

# Specification

At Willow Brook, every detail has been carefully considered. From designer kitchens to landscaped gardens, these bespoke homes combine timeless craftsmanship with modern luxury.

## HOUSES

### Kitchen

- Premium fitted kitchens with a wide choice of finishes
- Fitted integrated fridge/freezer unit and appliance
- Neff stainless steel electric oven, induction hob and canopy hood
- Choice of Porcelanosa designer ceramic wall tiles

### Bathrooms & Plumbing

- Contemporary white sanitaryware with chrome taps and fittings
- Heated chrome towel rails to bathroom and ensuite
- Thermostatic shower over bath with glass screen
- Plumbing and space for washing machine and dishwasher
- Energy-efficient Ideal Logic boilers tailored to each home size
- Outside tap for convenience

### Electrical & Connectivity

- Mains-connected smoke detectors
- Stylish outside lighting and doorbell included
- Photovoltaic panels
- TV point in the living area
- Shaver point in bathroom
- High-speed BT Fibre broadband connection

### Internal Finishes

- Choice of Porcelanosa ceramic tiles in kitchens and bathrooms
- Choice of tiled or Amtico flooring in kitchens and bathrooms
- Panel doors with polished chrome handles
- 5" pencil round skirting and 3" pencil round architraves
- Smooth plastered ceilings throughout
- Elegant decoration palette:
  - White ceilings, Cornforth White walls, White satin woodwork

### External & General Features

- Turfed rear gardens with gated access
- Electric car charging point
- Thoughtful landscaping and planting
- Aluminium double-glazed windows with sliding/French doors to gardens
- Elegant deep flow UPVC guttering
- Private tarmac and block-paved access road within landscaped setting

### Warranty

- 10-Year Structural Warranty (Build Warranty Insurance Services Ltd)

## APARTMENTS

### Kitchen

- Premium fitted kitchens with a wide choice of finishes
- Fitted integrated fridge/freezer unit and appliance
- Neff stainless steel electric oven, induction hob and canopy hood
- Choice of Porcelanosa designer ceramic wall tiles

### Bathrooms & Plumbing

- Contemporary white sanitaryware with chrome taps and fittings
- Heated chrome towel rails to bathroom
- Thermostatic shower over bath with glass screen
- Plumbing and space for washing machine and dishwasher
- Energy-efficient Ideal Logic boilers tailored to each home size
- Outside tap for convenience

### Electrical & Connectivity

- Mains-connected smoke detectors
- PV panels generating electricity for communal hallways
- TV point in the living area
- Shaver point in bathroom
- High-speed BT Fibre broadband connection

### Internal Finishes

- Choice of Porcelanosa ceramic tiles in kitchens and bathrooms
- Choice of tiled or Amtico flooring in kitchens and bathrooms
- Panel doors with polished chrome handles
- 5" pencil round skirting and 3" pencil round architraves
- Smooth plastered ceilings throughout
- Elegant decoration palette:
  - White ceilings, Cornforth White walls, White satin woodwork

### External & General Features

- Secure intercom entry system
- Communal hallway
- Electric car charging point
- Aluminium double-glazed windows
- Elegant deep flow UPVC guttering
- Private tarmac and block-paved access road within landscaped setting

### Warranty

- 10-Year Structural Warranty (Build Warranty Insurance Services Ltd)