

THE POPPIES SPECIFICATION

ENERGY CONSCIOUS COMFORT

- Gas-fired combi boiler
- Compact radiators
- Energy efficient lighting
- Anticipated EPC rating: B

KITCHEN

- Quality UK manufactured soft close kitchen units in a traditional white grey shaker style with black pull handles
- Laminated worktop with upstand in beauly traviso
- Glass splashback to hob
- Surface mounted stainless steel sink and mixer tap
- Polished chrome finish to sockets to kitchen counter
- Polished chrome downlights

INTEGRATED APPLIANCES

- Single oven
- Four burner gas hob
- Integrated fridge/freezer
- Integrated washing machine
- Mains fed smoke/heat detectors

BATHROOMS

- Full height Porcelanosa Fontana tiling with chrome trim to bath area (where applicable), over-bath mains fed shower and glass shower screen
- Full height Porcelanosa Fontana tiling with chrome trim to mains fed shower enclosure (where applicable)
- Porcelanosa Fontana tiled splashback with chrome trim to sink
- White Villeroy & Boch porcelain sanitaryware
- Chrome heated towel rail
- Chrome downlights

SECURITY

- Secured by design multi-point locking system to all apartment doors
- Lockable handles and restrictors to windows (where required)
- Video access control system to all apartments
- Intruder alarm to ground floor apartments
- External lighting to entrance

GENERAL

- White emulsion painted walls and ceilings
- White gloss painted woodwork
- White plastic sockets and switch face plates elsewhere (excluding kitchen counter)
- Pendant light to all rooms (excluding kitchen and bathroom)

DOORS

- Double glazed UPVC windows
- Quality internal timber doors with polished chrome ironmongery

AV, TELEPHONE AND DATA

- TV point to lounge
- Telephone point to lounge
- Fibre broadband internet

COMMUNAL AREAS

- White emulsion painted walls and ceilings
- White gloss painted woodwork
- Oak veneered communal fire resistant doors
- Hardwearing entrance mat to main entrance, carpet elsewhere
- Timber balustrade to staircase
- Please note, there is no lift within this building

EXTERNAL

- 1 no. unallocated parking space per apartment
- 4 no. communal electric vehicle charge points
- Communal garden to all properties
- Communal bike store
- Communal bin store

ADDITIONAL INFORMATION

- 10 Year NHBC Buildmark Warranty (inclusive of 2 year developer's warranty)
- Manufacturer's guarantee on appliances/white goods
- Anticipated EPC rating: B
- All Caple appliances come with a 2 year parts and labour warranty once registered with Caple

