



Rochester Riverside

# Specification

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.

	1 bedroom apartments	2 bedroom apartments	2 bedroom home	The Egret	The Oystercatcher	3 bedroom home	The Wren	The Shelduck	4 bedroom home	The Amherst II	The Peacock	The Lapwing
<b>KITCHEN</b>												
Symphony Urban & Plaza range kitchen with laminate worktop	■	■		■	■		■	■		■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■		■	■							
Stainless steel sink and drainer (double bowl) with chrome mixer tap								■	■	■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■		■	■		■	■				
Hotpoint 75cm s/steel hob, Hotpoint double built-in high level oven, Hotpoint 70cm curved glass hood										■	■	■
White pendant light holder	■	■		■	■		■	■		■	■	■
Fridge/freezer space	■	■		■	■		■	■				
Integrated fridge/freezer										■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■		■	■		■	■		■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■	■		■	■		■	■	■
<b>BATHROOMS AND EN SUITE(S)</b>												
En suite to bedroom 1		■					■	■		■	■	■
En suite to bedroom 2										■		
Ideal Standard contemporary white Concept Air sanitaryware	■	■		■	■		■	■		■	■	■
Ideal Standard close-coupled WC to cloakroom				■	■		■	■		■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite							■	■		■	■	■
Hand-held hair wash attachment in bathroom				■	■		■	■		■	■	■
Shower over the bath	■	■										
Choice of standard Porcelanosa wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)	■	■		■	■		■	■		■	■	■
White batten light holder	■	■		■	■		■	■		■	■	■
Chrome towel rail to bathroom and en suite										■	■	■
<b>BEDROOMS</b>												
Built-in wardrobe to bedroom 1										■	■	■

■ Fitted as standard - included in the property



- 1 bedroom apartments
- 2 bedroom apartments
- 2 bedroom home
- The Egret
- The Oystercatcher
- 3 bedroom home
- The Wren
- The Shellduck
- 4 bedroom home
- The Amherst II
- The Peacock
- The Lapwing

#### DOORS AND WINDOWS

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■	■
Double-glazed PVCu French doors	■	■	■	■	■	■	■	■
Internal cottage door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■	■
Paving outside French door and path from rear door to garden gate plus to garage personnel door (where applicable)			■	■	■	■	■	■

#### GENERAL

White painted walls and smooth white ceilings	■	■	■	■	■	■	■	■
TV point to living room	■	■	■	■	■	■	■	■
Master telephone socket to be under stairs or hall cupboard	■	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door			■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■
Battery powered carbon monoxide detector (wall mounted)	■	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)			■	■	■	■	■	■
Enclosed rear garden, and garden gate (where applicable)			■	■	■	■	■	■
Outside tap			■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■	■	■

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The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house/apartment types and therefore reserves the right to change specification details. Photographs depict typical Rochester Riverside interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant. 09/24.