

**BLÉRIOT
GATE** SURREY

ADDESTONE



APARTMENT
SPECIFICATION

 **REDROW**
A BETTER WAY TO LIVE



Quality is never an accident;
it is always the result
of high intention, sincere
effort, intelligent direction
and skilful execution; it
represents the wise choice
of many alternatives



Apartment Interior Features

Walls

Taped and jointed finish with Dulux Off-White emulsion paint finish.

Internal Doors

Oak Veneer solid core doors.

Internal Door Furniture

Taurus Square Rose lever door furniture in brushed chrome finish.

Architrave

V grooved MDF with Satin White paint finish.

Skirting Boards

V grooved profile MDF to match architrave.

Ceilings

Taped and jointed finish with Dulux White emulsion paint finish.

Central Heating

Combi boiler.

Phone Point

Finish to match electrical accessories in rooms (NB first point will be standard BT box) - please refer to drawings for details on specific plots.

TV Point

Apartments to receive communal aerial system and communal satellite dish linked to each apartment. TV Point in white finish - please refer to drawings for details on specific plots.

Electrical Sockets / Switch Plates

All switch and socket plates positioned 1.2m above finished floor level will be Schneider Ultimate low profile in a brushed chrome finish with white inserts, with all others in a white finish, with the exception of the hallway where all switch and socket plates will be brushed chrome.

Lighting

All lamps to be energy efficient. LED downlights in brushed chrome as standard to some areas - please refer to drawings for details on specific plots.

Smoke Detectors

Mains operated (with battery back-up)

Consumer Unit

Surface mounted consumer unit – please refer to plot specific drawings for location.

Kitchen Features

Kitchen Styles

Choice of Symphony kitchen from selected ranges. Please speak to our Sales Consultants for more details.

Work Surfaces

22mm Square edged worktops from a selection from Symphony.

Upstand

100mm high matching upstand above worktops, with stainless steel splashback behind hob.

Lighting

Lighting to underside of kitchen units to be LED square surface lights.

Electrical Sockets/Switch Plates

Schneider Ultimate low profile brushed chrome sockets and switch plates to underside of kitchen wall units - please refer to drawings for details on specific plots.

Sink

Blanco Bonus stainless steel 1½ bowl with mixer tap to units.

Appliances

Hob Siemens 60cm ceramic electric hob.

Single Oven Siemens electric single oven.

Microwave Siemens integrated.

Cooker Extractor Elica integrated 60cm extract.

Integrated fridge/freezer Siemens 50/50 fridge/freezer or separate integrated Siemens fridge and freezer. Please refer to plot specific drawings for details.

Washer/Dryer Siemens washer/dryer. Subject to layout a freestanding washer/dryer will be provided to laundry cupboard in lieu of integrated. Please refer to plot specific drawings for details.

Dishwasher Siemens integrated.

Downlights Brushed chrome.

Bathroom & En-suite Features

Bathroom & En-suite Styles

Ideal Standard white finish.

Towel Warmer PISA towel warmer in chrome effect finish to bathroom and en-suite.

Shaver Socket Bathroom and en-suite/s. Finish to match electrical plates.

Mirror Mirror to be fitted above the bathroom & en-suite washbasins

Bathroom

Bath Tempo Arc bath 700 wide by 1700 long with bath panel. Fitted with Ceraplan single lever bath filler complete with clic-clack waste.

Shower over Bath Ideal Standard with Alto Ecotherm thermostatic bar valve above the bath including bath screen.

WC Concept Cube close coupled back-to-wall pan with dual flush cistern.

Basin 50cm Concept Cube basin with one tap hole, chrome bottle. Fitted with Ceraplan monoblock tap with single lever control complete with pivot waste.

Wall Finish HR Johnston full-height tiling around bath/shower.

En-suite

Shower Low profile acrylic tray capped low profile shower tray with concealed waste and upstands to all four sides. Ideal Standard "Alto Ecotherm" thermostatic bar valve. Shower screen to enclosure polished chrome effect finish shower door. Please refer to drawings.

WC Concept Cube close coupled back-to-wall pan with dual flush cistern.

Basin 50cm Concept Cube basin with one tap hole. Fitted with monoblock tap with single lever control complete with chrome bottle-top clic-clack waste.

Wall finish HR Johnson full height tiling around shower.

Symphony®

SIEMENS

Hammonds
feel the difference.

JOHNSON • TILES

*Ideal
Standard*

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot. Images typical of Redrow homes.



Communal Areas

Apartment Communal Entrance

Communal entrance doors are to be steel colour to match windows and glass panels where shown.

Floor Finish

Communal areas receive CFS Prestige Compilation Plus (Carbon 980) flooring with entrance matting to entrance doors.

Post Box

Banks of metal mail boxes located within entrance lobby – please refer to block specific drawings.

Door Entry System

Apartments to receive video entry system to communal entrance core doors, linked to individual apartments.

Staircase

PCC stairs with glass balustrade and hardwood Ash handrail.

Lift

Passenger lift to all floors (where applicable).

Walls

Tape and Jointed finish with Dulux Off-White emulsion paint finish.

Lighting and Ceilings

Communal ceilings to be acoustic ceiling boards painted with Dulux White Emulsion paint decoration, with ceiling and surface wall-mounted lights with PIR Sensors on a timer.

Architrave

V grooved profile with satin white paint finish.

Skirting Boards

V grooved profile MDF to match architrave.

Individual Apartment Entrance Doors

Flush doors finished in white with chrome ironmongery.

House Number Apartment Entrance Doors

Individual numerals to apartment doors.

Exterior Features

Facia & Soffit

Decorative fascia & soffit.

Balcony Finish

Composite decking or paving slabs depending on location.

Rainwater System

Rainwater hoppers and downpipes as shown on elevation drawings.

Windows

Sealed double glazed uPVC windows to all elevations as indicated on drawings.

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in this specification. In such cases, a similar alternative will be provided. Redrow Homes reserve the right to make these changes as required. Kitchen choices are subject to build stage.



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