

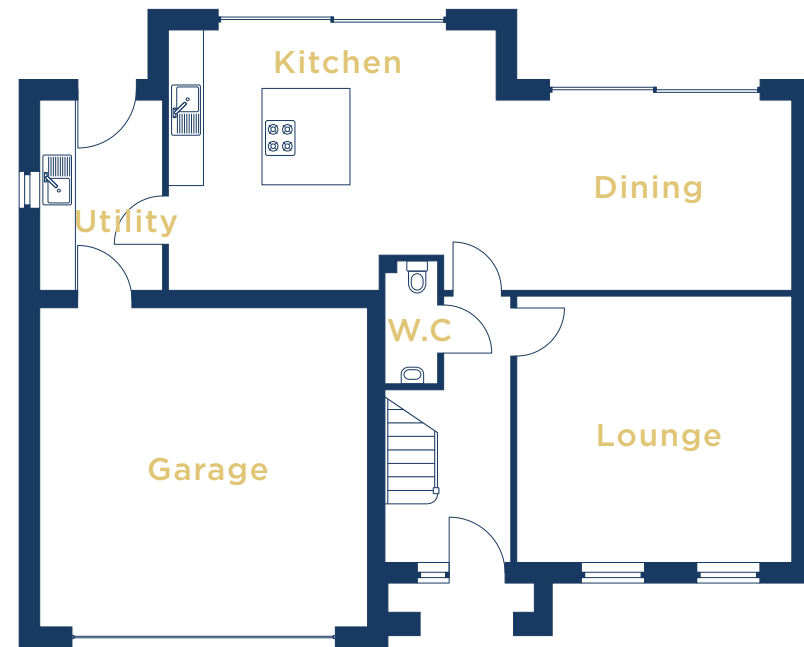
Plot
Three



St
Leonards Mews

Elite Collection
of 4 bedroom homes

Ground Floor



First Floor



Kitchen / Dining

10650 x 4450 34'11" x 14'7"

Lounge

4700 x 4550 15'5" x 14'11"

Utility

2100 x 3250 6'11" x 10'8"

W.C

900 x 2100 2'11" x 6'11"

Garage

5600 x 5450 18'5" x 17'11"

Bedroom 1

3800 x 5200 12'6" x 17'1"

Ensuite

1900 x 2400 6'3" x 7'11"

Wardrobe

1900 x 2700 6'3" x 8'10"

Bedroom 2

3800 x 3700 12'6" x 12'2"

Ensuite

1900 x 1800 6'3" x 5'11"

Wardrobe

1900 x 1800 6'3" x 5'11"

Bedroom 3

4700 x 4000 15'4" x 13'1"

Bedroom 4

4700 x 3175 15'4" x 10'4"

Bathroom

2950 x 2850 9'8" x 9'4"

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 £5,250
Lounge, stairs, landing and 4 bedrooms


Lounge

Laminate - Tier 1 £1,290
Laminate - Tier 2 £1,720


Kitchen, Dining, Sitting & Utility

Laminate - Tier 1 
Laminate - Tier 2 
Ceramic tile - 44.3cm x 44.3cm 
Ceramic tile - 80cm x 80cm £945


Hallway and W.C

Laminate - Tier 1 
Laminate - Tier 2 £250
Ceramic Tile - 44.3cm x 44.3cm £500
Ceramic Tile - 80cm x 80cm £640

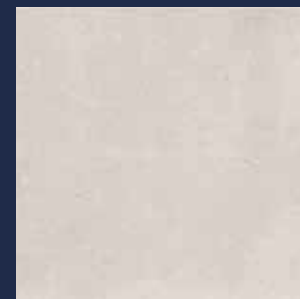
Bathroom

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

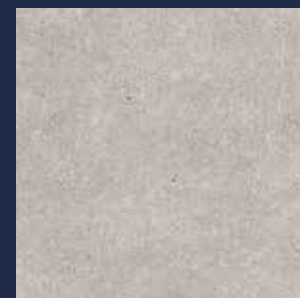
80cm x 80cm /
60.2cm x 60.2cm



Bottega Caliza



Harlem Claiza

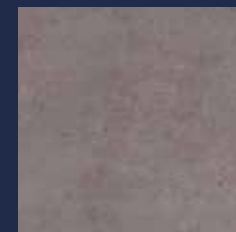


Bottega Acero



Dover Acero

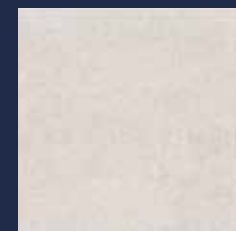
44.3cm x 44.3cm



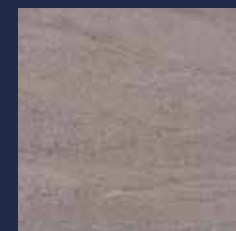
Park Gris



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 £1,175
Full Tile - 33.3cm x 59.2cm £1,375

En-Suite

Half Tile - choice of various tiles from 2 different sizes

Half Tile 
Full Tile - 25cm x 44.3cm £820
Full Tile - 33.3cm x 59.2cm £1,020

Downstairs W.C

Half Tile - 25cm x 44.3cm £610
Half Tile - 33.3cm x 59.2cm £810
Full Tile - 25cm x 44.3cm £1,250
Full Tile - 33.3cm x 59.2cm £1,450

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	£2,700
Faux wood with ladders	£2,065
Wood with ladders	£2,800

Wardrobes

Master Bedroom included

Bedroom 3 - 1,750m opening	£1,750
Bedroom 4 - 1,750m opening	£1,750

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



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.

Plot
Three