ST.MODWEN ST.MODWEN HOMES Longbridge MG1 Sales Specification & Finishes. Version 2 March 2024 Kitchen/Living room	Type 01 - 1B1P	Type 02 - 1B2P	Type 03 - 2B3P	Type 04 - 2B4P	Type 05 - 2B4P	Type 06 - 1B2P	Type 07 - 2B4P	Type 08 - 2B3P	Type 09 - 1B2P	Type 10 - 1B2P	Type 11 - 1B1P	Type 12 - 1B2P	Type 13 - 2B3P	Type 14 - 1B1P
High Gloss base and wall units fitted with soft closers to drawers and doors.														
gocm tall wall units	-	-	•	•	•	•	-	-	•	-	•	•	•	•
40mm laminated worktops and matching upstands with stainless steel splashback behind hob.		•	•	•	•	•	•	•	•	•	•	•	•	•
Indesit stainless steel built under single fan oven with 60cm electric hob and 60cm Electrolux LFC316X cooker hood .		•	•	•	•	•	•	•	•	•	•	•	•	-
Indesit integrated fridge/freezer 50/50 split.		•	•			•		•	•			•	•	
Indesit intergrated washer dryer.	-	•	•	•	•	٠	•	•	•	•	•	•	•	•
Integrated dishwasher.		-						-						
Franke Antea stainless steel single inset sink bowl and drainer with Franke Athena chrome mixer tap. Downlights to kitchen area and low voltage under wall unit lighting.					i	i						i		
Bathroom														
Bath with bath panel and frameless hinged shower screen		•	-	•	•	•	•	•	•	•	•	•	•	•
Bath / shower mixer		•	•	•	•	٠	•	•	•	•	•	•	•	•
Open shrouded back WC with exposed close coupled cistern.	- 1:								-					
Washbasin on pedestal featuring chrome mono basin mixer tap. Half height wall tiling behind sanitaryware and full height wall tiling to perimeter of bath.					i	i						ė		
Tiled finish to window cills (if window shown on plot specific drawings).	- 1													•
Karndean or Vinyl flooring TBC	-	•	•	•		•	•	•	•	•	•	•	•	-
Downlights.	-	•	-	-	•	•	•	•	•	-	•	•	•	•
En-suite (where provided)														
Shower tray with Merlyn sliding shower screen (and fixed side panel where applicable). Open shrouded back WC with exposed close coupled cistern.														
Washbasin featuring chrome mono basin mixer tap.														
Half height wall tiling behind sanitaryware. Full height to perimeter of shower.			•	•	•		•	•					•	
Tiled finish to window cills (if window shown on plot specific drawings).			•					•					•	
Karndean or Vinyl flooring TBC			•	•	•		•	•					•	
Downlights. Electrical			•	•	•		•	•					•	
Electrical sockets in white to NHBC requirments														
Lounge media plate pre-wired for BT/Virgin & Hyperoptic fibre & Terrestrial Digital TV.				•			-	-		-	•	•	-	•
Master bedroom pre-wired for Terrestrial Digital TV and provision for Hyperoptic (where available).		•	•	•		•	•	•	•			•	•	•
Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports.		•	•	•	٠	٠	•	•	•	•	•	•	•	•
Bedroom 2 pre-wired for Terrestrial Digital TV.								-						
Data (telephone) point in bedroom 1 (Refer to Working drawings for exact location). Data (telephone) point in bedroom 2 (Refer to Working drawings for exact location).					ė									
zno. Deta double sockets and a data (telephone) point to allow for home working (Refer to Working drawings for exact	١.								_					
location).				•			•		_					_
Low energy lighting to Building Regulations standard. Heating		•	-	•	-	•	•	•	•	•		•	-	
Electric panel heaters	-	-	-	-			-	-	-	-	-	-	- 1	
Electric panel heating remote control clock		•				•	•					•		
Electric towel radiators to wet rooms		-	-	-	-	-	-	-	-	-	-	-	-	•
Internal & External Windows & Doors														
UPVC high performance glazed windows/patio doors (where specified), with sealed double glazed units, chrome ironmonge and window restrictors (where applicable).	ery	-	-	•	•	•	•	-	•	•	•	•	•	•
Suffolk grained, vertical grooved white gloss internal doors.		-	-	-	•	•	-	-	•	-	•	•	•	•
Satin stainless steel finish curved mitred lever door furniture throughout.		•	•	•	•	•	•	•	•	•	•	•	•	-
Decoration All walls to be finished in white matt emulsion.	-			_	_				-	-				
Ceiling finished in white matt emulsion.														
White gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove.				-		•	-	-		-	•	•	•	•
White gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove.	-		•			٠			•			•		-
White gloss painted woodwork.	<u> </u>	٠	٠	•	•	٠	٠	٠	•	٠	•	٠	•	•
Security Windows fitted with window locks with key, unless fire escape.												•		
Mains supply smoke detectors to Building Regulations requirements.														
Carbon monoxide alarm.							•	•	•					-
Through door viewer & chain.	-	•	•	•	٠	٠	•	•	•	•	•	•	•	•
External wall lighting to building and cycle store .	-	•	•	•			•	•	•	•		•	-	•
External colum lighting to car park													-	•
CCTV to communal entrance and lobby areas Carpark Access control system - NO ALLOCATED PARKING SPACES														
Access controlled door entry system													-	