



Specification

KITCHEN

Contemporary and stylish modern kitchens featuring high gloss doors plus Silestone worktops and matching upstands. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchen.

- Bosch 600mm wide four zone ceramic hob
- Bosch integrated single oven
- Bosch integrated microwave
- Integrated cooker hood or island hood where applicable
- Glass panel splashback behind hob where applicable
- Zanussi integrated fridge-freezer
- Zanussi integrated dishwasher
- Zanussi washer-dryer (integrated in kitchen or freestanding in hallway storage cupboard)
- Stainless steel Blanco under-mounted 1-bowl sink
- Contemporary Blanco mixer tap
- LED feature lighting to wall units
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility

Kitchen design and layout may vary; please speak to our Sales Executives for further information



MASTER EN-SUITE

The elegant and stunning master en-suite, with sanitary ware by Ideal Standard and complementing taps and showers by Hansgrohe, plus bespoke feature mirror and vanity top, add a hotel style touch to the master en-suite to create a stylish private space.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Low profile shower tray with glass shower screen
- Feature mirror with matching vanity top and LED lighting
- Large format wall and floor tiles
- Heated chrome towel rail

FAMILY BATHROOM

Contemporary Ideal Standard sanitary ware is used to create stunning bathrooms and Hansgrohe taps and showers are used throughout. The addition of timber effect vanity tops adds a touch of elegance to the rooms.

- Ideal Standard sanitary ware
- Hansgrohe mixer taps and showers
- Shower over bath with glass screen
- Timber effect vanity top
- Large format wall and floor tiles
- Heated chrome towel rails





DECORATIVE FINISHES

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white to create a calm and tranquil environment.

- White painted internal doors with contemporary satin stainless steel ironmongery
- Built-in wardrobe with mirrored sliding doors to Bedroom 1
- Square cut skirting and architrave
- Walls painted in matt white emulsion
- Smooth ceilings in matt white emulsion
- Woodwork finishes in satin white

FLOOR FINISHES

- Amtico Spacia flooring to kitchen, living/dining room, hallway and storage cupboards
- Carpet to all bedrooms
- Large format floor and wall tiles to en-suites and bathrooms

DOORS & WINDOWS

- Painted solid front door with multi-point locking system
- Double glazed composite aluminium windows

HEATING & WATER

- Individual boilers to all apartments
- Underfloor heating throughout to all apartments
- Heated chrome towel rail to bathroom and en-suite

ELECTRICAL

- Downlights to kitchen, bathroom, en-suites and WC
- Low energy pendant fittings in selected locations to kitchen, dining room and living room, plus to entrance hall and all bedrooms
- LED lights to wall units in kitchen
- White electrical switches and sockets throughout
- TV point to kitchen, living room and all bedrooms
- BT telephone point to living room, kitchen, bedrooms 1 and 2
- Pre-wired for customer's own Sky Q connection
- External lighting to balcony/terrace (where applicable)
- Hard-wired smoke and heat detectors
- Sprinklers to all apartments
- Spur for customer's own installation of security alarm panel to entrance hall
- Video entry system to every apartment, linked to main entrance door

EXTERNAL FINISHES

- Paved patios and terraces
- Timber decking to balconies (where applicable)



COMMUNAL AREAS

- Cycle and bin stores provided
- Communal audio/visual entry system with fob access
- Lift access to all floors
- Allocated parking
- Letterboxes provided for all apartments within communal entrance lobby

GENERAL

- 10 year NHBC warranty
- 250 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

Facilities shared between the homes at Mosaics such as any non-adopted private roads and landscaping, swales and attenuation ponds plus any treatment plants, will all be looked after and maintained by a management company which will be wholly owned by and within the control of the purchasers of Mosaics once all homes have been sold and conveyed.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

