



AYLETT'S GREEN
KELVEDON

APARTMENTS SPECIFICATION





Photography from a previous CALA development



DESIRABLE IN EVERY DETAIL

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with quality specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

APARTMENTS SPECIFICATION

KITCHENS

- Contemporary kitchen with laminate work surfaces, upstands and stainless-steel splashback to hob
- Indesit 4-burner ceramic hob
- Indesit built-in single oven
- Indesit built-in fridge/freezer
- Indesit stainless steel chimney extractor hood
- Indesit built-in dishwasher
- Indesit built-in washer/dryer
- Amtico Spacia flooring to kitchen area

CLOAKROOMS, BATHROOMS & EN SUITES

- White Roca sanitaryware
- Vado Gallo thermostatically controlled showers
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit (one bed apartments)
- Full height tiling to separate shower cubicle within en suite and Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit in main bathroom* (Two bed apartments)
- Vado Pillar mixer chrome taps
- Shaving point to bathroom and en suite
- Gallo thermostatically controlled showers
- White wet ladder-style heated towel radiator to bathroom
- Porcelanosa wall tiling
- Amtico Spacia flooring to wet areas

PLUMBING, HEATING & ELECTRICAL

- Eye level and low level white switches and sockets throughout
- Downlights to kitchen, bathroom and en suite*
- Pendant lighting to all other rooms
- Batten holder lights to cupboards
- Thermostatically controlled radiators throughout
- Ultra fast fibre broadband telephone and data sockets (compatible with Sky Glass) to sitting room and bedroom one
- Ceiling mounted smoke and carbon monoxide detectors
- Electric fuse spur in sitting room for fireplace

INTERNAL FINISHES

- Purpose-made softwood white doors to all rooms
- PVCu windows and French doors
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- Built-in wardrobes to bedroom one
- All woodwork finished in white satin
- Polished chrome door handle finishes

EXTERNAL AND COMMUNAL AREA FINISHES

- Allocated off-street parking
- Audio/visual entry phone system with handset and digital entry keypad
- LED downlights to ground floor in foyer and lift area
- Ceiling mounted light fitting to hallway, stairwell and landing
- Individual postal boxes to outside of communal entrance
- Steel balcony with timber decked or tiled concrete floors (where applicable)*
- Lockable power sockets in communal areas
- PIR activated bulkhead lights in bin stores
- PIR activated lamp to all doors leading outside of apartment block
- Bollard lighting with dusk to dawn sensors located in parking and footpath areas

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise gas usage
- Double-glazed PVCu windows providing a high level of thermal insulation
- A-rated kitchen appliances to reduce water and energy use (where applicable)
- †Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development



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