



## Specification

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house 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.

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Produced by PJP Design Ltd. 04.24

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**Meridian Gate**

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# Meridian Gate

## Royston

Use this guide to see what features are included in your new home. Your Sales Consultant will be happy to discuss the **Enhance** range of extras available.



	2 bedroom The Hardwick	3 bedroom The Eveleigh The Elliot The Mountford	4 bedroom The Aslin The Mylne The Leverton The Pembroke The Knightley	5 bedroom The Lutyens
<b>Kitchen</b>				
Symphony Konzept 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 gas hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■ ■ ■		
Indesit gas hob (60cm) with Indesit 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			■ ■ ■	■
<b>Bathrooms and ensuite(s)</b>				
Ideal Standard contemporary white Tempo sanitaryware	■	■ ■ ■	■ ■ ■ ■ ■	■
Ideal Standard close coupled WC to cloakroom	■	■ ■ ■	■ ■ ■ ■ ■	■
Ideal Standard low profile shower tray with glass enclosure in ensuite	■	■ ■ ■	■ ■ ■ ■ ■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■ ■ ■	■ ■ ■ ■ ■	■
White batten light holder	■	■ ■ ■	■ ■ ■ ■ ■	■
<b>Bedrooms</b>				
Dressing area/walk-in wardrobe to bedroom 1			■	■

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<b>Doors and Windows</b>				
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 Brass SaQn finish handles	■	■ ■ ■	■ ■ ■ ■ ■	■
Paving outside French/bifold door and path to garage personnel door (where applicable)	■	■ ■ ■	■ ■ ■ ■ ■	■
<b>General</b>				
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	■	■ ■ ■	■ ■ ■ ■ ■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■ ■	■ ■ ■ ■ ■	
Ideal system boiler and separate hot water cylinder, with Honeywell 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)	■	■ ■ ■	■ ■ ■ ■ ■	■
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