



Laconia Place

SPECIFICATION



SHARED OWNERSHIP

KITCHENS

- Kitchens by Symphony Hacienda
- Soft close drawers
- Laminate work surfaces with matching up stands
- Single bowl stainless steel sink with Adore mixer tap
- Zanussi integrated single oven
- Zanussi 4-zone gas hob
- Zanussi integrated extractor hood
- Removable base unit for the future installation of an integrated dishwasher
- Integrated fridge freezer
- Integrated washing machine
- Amtico flooring in the kitchen and dining area

PLUMBING AND HEATING

- Gas supply to boiler and hob (dependent on plot-specific specification)
- Potterton Assure combi boiler
- Heated Towel Rails

ELECTRICAL

- Mains smoke and heat detectors
- Carbon monoxide detector
- Low energy lighting throughout
- External light to the front and rear of the house
- White electrical fittings in all rooms
- 1 x electric vehicle charging point per home

INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white gloss paint
- Amtico flooring to kitchen and bathrooms
- Carpet in all other rooms

BATHROOMS, EN-SUITES AND CLOAKROOMS

- White ROCA sanitaryware
- Basin with pedestal in the cloakroom and bathroom
- Mono mixer tap to all basins
- Elevate twin panel chrome bath screen
- Chrome thermostatic deck mounted bath shower mixer tap
- Wall tile splashback to the cloakroom basin
- Amtico flooring in the cloakroom and bathroom

DOORS AND WINDOWS

- Premdor four panel grained
- Aztec lever on round rose in polished chrome

EXTERNAL

- Solar panels to all houses and apartments
- Low energy security light
- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the rear gardens