



CALA AT MINDENHURST
APARTMENTS & THE COACH HOUSE 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 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

KITCHEN

- Individually designed kitchen
- Laminate work surfaces with matching upstand
- 1 & ½ bowl stainless steel sink with drainer and mixer tap
- Black glass splashback to the hob
- Under-cupboard lighting
- Indesit single oven
- Indesit 4 burner gas hob
- Indesit stainless steel extractor hood
- Indesit integrated dishwasher
- Indesit integrated fridge freezer
- Space in the hall for a free-standing washer dryer
- Amtico flooring to the open plan kitchen, living and dining area

CLOAKROOM, BATHROOM & EN SUITES

- White Roca sanitaryware
- White wall hung vanity unit to the basin in the bathroom and the master en suite
- VADO mixer taps
- VADO showers
- Glass shower doors
- Porcelanosa tiling to walls*
- Amtico flooring
- Shaving point in the bathroom and the en suite

PLUMBING & HEATING

- Gas-fired boiler heating system with radiators
- Chrome ladder style radiator in the bathroom and en suite

ELECTRICAL

- White LED downlights in the kitchen area
- White LED downlights in the bathroom and the en suite
- Pendant lighting to all of the other rooms
- External light to the patio or the balcony area (where applicable)
- White electrical fittings in all rooms
- TV points (high and low level position) in the living room
- TV point (high level position) in all of the bedrooms
- Phone point in the kitchen and the master bedroom
- USB charging points in the kitchen and either side of the master bed position
- Communal TV aerial to each apartment block
- Communal satellite dish to each apartment block
- Secure audio entry system at each apartment block entrance door
- Motion sensor lighting to all apartment communal areas
- Electric panel heaters to the ground floor lobby areas

INTERNAL FINISHES

- Smooth ceilings finished in white paint
- All walls to be finished in white paint
- All woodwork finished in white paint (satinwood)
- Wardrobe in the master bedroom
- Amtico flooring in the hall
- Carpet in the bedrooms
- Timber communal stair balustrading in white paint (satinwood)

DOORS & WINDOWS

- Agate Grey PVCu windows
- Agate Grey PVCu French doors leading out to the patio or balcony area (where applicable)
- Internal doors with 4 horizontal grooves finished in white paint (satinwood)

EXTERNAL DETAILS

- Indian sandstone patio area (where applicable)
- Balcony (where applicable)
- Landscaped communal gardens
- External landlords tap
- External lighting to the private roads

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Insulation within roof spaces and external 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

MANAGEMENT SERVICES

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.

*Please speak to your Sales Consultant for wall tiling specification detail.



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