



CALA AT KINGSMERE

BICESTER

3 & 4 BEDROOM HOMES AND 2 BEDROOM APARTMENTS



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 high 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 premium quality, it's the little things that make all the difference.

SPECIFICATION

KITCHENS

- High quality kitchen with laminate work surfaces^ upstands and stainless steel splashback to hob
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch built-in single oven to 2 & 3 bedroom homes
- Bosch built-in double oven to 4 bedroom homes
- Bosch 4-ring gas hob to 2 & 3 bedroom homes
- Bosch 5-ring gas hob wok burner to 4 bedroom homes
- Bosch built-in fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer to homes without utility room
- Space provided for one or two appliances in the utility room (where applicable)*
- 1½ bowl stainless steel sink with single drainer in the utility room (where applicable)*
- Amtico flooring^

FAMILY BATHROOM, EN SUITE(S) AND CLOAKROOM

- Roca sanitaryware
- High gloss vanity units to family bathroom and master en suite (3 & 4 bedroom homes only)
- Full height tiling around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)

- Half height tiling around bath with low level handheld shower attachment in family bathroom and en suites (where there is a separate shower cubicle)
- Full height tiling to shower cubicles
- Vado thermostatically controlled showers
- Vado mixer taps
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- Shaver socket to family bathroom and en suite(s)
- Amtico flooring^

MEDIA AND COMMUNICATIONS

- TV/FM/DAB and TV sockets to kitchen/family room, sitting room, dining room, study and all bedrooms
- Pre-wiring and fittings (high and low level positions) for TV/FM DAB and satellite (compatible with Sky Multiscreen)
- Telephone sockets to kitchen/family room, sitting room and master bedroom
- USB charging port sockets to kitchen/family room and master bedroom

HEATING, LIGHTING AND INTERNAL FINISHES

- Downlights to kitchen/family room, cloakroom, family bathroom and en suite(s)
- Pendant light fittings to all other rooms
- Smooth ceilings finished in white emulsion
- Internal walls finished in white emulsion
- White doors to all rooms

- Staircase and balustrade to be painted in white satin with dark stained handrails
- Fitted wardrobes to master bedroom, and bedroom two (on certain housetypes)
- Dressing room to master bedroom (The Osmore and Madeley only)
- Traditional gas radiator central heating
- Double sockets throughout
- Engineered timber floor joists to first floor
- Ceiling mounted smoke and heat detectors
- Carpeted communal areas (2 bedroom apartments only)

SECURITY

- Outside lights to front, rear and side doors (as applicable)
- Dusk-to-dawn sensor lights outside front door
- Multi-point locking system to front door
- Wiring for security alarm
- Secure audio entry system at apartment block entrance door (2 bedroom apartments only)
- Motion sensor lighting to ground, first and second floor communal areas (2 bedroom apartments only)

ENVIRONMENTAL DETAILS

- Solar panels to be fitted to selected homes*, absorbing sunlight as a source of energy to generate electricity
- 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 and reduced heat loss
- A and B-rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water use
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- 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

EXTERNAL DETAILS

- Outside electrical point to the rear patio
- Outside water tap
- Up and over garage doors with batten light installed (where applicable)*
- Double socket to the garage (where applicable)*
- Landscaped front garden, turf to rear garden
- Paved patio area

MANAGEMENT SERVICES (2 bedroom apartments only)

CALA Homes will appoint a professional managing agent who will be a member of The Association of Residential Managing Agents to provide ongoing management services. Please refer to your Sales Consultant for further details.

^ Choice subject to build stage.

*Please see detailed specification and floorplans for further information.

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