

## The Priors Warwick

Specification

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# Unique specification

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

and fittings comply with the latest Government building

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regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of Our premium brand partners ensure that all of our fixtures build, but our sales consultants will be happy to provide guidance every step of the way.

room	Illiot	The Mountford	The Wyatt II	room	II III	1yIne	urnet	The Grainger	
5 bedroom	rhe Elliot	ле Моц	ne Wya	t bedroom	The Aslin II	The Mylne	The Burnet	ne Gra	
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#### 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 hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood
•				Indesit hob (60 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

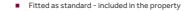
	3 bedroom	The Elliot	The Mountford	The Wyatt II	4 bedroom	The Aslin II	The Mylne	The Burnet	The Grainger
Bathrooms and en suite(s)									

Ideal Standard contemporary white Tempo sanitary ware  Ideal Standard close coupled WC to cloakroom  Ideal Standard low profile shower tray with glass enclosure in en suite  Handheld hair wash attachment in bathroom  Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)  White batten light holder  I I I I I I I I I I I I I I I I I I I		Bathrooms and en suite(s)
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White batten light holder	 	3 1
	 	White batten light holder



### **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 doors to be ladder door style pre-primed with satin finish handles
			•	•				Paving outside French doors
								General
•	•	•	•	•	•		•	White painted walls and smooth white ceilings
•			•	•				TV point to lounge and family room (where applicable)
			•	•				Master telephone socket to lounge
•			•	•				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)
			•	-				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 applicable)
			•	•				Enclosed fenced rear garden, and garden gate (where applicable)
•				•				NHBC Buildmark cover
								First two years' customer service support from Linden Homes



<sup>\*</sup> Subject to stage of construction







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.



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