways in Brett Alpha Antique Silver Haze block paving
Garages with power / light and remote controlled electrically operated insulated sectional Hormann garage doors.

Warranty

LABC 10 Year Warranty



DISCLAIMER

These details are intended to give a general indication of the development, floor layouts and specification. The illustrations of the development are the artist's impressions only. Dimensions provided are scaled from plans and are approximate. The developer reserves the right to amend any part of the development specification or floor layouts at any time. The contents herein shall not form any contract nor are they a representation inducing any such contract.