



Specification

We give you so much more

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

When you have finished with this leaflet please recycle it.

The Fosseway

Bristol

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Each home will be independently surveyed during construction by NHBC, who will issue their 10 year warranty certificate on completion of the home.



	2 bedroom	3 bedroom	4 bedroom	1 bedroom apartment	2 bedroom apartments	
Kitchen						
Symphony Koncept range kitchen with laminate worktop	■					
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■					
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility						
Indesit ceramic hob (58cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■					
Indesit ceramic hob (58 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						
White pendant light holder	■					
Fridge/ freezer space	■					
Space for integrated dishwasher with plumbing and electrics	■					
Space for washing machine with plumbing and electrics in kitchen	■					
Space for washing machine with plumbing and electrics in utility						
Bathrooms and en-suite(s)						
Ideal Standard contemporary white sanitaryware	■					
Ideal Standard close coupled WC to cloakroom	■					
Just Trays low profile shower tray with glass enclosure in ensuite	■					
Handheld hair wash attachment in bathroom	■					
Shower over the bath						
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■					
White batten light holder	■					

	2 bedroom	3 bedroom	4 bedroom	1 bedroom apartment	2 bedroom apartments	The Swallow	The Robin
	The Fulmar	The Jackdaw	The Kingfisher	The Peregrine	The Wagtail	The Wren	
Doors and Windows							
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal ladder door style pre-primed with Satin finish handles	■	■	■	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■
General							
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■
Valliant AroTherm heat pump with heating control and room thermostat(s)	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot) EV chargers on applicable plots. (Ask your sales consultant for more info)	■	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■

- fitted as standard - included in the property
- * subject to stage of construction