



BEAULIEU GATE

A COLLECTION OF TRADITIONAL
STYLE 1 TO 4 BEDROOM
TUDOR INSPIRED HOMES

APARTMENT AND MAISONETTE SPECIFICATION

L&Q



COUNTRYSIDE
Homes

BEAULIEU GATE

APARTMENT AND MAISONETTE SPECIFICATION

KITCHEN

- Echo Sepia Oak Melamine base and tall units with twisted chrome handles
- Handleless Pearl Pebble Matt lacquered wall units
- Under cupboard LED lighting below wall units
- Basalto cenere laminate worktop and upstand
- Electrolux single oven
- Full height glass splashback to hob
- Electrolux 4 ring ceramic hob and extractor
- I 1/2 bowl sink with stainless steel tap
- Integrated Zanussi fridge/freezer or separate fridge and freezer: Please speak to a Sales Consultant for details
- AEG washer / dryer; integrated in kitchen or free standing in cupboard. Please ask a Sales Consultant for details
- Integrated Zanussi dishwasher
- Amtico Spacia flooring

BATHROOM

- White semi recessed hand basin with chrome taps
- Driftwood basin box
- Single ended bath with Driftwood bath panel
- Thermostatic mixer tap and shower over bath with shower screen
- Full height tiling around main walls of bath, half height to sanitary ware walls
- Heated chrome towel rail
- Floor mounted WC with soft close seat
- Amtico Spacia flooring

EN SUITE (where applicable)

- Thermostatic shower mixer with shower tray, shower head and sliding door
- Floor mounted WC with soft close seat
- White semi recessed hand basin with chrome taps
- Full height tiling around main walls of shower enclosure, half height to sanitary ware walls
- Amtico Spacia flooring

GENERAL FINISHES

- Fitted wardrobe to principal bedroom
- Semi-solid core doors painted white with matching skirting and architraves
- Chrome door handles
- Walls painted in white
- Ceilings in Pure Brilliant White
- External white UPVC doors

FLOORING

- Abingdon Soft Shades carpet to all bedrooms and stairways / landings (where applicable)
- Amtico Spacia flooring to all remaining areas. Please ask a Sales Consultant for further details

HEATING, LIGHTING & ELECTRICAL

- White switches and sockets
- White downlighters to kitchens, bathrooms and en suites
- Pendant lights to living / dining areas and bedrooms
- Chrome heated towel rail to bathroom and en suite (where applicable)
- Honeywell thermostat
- Gas fired central heating and hot water
- Smoke alarms and heat detectors positioned where required throughout

HOME ENTERTAINMENT & COMMUNICATIONS

- Wiring only to aerial and satellite dish for maisonettes (aerial and satellite dish not provided)
- Wiring to communal aerial and satellite dish for apartments
- Fibre optic capability supplied to main data point to all houses (subject to future connection by purchaser)

COMMUNAL AREAS & EXTERNAL

- Carpet to corridors, staircases, upper floors and entrance area
- Dark grey communal matwell
- Plastic capped metal handrail with black painted metal balustrade
- Externally mounted post box
- Bin store (where applicable)
- Bike store (where applicable)

