

Plot
One



St
Leonards Mews

Elite Collection
of 4 bedroom homes

Ground Floor



Kitchen / Dining

8400 x 5900 27'7" x 19'4"

Lounge

4200 x 5900 13'9" x 19'4"

Utility

3100 x 1950 10'2" x 6'5"

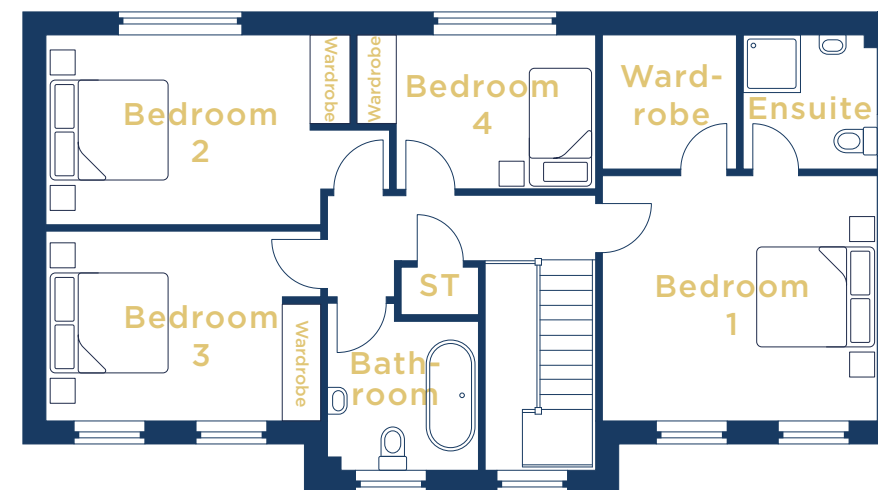
W.C

1100 x 1800 3'6" x 5'9"

Garage

5700 x 5700 18'8" x 18'8"

First Floor



Bedroom 1

4200 x 3750 13'9" x 12'4"

Ensuite

2050 x 2050 6'9" x 6'9"

Wardrobe

2050 x 2050 6'9" x 6'9"

Bedroom 2

4625 x 2900 15'2" x 9'6"

Bedroom 3

4200 x 2900 13'9" x 9'6"

Bedroom 4

3675 x 2350 12'1" x 7'7"

Bathroom

2300 x 2550 7'5" x 8'4"

THE SPECIFICATION

Your home, your choice

GENERAL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
White gloss woodwork	☼	☼	☼	☼	☼
White matt painted walls & ceilings	☼	☼	☼	☼	☼
Chrome ironmongery to door handles	☼	☼	☼	☼	☼
UPVC double glazed windows	☼	☼	☼	☼	☼

ENTRANCE HALL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Spot / Pendant lights	☼	☼	☼	☼	☼

KITCHEN / DINING	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Choice of kitchen door finishes	☼	☼	☼	☼	☼
Choice of worktops & upstands	☼	☼	☼	☼	☼
Integrated single fan assisted oven	*	☼	☼	☼	☼
Ceramic 4 zone hob	*	☼	☼	☼	☼
Extractor hood	*	☼	☼	☼	☼
1.5 sink bowl and taps	*	☼	☼	☼	☼
Integrated fridge	*	☼	☼	☼	☼
Integrated dishwasher	*	☼	☼	☼	☼
Integrated microwave		☼	☼	☼	☼
Kitchen island		☼	☼	☼	☼
Spotlights		☼	☼	☼	☼
Bi-folding doors	*	☼	☼	☼	☼
Floor tiling	*	☼	☼	☼	☼
Laminate flooring	*				

UTILITY ROOM	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Kitchen units worktop and upstand as kitchen	☼	☼	☼	☼	☼
Stainless steel single bowl sink with tap	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
Integrated washing machine	*				
Floor tiling	*	☼	☼	☼	☼
Laminate flooring	*				

DOWNSTAIRS W.C.	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Fitted white contemporary sanitaryware	☼	☼	☼	☼	☼
Chrome heated towel rail	☼	☼	☼	☼	☼
Vanity unit	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
Floor tiling	*				
Laminate flooring	*				

FAMILY BATHROOM	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Fitted white contemporary sanitaryware	☼	☼	☼	☼	☼
Chrome heated towel rail	☼	☼	☼	☼	☼
Vanity unit	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
1/2 tiling to walls with full tiling behind shower or fitted bath	☼	☼	☼	☼	☼
Fitted bath		☼			
Freestanding bath	*	☼	☼	☼	☼
Shower cubicle		☼	☼	☼	☼
Floor tiling	☼	☼	☼	☼	☼

EN-SUITE	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Fitted white contemporary sanitaryware	☼	☼	☼	☼	☼
Chrome heated towel rail	☼	☼	☼	☼	☼
Vanity unit	☼	☼	☼	☼	☼
Spotlights	☼	☼	☼	☼	☼
1/2 tiling to walls with full tiling behind shower or fitted bath	☼	☼	☼	☼	☼
Fitted bath		☼		☼	☼
Option to change bath to walk in shower		☼		☼	☼
Shower cubicle	**	☼	☼		
Floor tiling	*	☼	☼	☼	☼

