

# THE GROVE

SPECIFICATION



## KITCHEN & UTILITY ROOMS

- Stylish kitchen by Nobilia
- Siemens induction hob
- Siemens stainless steel single hot air oven
- Hotpoint integrated larder fridge (Crichton, Darroch, Garvie, Guthrie, Lewis, Lowther, MacRae, Melville, only)
- Hotpoint integrated freezer (Crichton, Darroch, Garvie, Guthrie, Lewis, Lowther, MacRae, Melville only)
- Siemens stainless steel microwave oven (Crichton, Darroch, Guthrie, Garvie, Lowther, Lewis, Melville, MacRae only)
- Integrated Indesit fridge freezer (Barrie, Bryce only)
- Fully integrated Indesit dishwasher (Crichton, Darroch, Garvie, Guthrie, Lewis, Lowther, Melville, MacRae only)
- Telescopic extractor hood (Barrie, Bryce, Crichton, Darroch, Garvie, Guthrie)
- Ceiling canopy extractor (Lewis, Lowther, MacRae, Melville only)
- Kitchen features a Blanco Lemis 1½ stainless steel sink with VADO ORI tap
- Utility features a Carron single bowl sink with chrome VADO tap

## BATHROOMS & EN SUITES

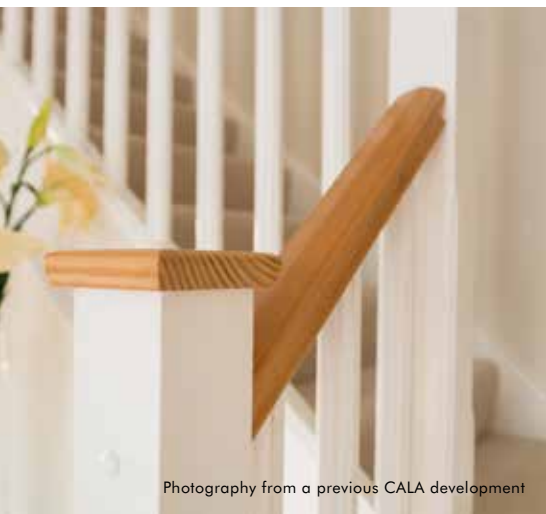
- White sanitaryware from the RAK range
- VADO Photon chrome taps
- White shower tray
- Glass shower enclosure
- VADO Life plated shower mixer set
- Choice of wall tiling around baths and shower enclosures
- Full height tiling around baths and shower enclosures
- Freestanding vanity unit below the sink in the bathroom an en suite

## INTERNALS

- Approx 2.7m floor to ceiling height (Garvie, Guthrie, Lewis, Lowther, MacRae, Melville only)
- Approx 2.4m floor to ceiling (Barrie, Bryce, Crichton, Darroch only)



\*Subject to build stage. Our CALA representatives will advise on plot specific information on boundaries, service strips, walls and factoring.



Photography from a previous CALA development

### DECORATION

- Internal wall within properties finished in white
- Internal ceiling within properties finished in white
- White oil paint finish on skirtings and facings
- Oak veneer pre-finished internal pass doors
- Staircase to include oak varnished handrails with white balustrades

### WARDROBES

- Stylish bi-fold wardrobe doors to all master bedrooms, with shelves and hanging rails exact where walk-ins shown
- Oak veneer pre-finished pass door to be supplied to all other bedroom wardrobes

### ELECTRICAL

- Ample power, TV and telephone points throughout
- Chrome sockets to be fitted above kitchen worktops
- Pendant light fittings to be provided throughout the property, with downlighters fitted to the kitchen, bathroom and en suite
- Fibre to the home (FTTH) enabling access to ultrafast broadband

### SECURITY & SAFETY

- System wired smoke alarm in habitable (living) room and hall
- System wired heat detector alarm unit installed in kitchen
- Battery operated Carbon Monoxide detector

### PLUMBING & HEATING

- Central heating via a high efficiency combination of PV panels and gas-fired boiler with hot water cylinder and radiator

### EXTERNALS

- uPVC double-glazed windows finished with chrome internal handles
- Double-glazed insulating glass sealed white French doors with chrome internal and external handles
- Feature front door in grey
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

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