

SPECIFICATION

When you buy a new Easy Living Home, exceptional build quality is included as standard - along with a superb level of specification, which has been selected with great care and finished with meticulous attention to detail.



FORTH PARK
RESIDENCES

KITCHEN

- High quality German kitchen units, worktop with up-stand, and handles all chosen from an extensive range.
- Kitchen appliances to include; chimney hood, induction hob, integrated dishwasher, fridge, freezer, oven and microwave.*
- Splash-back to hob area.*
- LED under unit lighting.
- Brushed chrome LED down-lighters to ceiling.
- Brushed chrome sockets.

BATHROOM

- High quality branded designer sanitary ware.
- Under sink vanity storage.
- Full shower enclosure, or above bath shower with sliding rail.*
- Heated feature towel rail.
- Choice of tiling.
- Tiled Floor.

EN-SUITE

- High quality branded designer sanitary ware.
- Full shower enclosure, or above bath shower with sliding rail.*
- Heated feature towel rail.
- Choice of tiling.
- Tiled Floor.

WC

- High quality branded designer sanitary ware.
- Space for shower enclosure.
- Choice of tiling.
- Tiled Floor.

INTERNAL FINISHING

- High quality pre-finished oak internal doors throughout.
- Feature glazed doors to lounge, vestibule & dining.*
- Range of handle styles to choose from.
- Solid wood skirtings and facings throughout.

HEATING, LIGHTING & ENERGY

- High efficiency air source heating & hot water system.
- Fully programmable heating controller with mobile app for remote.
- Pressurised hot water system provides a consistently high flow rate.
- Lighting system uses 100% low energy bulbs.
- House fabric constructed to new thermal and air tightness standards giving greater thermal efficiency.

ELECTRICAL / SECURITY

- Fully fitted intruder alarm throughout.
- Interconnected head and smoke alarm system throughout.
- Brushed chrome sockets/switches to public rooms/areas.
- TV point to Lounge, Kitchen & Bedrooms.*

ACOUSTIC INSULATION

- All interior walls acoustically insulated to limit noise disturbance between rooms.

STORAGE

- Fitted wardrobes with internal fixtures to bedrooms.*

EXTERNAL / GARDEN

- Tar driveways with monoblock edging.*
- Slabbed path to front and rear doors.*
- Level access to one entrance.
- Turf to front garden
- Topsoil to rear garden
- 1.8m high timber fencing to rear boundary (depend on plot)
- French doors and steps to rear garden.*
- Anthracite grey PVC windows, soffits, fascia & gutters. *
- Anthracite grey "high performance" front and rear security doors.
- High performance double glazing with keyed security locking handles
- Spacious integral garages with power and lighting.*
- Insulated sectional garage door (motorised option available) *



*Subject to Housetype.

SPECIFICATION

When you buy a new Easy Living Home, exceptional build quality is included as standard - along with a superb level of specification, which has been selected with great care and finished with meticulous attention to detail.

ELH reserve the right to alter or amend any particulars without notice

