



YORK HOUSE
PENZANCE

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Allocated parking for Gibson House

Allocated Parking for York House & The Stables

Previous Phase

Phase 2

Hockey Club parking



The Alverton 2 bedroom home



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The Alverton

2 bedroom home



Kitchen

3.64m x 3.49m 11'11" x 11'5"

Living/ Dining

5.65m x 3.66m 18'6" x 12'0"

Bedroom 1

3.94m x 3.90m 12'11" x 12'9"

Bedroom 2

2.68m x 2.65m 8'9" x 8'8"

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -150mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Linden
HOMES



York House, Penzance

Features that are included in your home

York House Specification

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YORK HOUSE
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York House Specification

KITCHEN

The Kitchen Company fully fitted kitchen

Single bowl stainless steel sink and drainer with chrome mixer tap

60cm Indesit hob with mid-height double oven, with stainless steel splashback and 60cm stainless steel chimney hood

60cm Indesit hob with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood

Indesit integrated fridge-freezer

Integrated dishwasher and washing machine

Under unit lighting

Kitchen island where applicable

BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white Tempo sanitaryware suite

Ideal Standard contemporary white Tempo bath

Ideal Standard shower tray with glass enclosure

Choice of standard Porcelanosa wall tiling

Chrome towel radiators to bathroom and en suite(s)

DOORS AND WINDOWS

Original doors retained with video intercom system

Portico external door

New external doors – timber door with side glazing where required

External front door number – cast brass with black backing

Historic windows and new windows – timber with single glazing and secondary glazing

Main house internal doors to match originals with duplex profiled flat panel doors with brass ironmongery

Internal doors to be ladder door style pre-primed with waxed ironmongery

Internal doors to be ladder door style pre-primed with waxed ironmongery

GENERAL

Pebble Shore painted walls with traditional picture rails (where appropriate)

Exposed beam detailing to ceilings where appropriate

Multi-media point in living room

Master telephone socket

Ideal combi-boiler with honeywell heating control and room thermostat(s)

Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)

Mains operated doorbell with brass finish

Mains wired smoke detectors with battery back-up

Wall mounted Battery powered Carbon Monoxide detector to be provided for each floor

LABC Buildmark cover

First two years' customer service support from Linden Homes

The specification shown in this leaflet is correct at the time of going to press. Linden Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Linden Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant. This specification indicates, by means of a dot (*), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Select, Enhance or Personalise upgrade options available depending on build stage, please speak with a Sales Consultant.



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