

## Skipton Properties Sales Specification – Luxury

*Berkeley – Berkeley Lifetime – Grosvenor – Grosvenor Lifetime – Marlborough*

### **Kitchen and Utility**

Units	Allendale, Greenwich, Clerkenwell, Halesworth, Chelford, Hockley, Chilcomb
Unit Interior	oak interiors, soft close cupboards and drawers
Worktop	30mm quartz with drainer grooves
Worktop – Utility	38mm square edged Laminate with upstand
Splashback	90cm Stainless Steel splashback
Lighting	Under and over cabinet lighting
Tap – kitchen and utility	Marido Dual Lever Chrome
Sink – kitchen and utility	Undermount Matrix stainless steel 1.0 bowl
Accessories	Timber Cutlery Tray and corner storage
Boiler Housing Kitchen	As per kitchen choice
Boiler Housing Utility	As per kitchen choice
Oven & Hob	Smeg Stainless Steel 90cm Double Cavity Dual Fuel Cooker CC92MX9
Extractor	Smeg Stainless Steel 90cm Chimney Hood KD9IXE2
Fridge Freezer	Electrolux 70/30 Fridge Freezer LNS5LE18S
Dishwasher	Electrolux Full Size Dishwasher KEAF7200L
Washing Machine	Space and plumbing only

### **Cloakroom**

Sink	Villeroy & Boch Hand Basin
Tap	Vernis Blend Single lever basin mixer Tap
Toilet	Villeroy & Boch Toilet

### **Bathroom**

Sink	Villeroy & Boch Half Pedestal Hand Basin
Tap	Vernis Blend Single lever basin mixer Tap
Toilet	Villeroy & Boch Toilet
Bath	Villeroy & Boch
Bath Tap	Vernis Blend 2-hole rim mounted bath mixer
Shaver Socket	White plastic

### **En-Suite**

Sink	Instinct Nuance Wash Hand Basin
Tap	Hansgrohe Logis Single lever basin mixer
Toilet	Instinct Nuance Square Close with Soft Close
Shower	Hansgrohe Vernis Shape 230 ljet EcoSmart Shower with shower screen
Shower Tray	White Resin Tray
Shaver Socket	White plastic

### **Electrics**

Sockets & Switches	White plastic. USB Sockets to kitchen, lounge and bedroom 1
Kitchen	Brushed Chrome With White Inserts
External Socket	Double (Low Level)
Pendent Lights	Tp24 Led Pendants
Downlights	Hall, Kitchen, Stores, utility and Wet Rooms, White 7.3W as per drawing
External Light Front	Motion Sensor Black with bevelled glass, IP44 rated
External Light Side/rear	Motion Sensor Knightsbridge Black Up Down Led
Garage Light	5ft Led Ansell Atled5
Door Bell	Byron Wired Bell in Brushed Nickel
Alarm	Simplisafe Skipton Smart Alarm System
BT and TV Points	As per drawing, white plastic
Fibre	Openreach Fibre (FTTP)
Solar PV	As per elevations drawing
EV Charging Point	7KW charging
Extractor Fan	Titon Ultimate dMEV

### **Heating**

Fuel	Gas
Boiler	Ideal Logic ES 35 with combi
Thermostat	Dual Zone Heating – Honeywell T6
Towel Radiators	<b>Clocks</b> , Bathroom and en-suite – Towelrads Square 1200mm x 600mm
Radiators	Stelrad Henrad Compact

### **Woodwork**

Stairs	White painted closed string staircase
Newels	90mm square softwood
Spindles	40mm chamfered
Handrail	Loaf Style – Oak with chrome support
Skirting	18mm X 119mm 4mm bevel
Architrave	3” 4mm bevel
Internal Doors	Pre finished oak Mexicana
Ironmongery	Hertings Lever on Rose Satin Chrome

### **Windows / Doors**

Material/Colour	Thin Profile UPVC, Pebble Grey with White Inner with trickle vents
Handles	white
Rooflights	VELUX Double Glazed with solar electronic opening
Front / Rear Door	Composite Pebble Grey with glazed panels and spyhole
Lock	3 Point lock enhanced security with security chain
Handles and post box	Centered Chrome
Vision Panel	Clear toughened

### **Garage**

Door	Pebble Grey – Sectional Electric Opening
Personel Door	Composite Pebble Grey Vision Panels as working drawings

### **Roofing**

Main Tiles	Natural Slate
Porch Tiles	Natural Slate

### **External Finishes**

Build Method	Masonry
Walling	Random Stone
Paths/Patios	900X600 Indian Raj Green
Drives	Modena 50 – Granite stone Plasmor
Gutters/Downpipes	Polypipe Half Round Black
Meter Cabinets	Painted to match windows
External Tap	15mm Brass
Gardens Rear	Topsoil & turf
Gardens Front	As per planning approved landscaping designs

### **Decoration**

Walls / Ceilings	Dulux White Emulsion
Skirts/Arch/Door/ Stairs	White Gloss, Waxed handrail

### **Wall Tiling**

<b>Kitchen</b>	<b>Between worktop and units</b>
Cloakroom	Half Tiling to Sanitaryware walls
Bathroom/Ensuite	Half tiling behind toilet and sink full to shower/bath with brushed chrome trim

### **Please Note**

Specification correct at time of print – 17th February 2025  
Skipton Properties Limited reserve the right to amend the specification at any time. Upon reservation, your sales advisor will discuss the specification of your home in detail to allow you to make an informed decision to proceed. We pride ourselves on our high specification however we appreciate you may wish to enhance features of your home, please ask us about our Interiors Collection