

**73A & 73B, BELL STREET,
REIGATE, SURREY RH2 7AN**

Kitchen

- Commodore kitchens; Lumi Gloss White units [Gp3] with 30^{mm} stone worktops in French Chrome.
- Neff appliances (or similar) including
- Stainless steel electric oven.
- Stainless steel ceramic hob.
- Integrated fridge freezer.
- Integrated washer/dryer in 73A & freestanding under stairs 73B.
- Integrated dishwasher.
- Integrated extractor.
- Glass splash back to hob.

Bathroom

- Quality white suites with chrome fittings, Bristan Java or similar.
- Thermostatically controlled shower valve.
- Shower screen to bath.
- Full height tiling to all walls.
- Heated towel rail.
- Fitted mirror & toilet roll holder.
- Ceramic tiled floor.

Heating

- Gas fired boiler with wet radiators.

Decoration & Finishes

- Emulsion finish to walls and ceilings.
- White gloss to woodwork.
- Pre finished CDV Oak internal doors from Vicaima with chrome Carlisle handles.

- Engineered Oak flooring to living room / kitchen and hallway.
- Fitted 80 / 20 wool carpets to bedrooms.
- Matted main entrance.

Electrical & Lighting

- White LED down lighters to hall, living room/kitchen and bathroom.
- Twin 5amp lighting points plus pendant light to bedrooms.
- TV & BT points to living room and bedrooms.
- Shaver point to bathroom.
- Wiring for TV / satellite loop.

Security

- Video Entryphone system controlling access gate & main entrance door.
- Smoke detectors.
- 5 lever mortice locks to front doors plus chrome night latch.

Warranty

- Premier Guarantee for 10 years
- Individual manufacturers warranty on kitchen appliances *(to be registered by purchasers directly)*
- Annual maintenance contracts arranged through Management Company where applicable.

Buxton Homes must reserve the right to change / amend this specification as may be required subject to similar alternatives.