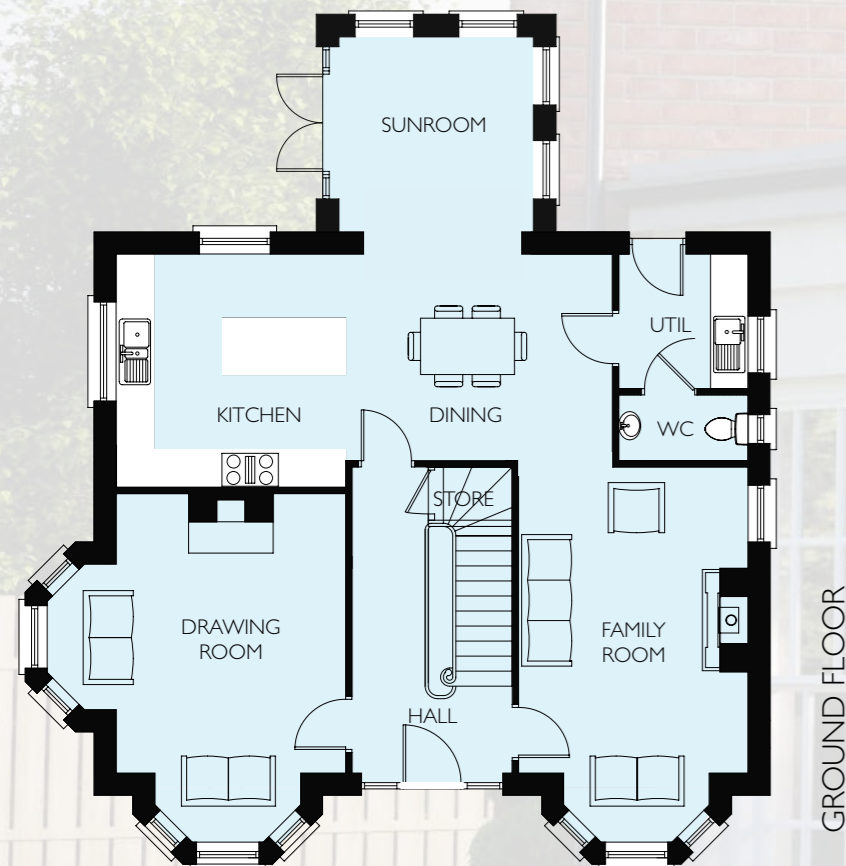


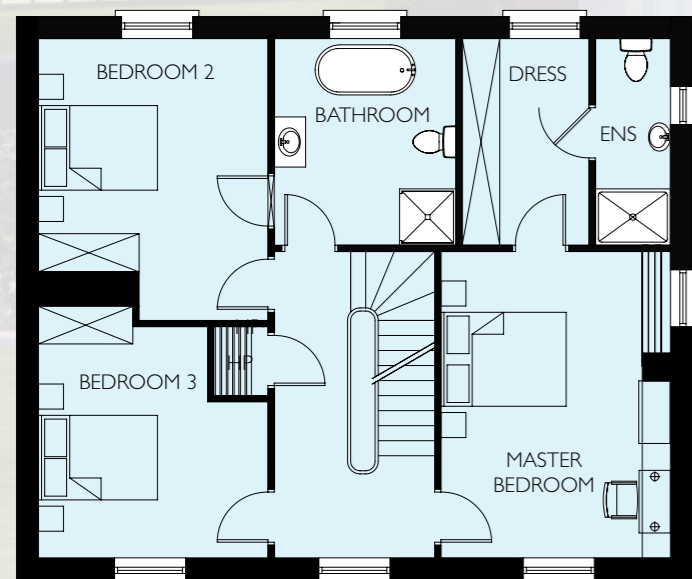


The Albany

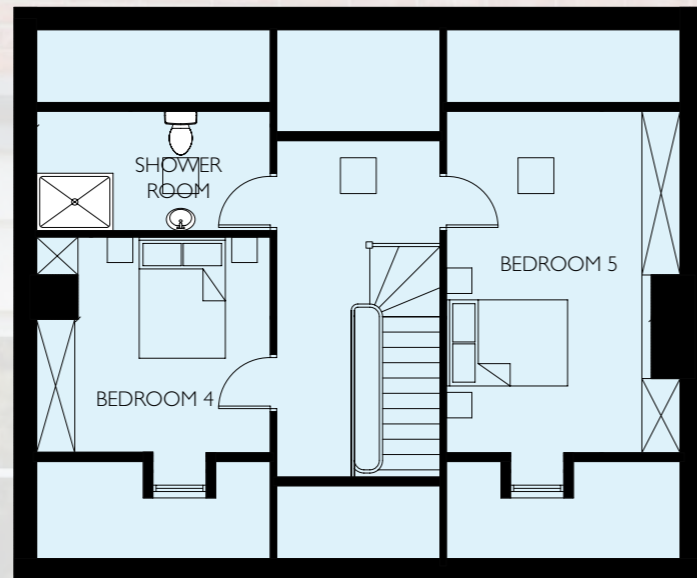




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR		
Entrance Hall		
Drawing Room (excl. bay)	14'7" x 12'0"	4.45 x 3.65m
Family Room (excl. bay)	15'0" x 12'0"	4.85 x 3.65m
Kitchen / Dining	25'11" x 12'2"	7.90 x 3.70m
Utility		
WC		
Sunroom	13'2" x 12'0"	4.00 x 3.65m

FIRST FLOOR		
Master Bedroom	15'11" x 12'0"	4.85 x 3.65m
Ensuite		
Dressing Room		
Bedroom 2	14'9" x 12'0"	4.50 x 3.65m
Bedroom 3	13'1" x 12'0"	4.00 x 3.65m
Bathroom		

