

59 LANSDOWN VILLA SPECIFICATION







DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with high specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHEN & UTILITY

- High quality British made kitchen with silestone work surfaces and upstands*
- 1½ bowl under-mounted stainless steel sink with chrome mixer tap and grooved draining area
- Soft close doors and drawer units with oak cutlery tray and LED under-unit lighting
- Siemens 4-ring touch control induction hob with integrated extractor
- Siemens 5-ring touch control induction hob with wall mounted extractor hood (The George only)
- Siemens integrated appliances including two single ovens, fridge/freezer and dishwasher
- Siemens integrated washer dryer (The George only)
- Dual-temperature integrated wine cooler
- Kitchen island with pop-up plug socket and USB ports
- Utility room** with space for one appliance and single bowl sink with drainer
- High quality laminate work surfaces to utility room

BATHROOM, EN SUITE AND SHOWER ROOM

- White Laufen sanitaryware with Vado chrome fittings
- Vado concealed thermostatic shower with 'Aquablade' showerhead to shower enclosures
- Mixer tap with handheld shower attachment above bath
- Handless double drawer vanity unit in midnight grey to bathroom and master en suite
- Illuminated mirror with infrared switch activated lighting to bathroom and master en suite
- Chrome towel warmers to bathroom, en suite and shower room
- Chrome shaver socket to bathroom, en suite and shower room

INTERNAL FINISHES

- Light oak shelf and chrome-effect hanging rail fitted to all wardrobes where indicated
- Light oak fully-fitted dressing room to master bedroom**
- Porcelanosa full height wall tiles to shower enclosure and bath; half height around sanitaryware*
- Porcelanosa fully-tiled floors to kitchen/ family room, cloakroom and all wet rooms*
- Staircase balusters to be painted in white satin with natural stained oak handrail
- Internal walls and ceilings finished in white emulsion
- Internal feature full height doors in white with chrome handles
- All windows powder coated aluminium, white internally and dark grey externally
- Cornicing to hallway, landing, sitting room and master bedroom
- Bi-fold doors to kitchen/family room
- French patio doors to kitchen/family room (The Francis only)

HEATING, LIGHTING & ELECTRICAL

- Underfloor heating system throughout ground floor
- Traditional gas radiator central heating to upper floors
- Low energy downlights and pendant lighting (as design dictates)
- Ample sockets, TV and telephone points throughout (speak to Sales Consultant for details)
- USB charging port sockets to kitchen/ family room and master bedroom
- Dusk-to-dawn light outside front door
- Satin chrome push door bell
- NSI alarm fitted
- Outside electrical point to the rear patio

GARAGE*

- Integral door leading to the utility room
- Car charging point, lighting and double power socket
- Electric door opener with two remote opening handsets
- Concrete floor finish painted in light grey paint

^{*}Selection dependent upon build stage

[^] Not all domestic appliances have an EU energy label. Please speak to your Sales Consultant for further details

^{**}Not applicable to The George. Please refer to individual floor plans.





SPECIFICATION

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed windows providing a high level of thermal insulation and reduced heat loss
- A-rated kitchen appliances to reduce water and energy use[^]
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

EXTERNAL DETAILS

- Outside water tap
- Turf to rear garden
- Paved patio area

MANAGEMENT SERVICES

CALA Homes will appoint a professional managing agent who will be a member of the Association of Residential Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for further details.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. CALA Homes (Midlands) Ltd operates a policy of continual product development and the specifications outlined in this brochure are indicative only. Any alterations to the specifications without warning. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only and should not be relied upon on as describing any of the Specifications in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs (fllustrations in this brochure, the display material in our customer reception is provided purely as a guide, indicating a typical style of a property. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments or this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. For specific particulars, please speak to the Development Sales Manager for the most up-to-date information. Please note that distances referred to in this brochure are obtained from Google Maps and thetrianline.com. For information relating to weather in the area of this development, please refer to the Meteorological Office [www.metoffice.gov.uk]. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print 12.03.19. CALA Homes (Midlands) Ltd. Registered office: CALA House, 54 Causewoy, Staines, Surrey, TW 18 3AX. Agent for CALA Management Ltd [CS10355] having a place of business at Adam House, 5 Mid New 1901.