



# The Langford



*A fabulous 3 bedroom townhouse style home. The ground floor consists of a generous and extremely well equipped kitchen/dining room, sitting room with bay window, and a downstairs WC. On the first floor there are 2 bedrooms and a family bathroom, with a spacious master bedroom and ensuite bathroom on the second floor.*

## **Ground Floor**

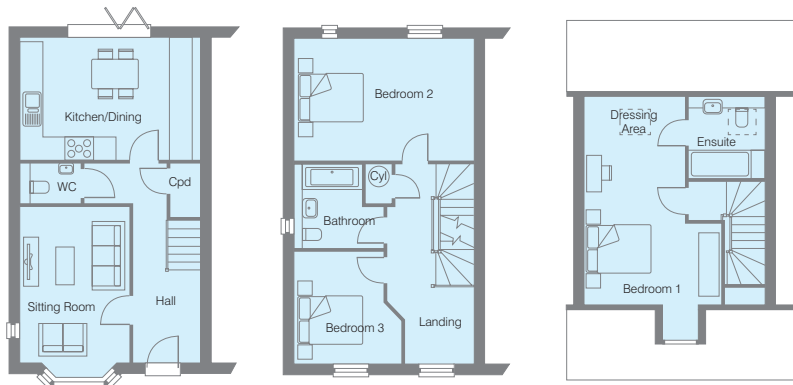
- Sitting Room 4.95m into bay x 3.12m  
16'7" into bay x 10'2"
- Kitchen 4.94m x 3.48m  
16'2" x 11'4"
- WC

## **First Floor**

- Bedroom 2 5.17m x 3.48m  
16'9" x 11'4"
- Bedroom 3 3.07m x 3.20m  
10'0" x 10'5"
- Family bathroom

## **Second Floor**

- Bedroom 1 6.00m x 3.93m narrowing to 2.88m  
19'6" x 12'9" narrowing to 9'4"
- Ensuite



Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.



# The Langford - Quality & Style

## Kitchens

- Choice of Paula Rosa Hamilton Range – flat fronted handle free contemporary doors in a range of gloss and wood effect finish.
- 1½ Bowl Carron sink with drainer to side and mixer Franke tap.
- Choice of Silestone worktops with matching upstand.

## Appliances

- Elica telescopic extractor hood.
- Bosch 60cm microwave.
- Bosch 60cm single oven.
- Bosch 80cm ceramic hob.
- Bosch integrated dishwasher.
- Bosch 70/30 integrated fridge/freezer.
- Bosch integrated washing machine.
- Hoover integrated tumble dryer.

## Sanitary ware

- WC – Roca low level WC with wall mounted wash hand basin.
- Ensuite – Low profile shower tray with Vado multi-function slide rail shower. Low level WC with soft close seat and Roca wash hand basin. Electric chrome heated towel rail.
- Family Bathroom – White Roca suite, contemporary style Vado taps, concealed thermostatic shower valve and multi-function slide rail shower. Merlyn shower screen, illuminated white bath panel and inset storage box located under the wash hand basin. Low level WC with soft close seat, fitted mirror and chrome heated towel rail.

## Décor

All walls and ceiling painted in Crown matt white. Skirting board, architrave and 6 panelled moulded smooth internal doors are painted in Crown acrylic satin wood white with polished chrome lever handles and hinges.

## Wardrobes

Space Pro slide wardrobes to bedroom 1 with shelf and hanging rail.

## Heating

- Dual zone gas central heating with Ideal Logic System S wall mounted boiler, with white wall hung thermostatically controlled radiators. Chrome heated towel rails to bathroom and ensuites.
- Nest controller for smart phone operation.

## Electrical Specification

- Intruder alarm.
- White inset LED spotlights to; entrance hall, WC, kitchen, landings, bathroom, and ensuites.
- Power and lighting to garage (if applicable).
- Outside lights to front and rear of the property.
- Outside power point.
- Euro plate multi-function outlet to sitting rooms and master bedrooms.
- Mains wired smoke and carbon monoxide detectors.
- Pre-wired for Sky Q.
- Pre-wired for BT Home Hub.
- Digital TV Aerial in loft.
- TV points to sitting room, kitchen, and all bedrooms/study.
- BT points to sitting room, kitchen, bedroom 1 and small bedroom/study.
- Sockets with USB charging points to bedroom 1 and kitchen.
- Loft light.
- Shaver point to master ensuite.
- Low energy pendant lighting to sitting room and bedrooms.
- Doorbell.

## Tiling

- Large format 600mm x 600mm Porcelanosa ceramic floor tiles to entrance hall, WC & kitchen.
- Cloakroom - choice of Porcelanosa ceramic tiles full height behind WC; glass splashback to basin.
- Bathroom – choice of Porcelanosa ceramic tiles full height around bath, WC and wash hand basin.
- Ensuite – choice of Porcelanosa ceramic tiles, full height to shower cubicle, WC and wash hand basin.

## Flooring

- Choice of Porcelanosa ceramic floor tiles to entrance hall, WC and kitchen.
- Choice of Regency Elegance Supreme collection carpets to sitting room, stairs, landings and bedrooms.
- Choice of Karndean wood effect vinyl flooring to family bathroom and ensuite.

## Outside

- Landscaped front gardens and rear gardens laid to lawn with patio area and enclosed by close boarded fencing. Garden gate.
- Outside tap, power point and lighting beside external doors.

*All choices are subject to the stage of construction.  
The specification is a guide and some items may vary from time to time.*