SECOND FLOOR		
Bedroom 4	11'2" x 12'0"	3.40 x 3.65m
Bedroom 5	17'5" x 12'0"	5.30 x 3.65m
Shower Room		



The Finer Details

A Comprehensive, modern turnkey specification using the very best in terms of quality products and stylish finishes combined with impressive craftsmanship

Kitchens

- Quality units with choice of doors, handles, and worktops
- Painted kitchen doors
- Granite work surfaces
- Feature island
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge / freezer and dishwasher
- Washing machine and condenser dryer in utility rooms or washer dryer (where applicable)
- Recessed down lighters to ceilings

Bathrooms, Ensuites, and WCs

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled showers
- Full height tiling to shower enclosures
- Free standing bath to main bathroom
- Splash back tiling above sinks in ensuite, bathroom, and WCs
- Wall hung vanity units to bathroom and ensuite
- Chrome heated towel rails in bathroom and ensuite
- Recessed lighting to ceilings

- Lounge, bedrooms, stairs and landings carpeted with quality underlay
- Kitchen/dining ground floor hall, WC, bathroom and ensuites tiled
- Tiled floor to Garden room where applicable on selected plot

Internal Features

- Precast flooring units to first floor area.
- Internal décor walls and ceilings painted.
- Panelled internal doors hand painted with quality ironmongery
- Moulded woodwork, architrave and skirting hand painted
- Feature staircase hand painted with solid wood hand rails
- Smoke heat and carbon monoxide detectors
- Low energy lighting
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Electronic security system

Estate / Common Areas

- Extensive landscaping, tree planting to common areas
- Feature Georgian street lighting in painted finish
- Parkland estate railing to selected plots

External Features

- Traditionally constructed homes in brick finish with striking bay windows in painted render finish on selected plots

- High standard of floor, wall and loft insulation to ensure minimal heat loss.
- Painted moulding surrounds to entrance door
- Prestige front door with feature pilasters, side lights and fan light in painted finish with quality ironmongery.
- UPVC sliding sash windows to principal elevation
- Maintenance free UPVC energy efficient double glazing with lockable system
- Concrete interlocking roof tiles
- UPVC fascia and guttering
- Feature lighting to front doors
- Outside water tap
- Single garage in brick finish
- Bitmac finish to driveway with pavior edging detail
- Front gardens turfed and landscaped
- Rear gardens graded and seeded
- Timber fencing and walling to boundaries (Where applicable)

Heating

- Energy efficient gas fired central heating
- Zoned heating with time clock in line with Building Regulations
- Remote access control via App to heating and hot water

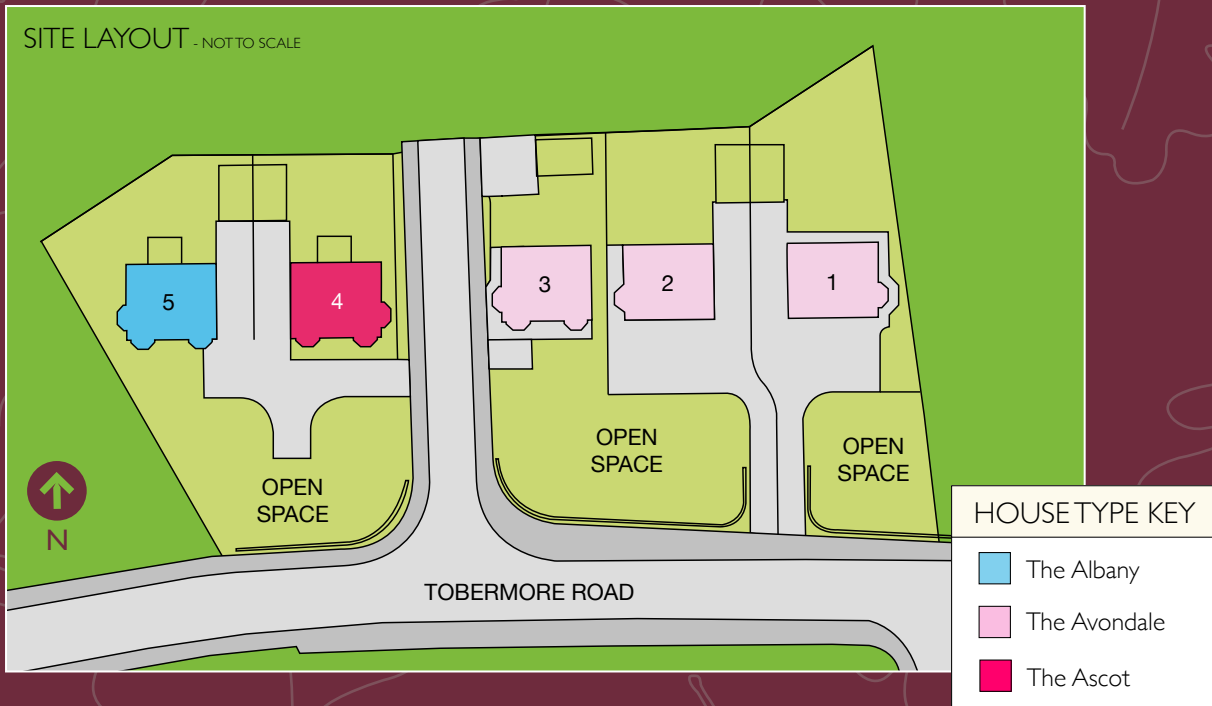
Selections

- All selections to be made from the builders nominated suppliers only
- All selections are from a pre-selected range

Warranty

- NHBC 10 year Buildmark warranty





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www.burnsandco.co.uk



028 7930 1116
www.paulbirt.co.uk

DEVELOPER



BUILDING QUALITY HOMES

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