



Heatherwood Royal

ASCOT | BERKSHIRE

Heatherwood Royal Specification

HOUSES

Elegant Kitchens

- Hand crafted British kitchens provided by The Symphony Group
- Individually designed layouts
- Silestone worktop included to kitchen and utility where applicable
- AEG appliances throughout including:
 - Multi-function AEG double oven
 - AEG gas hob with stainless steel hood
 - Integrated AEG low frost 70/30 fridge/freezer
 - Integrated AEG dish-washer
 - Integrated AEG washer/dryer
- Franke undermount 1.5 bowl stainless steel sink with Chrome Ascona Tap
- Feature LED lighting to underside of wall units
- LED plinth lighting
- Recessed LED chrome down-lighters

Contemporary Bathrooms

En suite 1

- Roca Ona floor-mounted sanitaryware with soft-closing toilet seat
- Roman shower enclosure with Aqualisa thermostatic shower

- Roca Unik white two drawer vanity unit
- Porcelanosa full-height tiling to shower enclosure and half-height to all other walls – choose from our premium range
- Chrome heated towel radiator
- Recessed LED down-lighters
- Shaver socket included

Bathroom

- Roca Ona sanitaryware with soft-closing toilet seat with Hansgrohe brassware
- Roca Ona bath
- Roca Unik white two drawer vanity unit
- Porcelanosa full-height tiling to the bath and half-height tiling to all other walls – choose from our premium range
- Recessed LED down-lighters
- Shaver socket included

Electrical Fittings

- SkyQ point to living area and TV (terrestrial/Freeview) to bedrooms
- Data points to kitchen and bedroom one along with USB ports to kitchen and bedroom one
- Pendant lighting to all other rooms

- Recessed LED down-lighters to WC
- Carbon monoxide detector installed
- External power socket to rear garden

Interior Finishes

- Vicaima white internal door
- Skirting and architraves to complement internal doors in satinwood white
- Underfloor heating throughout the ground floor
- Amtico Spacia to hallway, kitchen/ family area and WC
- Porcelanosa ceramic floor tiling to bathroom and en suite/s where applicable
- Carpet to all other rooms

Security & Peace of Mind

- Mains supply smoke and heat detectors with battery back up
- Multi-point locking system to entrance door
- External front and rear light and external tap to rear of the property
- Rotavated and turfed rear garden
- Front garden landscaped in accordance with the soft landscaping plan

