

# The Withington

Your home is a spacious one bedroom home with a substantial lounge and a separate contemporary styled kitchen diner. The impressive first floor accommodation boasts stunning master bedroom and en-suite shower room.

## Specifications

General			
Freeview	Bed, lounge & diner		✓
USB plates	Master bed		✓
	Kitchen/diner		✓
Media plate	Lounge	CAT 5 connectivity	✓
External lighting	Front & rear		✓
Sockets/switches	White plastic		✓
	Satin nickel		*
Doorbell			✓
Wall paint	White	Matt emulsion	✓
Ceiling paint	White	Matt emulsion	✓
Woodwork & doors	White	Satin	✓
Internal doors	Vertical 5 panel style	White	✓
Internal door furniture	Satin nickel		✓
Windows, doors & patio doors	Lockable UPVC double-glazed units with chrome handles		✓
Contemporary wardrobe(s)			*
Electrical heater to AC			✓
Boiler	Worcester	5-year warranty	✓
Thermostat	Standard programmable		✓
	Honeywell T6	Interactive	*
Heating zones	Single zone		✓
Kitchen			
Choice of worktop	Premium worktop	Matching upstand	✓
Choice of kitchen door fronts	Koncept range	From our selection	✓
	Gallery range	From our selection	*
Wall tiling	Wall of hob only		✓
	Additional wall tiling		*
Induction hob	Caple	590 mm	✓
Under counter oven	Electrolux	Single oven	✓
	Electrolux	Double oven	*
Cooker hood	Caple	Stainless steel chimney	✓
Fridge/Freezer (70:30)	Caple	Integrated	✓
Washer/Dryer	Space only		✓
Flooring	Vinyl	Kitchen/dining	✓
Additional flooring	Ceramic, laminate or LVT		*
Under cupboard lighting	LED strip lighting		*
Plinth lighting			*
Integrated EcoBin	Within designated base unit		✓
Sink	1.5 bowl	Stainless steel	✓
		Ceramic (white)	✓
Swan neck tap			✓
Spray tap			*
Downlighters	White finish		

WC			
Wall tiling	SB (above sink)		✓
Flooring	Vinyl		✓
	Ceramic, laminate & LVT		*
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
En-suite			
Wall tiling	FH (Shower), SB (Sink)		✓
Flooring	Vinyl		✓
	Ceramic tiles		*
Shower	Thermostatic controlled	Zing	✓
	Drench head	Carre	*
Shaver socket	White plastic		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
External			
Water tap			✓
Fencing	As boundary plan		✓
Turf	Rear garden		✓
	Front garden		✓
Outside electrical socket	Double socket		✓
Patio			✓
Electric supply suitable for car charger	Customer conversion required	230v	✓

#### KEY:

FH — Full Height

SB — Splashback

\* — Optional Extras

\* Any optional extras are subject to build stage, are payable at point of order, and are non-refundable. Specifications correct at time of printing. SJ Roberts Homes reserves the right to amend if necessary.