ELECTRICAL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Mains fed smoke detectors and alarm	☼	☼	☼	☼	☼
White sockets and switches	☼	☼	☼	☼	☼
TV point to kitchen sitting area	☼	☼	☼	☼	☼
TV point to lounge	☼	☼	☼	☼	☼
TV point to bed 1 and 2	☼	☼	☼	☼	☼
TV point bed 3	*				
TV point bed 4	*				

EXTERNAL	Plot One	Plot Two	Plot Three	Plot Four	Plot Five
Lawned gardens to front and rear	☼	☼	☼	☼	☼
Perimeter fencing to rear and boundaries	☼	☼	☼	☼	☼
Outside tap	☼	☼	☼	☼	☼
Paths to the perimeter and patio area	☼	☼	☼	☼	☼
Outside light to front and rear	☼	☼	☼	☼	☼
Double detached garage					☼
Integral double garage			☼		
Integral single garage				☼	
Attached double garage	☼	☼			

☼ Comes as standard ** Dependant on state of build * Option to upgrade
Please speak to one of our sales representatives to view and discuss the available upgrades on your selected home.

FLOORING UPGRADES

Your new home, styled by you




Full House

Temple soft range carpet £4,450
Lounge, stairs, landing and 4 bedrooms


Lounge

Laminate - Tier 1 £1,500
Laminate - Tier 2 £2,000


Kitchen, Dining, Sitting & Utility

Laminate - Tier 1 
Laminate - Tier 2 
Ceramic tile - 44.3cm x 44.3cm 
Ceramic tile - 80cm x 80cm £900


Hallway and W.C

Laminate - Tier 1 
Laminate - Tier 2 £250
Ceramic Tile - 44.3cm x 44.3cm £530
Ceramic Tile - 80cm x 80cm £690

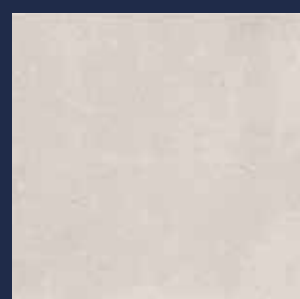
Bathroom

Ceramic tile - 44.3cm x 44.3cm 
Ceramic tile - 60.2cm x 60.2cm £200

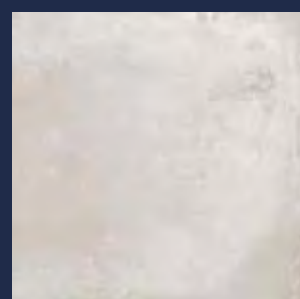
En-Suite

Ceramic tile - 44.3cm x 44.3cm 
Ceramic tile - 60.2cm x 60.2cm £200

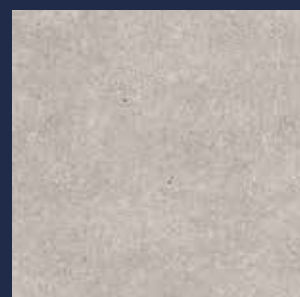
80cm x 80cm /
60.2cm x 60.2cm



Bottega Caliza



Harlem Claiza

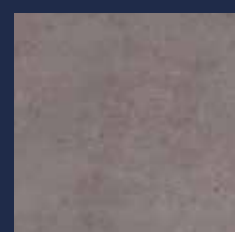


Bottega Acero

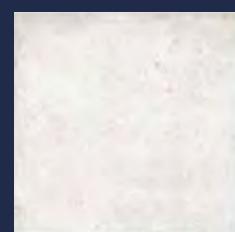


Dover Acero

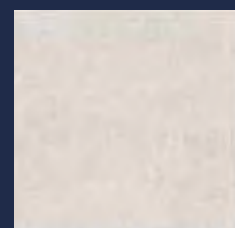
44.3cm x 44.3cm



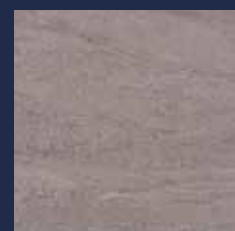
Park Gris



Park Blanco



Bottega Caliza




Madagascar Natural

WALL TILE UPGRADES

Your home, your choice


Bathroom

Half Tile - Choice of various tiles from 2 different sizes
Full Tile - Must have full tiling behind bath

Half Tile 
Full Tile - 25cm x 44.3cm £1,200
Full Tile - 33.3cm x 59.2cm £1,400

En-Suite

Half Tile - choice of various tiles from 2 different sizes

Half Tile 
Full Tile - 25cm x 44.3cm £765
Full Tile - 33.3cm x 59.2cm £965

Downstairs W.C

Half Tile - 25cm x 44.3cm £590
Half Tile - 33.3cm x 59.2cm £790
Full Tile - 25cm x 44.3cm £1,200
Full Tile - 33.3cm x 59.2cm £1,400

