

# Sandringham Road Specifications

- Fully fitted luxury kitchens with full compliment of stainless steel integrated appliances
- Fully fitted luxury bath/en-suite rooms with full height tiling to shower/bath areas
- Wood effect flooring/floor tiles to ground floor areas, bathrooms and en-suites
- Carpet with heavy duty underlay to remaining areas
- Floor tiles to external entrance area
- Timber handrail and balustrades with glass infill panels and chrome brackets
- Underfloor heating with gas fired fuel efficient boilers
- Fitted wardrobes to master bedroom
- LED downlighting
- Double glazed secure doors and windows
- Security alarm system
- Wired for satellite tv connection
- External lighting to selected areas, access to external water and power
- 10 year Premier Buildmark Guarantee
- **Ideal family home, second home or investment property**

**Please note:** It is not possible in a brochure/sales literature of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artist's impressions, photographs, floor plans, configurations and layout are included for guidance only. The developer and agent therefore give notice to prospective purchasers that none of the material issued or depictions of any kind made on behalf of the developer and agent can be relied upon as an accurate description in relation to any particular or proposed house or development, of the company, as of the specified matters from time to time prescribed under the company misdescriptions act 1991, which is effective from 4th April 1993. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or warranty.