



# BROADOAKS PARK



## SPECIFICATION SUMMARY

NEW BUILD HOMES

[BROADOAKSPARK.CO.UK](http://BROADOAKSPARK.CO.UK)



020 8481 7500 | [OCTAGON.CO.UK](http://OCTAGON.CO.UK)

## SPECIFICATION SUMMARY

CATEGORY	DESCRIPTION
<b>Brickwork</b>	Danehill Yellow/Ibstock Capital Multi/FLB Rural Multi
<b>Carpets</b>	80/20 wool blend velvet carpet on premium quality underlay
<b>Construction</b>	Traditional brick and block
<b>Cornice</b>	Octagon bespoke plaster cornice
<b>Electrical</b>	LED recessed downlights. PIR to cupboards, utility and garage. En-suites to have low level nightlight in addition to switched lighting
<b>Fireplace</b>	Glass fronted gas fire with stone surround and hearth to certain plots
<b>Hot and Cold Water</b>	Boosted pressurised hot and cold water throughout property
<b>Internal Doors</b>	White painted solid 2 panel step bead doors
<b>Internal Door Heights</b>	2040mm door heights
<b>Ironmongery</b>	Polished chrome
<b>Kitchen</b>	Bespoke kitchen design with high quality lacquer finished cabinets with quartz work surface, a full range of Siemens appliances and boiling water hot tap
<b>Mechanical Ventilation</b>	Whole house ventilation with heat recovery system

CATEGORY	DESCRIPTION
<b>Mood Lighting</b>	To main kitchen/living room (fully expandable to other areas)
<b>Plumbing and Heating</b>	Gas fired boiler. Underfloor heating to all floors with individual room controls. Bathrooms with electric chrome plated towel rails
<b>Photovoltaic Panels</b>	Hidden on top of main roof across the development where applicable
<b>Roof Coverings</b>	Natural slates or plain clay tiles
<b>Sanitary Ware</b>	White and in various designs, including Villeroy & Boch and finished with polished chrome fittings
<b>Skirting and Architrave</b>	Octagon bespoke stepped profile
<b>Staircase</b>	Carpeted staircase with hardwood handrail and newel posts
<b>Stonework</b>	Wet cast Portland finish
<b>Switch Plates</b>	Polished chrome to ground floor. White MK or similar to all other rooms
<b>TV/Video/Radio and Data Distribution</b>	Cat 6 Data distribution from patch panel
<b>Wall and Floor Tiles</b>	Porcelain floor and wall tiles
<b>Wardrobes</b>	Bespoke fitted to master bedroom
<b>Window Frames</b>	Double-glazed timber sliding sash and casement window frames

## EXTERNALS

CATEGORY	DESCRIPTION
<b>EV Charging Point</b>	Provided to certain car parking areas and wired to selected others
<b>External Doors</b>	Hardwood or painted aluminium sliding/folding
<b>External Power Supply</b>	
<b>External Water Tap</b>	
<b>Garage Door</b>	Automated with remote control
<b>Paths and Patios</b>	Indian sandstone
<b>Private Driveways</b>	Tegular block paved
<b>Rear Gardens</b>	Turfed
<b>Site Pavements</b>	Block paving
<b>Site Roads</b>	Tarmac and block paving
<b>Street Lighting</b>	Heritage style lighting columns and bollards

## FLOOR CONSTRUCTION

LEVEL	CONSTRUCTION TYPE
<b>Ground and First Floor</b>	Concrete construction
<b>Second Floor</b>	Screed panel system