33.3cm x 59.2cm



Bottega Caliza *



Indic Matt *



Dover Caliza *



Spiga Bottega Caliza *



Cubic Indic Matt *



Dover Modern Line Caliza *

25cm x 44.3cm



Park Gris *



Bottega Caliza *



Park Blanco *



Madagascar Natural *



Park Lineal Gris *



Marbella Stone *



Park Lineal Blanco *



Ona Natural *

FINISHING TOUCHES

Individually perfected by you

Security

Alarm	☼	
Hive and Ring Doorbell		£200

Additional Outlets

	SW	BN
TV point	£75	£100
Twin socket	£75	£100
USB socket	£100	£125

Electrical Outlet Finishes

Replace standard white to brushed nickel finish	£1,200
Sockets, TV & Light Switches	

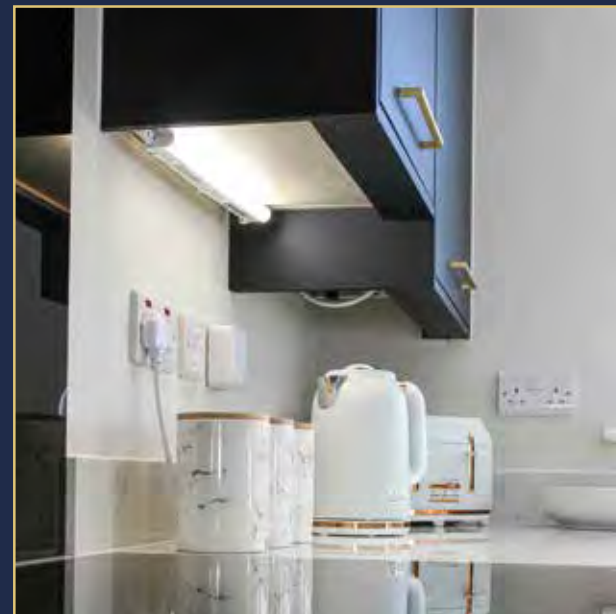
Spotlights

Remove pendants and change to spotlights

Dining Area - 6 spotlights	£300
Lounge - 4 spotlights	£225
Bedroom 1 - 4 spotlights	£225
Bedroom 2 - 4 spotlights	£225
Bedroom 3 - 4 spotlights	£225
Bedroom 4 - 4 spotlights	£225
Hallway - 4 spotlights	£225
Landing - 4 spotlights	£225

Exterior

Outdoor twin socket	£100
Outdoor floodlight	£150
Exterior Car Charger	☼



SW Standard White BN Brushed Nickel

☼ Included as standard

Bathroom & En-Suite

Mirror Feed	£75
LED Anti-mist Mirror	£295
Shaving Point	£100

Blinds

Roller Blinds	£3,735
Faux wood with ladders	£2,913
Wood with ladders	£3,920

Wardrobes

Master Bedroom included

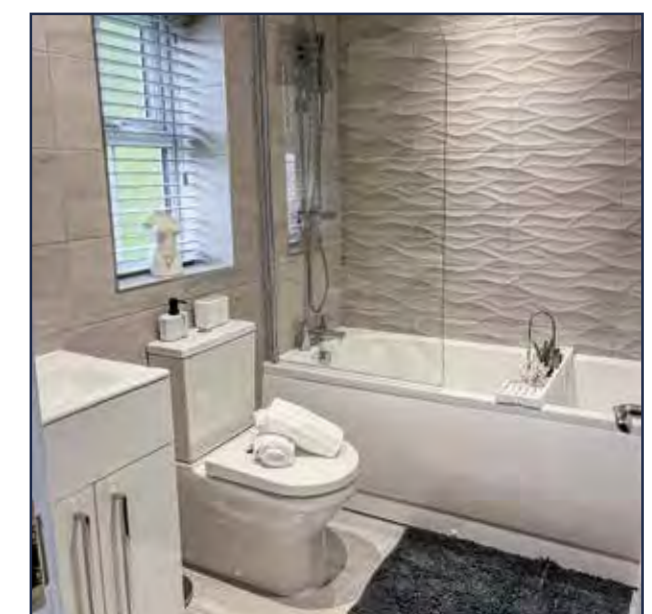
Bedroom 2 - 1,350m opening	£1,500
Bedroom 3 - 1,800m opening	£1,750
Bedroom 4 - 1,350m opening	£1,500

Paving

Shed base in standard paving to fit a 8ft x 6ft garden shed	£515
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900mm path to perimeter

Patio Indian stone in Grey or Saxton Stone	
Standard 25m ²	☼
Increase patio per m ²	£100/m ²



Plot
One

FINALISING YOUR CHOICES

Please speak to your Sales Representative to confirm and finalise any upgrades. Where cash incentives are offered, you may be asked to pay a deposit to secure these.

Payment Terms:
100% Immediately if exchange of contracts has not taken place.

100% upon legal completion if exchanged contracts has taken place.