



101

S P E C I F I C A T I O N

FOR

101 Brookmans Avenue
Hatfield,
Hertfordshire AL9 7QG

BROOKMANS PARK

Specification

Interior Finishes

- Dark stained extra height oak veneer timber doors, frames and architraves
- Calcatta Oro large format porcelain floor tiles with feature trim to Hallway.
- Dark stained Oak staircase with blackend steel spindles with chrome beads
- Light stained fluted oak veneer bespoke joinery with Calcatta Oro marble counter top with floating lacquered cupboards to family room
- Polished chrome door and window ironmongery throughout
- Wide plank dark stained brushed and fumed European oak flooring to formal reception and master bedroom
- Dark stained oak effect thin strip porcelain floor tiles to kitchen/family/dining room
- Feature marble fireplace to formal reception with antique mirror chimney breast
- Cornicing to select rooms
- Fabric wallpapers to master bedroom & formal reception

Kitchen

- Bespoke German designer Rotpunkt kitchens, with a blend of matt lacquer and light-stained oak veneer cupboards with a sleek handle-less design.
- Miele fully integrated appliances including:
 - Extra wide induction hob
 - Two oven's
 - Warming drawer
 - Microwave
 - Dish washer
 - Fridge
 - Freezer
 - Extractor fan
- Quooker tap with instant boiling water
- Polished Neolith Carrara porcelain counter tops
- Dark stained oak effect thin strip porcelain floor tiles

Bedrooms

- Wool carpets to all bedrooms.
- Bespoke designer matt lacquered wardrobes with internal led lighting to all bedrooms

Bathrooms

Master Ensuite

- Gessi Eleganza wall mounted his & her chrome basin taps
- Italian Puntotre - Vertigo vanity with Macassar Ebony timber with his & her basins (stone/glass counter tops TBC)
- Laufen Verbana freestanding bath with Gessi Eleganza floor mounted bath mixer and hand held spray
- Recessed vanity mirrored cupboards
- Wet room shower enclosure with over head extra wide shower head, and wall mounted hand held shower
- Gessi Eleganza thermostatic shower mixer
- Large format Calcatta Oro porcelain tiles to floor and walls, with inset feature Nero Atlante porcelain floor trim
- Wall mounted toilet in separate enclosure
- Heated towel rails

Secondary Bathrooms

Mixture of shower rooms and bathrooms

- Walk in wet room showers & slim line Crosswater shower trays with framed glass screens
- Crosswater MPRO Grande freestanding bath, with Gessi Emporio floor mounted bath mixer with hand spray
- Gessi Emporio thermostatic shower mixers, with wall mounted showers or shower head on rail
- Gessi Rilievo deck mounted basin taps & Gessi Via Manzoni deck mounted mixer
- Italian Puntotre vanity units with composite stone/ ceramic /porcelain countertops and under-mounted basins with draws under
- Feature porcelain large format floor and wall tiles
- Soft close WC's by Duravit with pneumatic dual flush buttons
- Heated towel rails

Guest WC

- Dornbracht Vaia wall mounted tap with wall mounted basin and shelf
- Porcelain large format floor tiles
- Soft close WC by Duravit with pneumatic dual flush buttons

Electrical

- Control 4 lighting installed to principal rooms. Wiring and infrastructure provided for future additional installation.**
- Polished chrome/nickel face plates (TBC) throughout secondary rooms
- Recessed low energy LED lighting throughout with complementary discreet feature coffered ceiling lighting
- 5 amp lighting circuits to principle rooms
- Telephone and Cat 6 data and video distribution points throughout
- Satellite and aerial installed for terrestrial and satellite provision
- Wired for 1No electric car charger point
- Wired for electric curtains and blinds to principle rooms (kitchen/family, Reception & Master Bedroom)
- Photo voltaic cells mounted on roof

Heating, Hot Water, Cooling & Ventilation

- Vaillant Ecotec gas boiler providing heating and hot water High pressure hot water tank supplying all bathrooms
- Under floor heating throughout ground and 1st floor, controlled via Heatmiser thermostats, iPad, phones and the internet
- Wall mounted radiators to 2nd floor
- Air conditioning provided to kitchen/family room and master bedroom including Bluetooth connectivity. Infrastructure provided to secondary rooms.**
- Remote bathroom ventilation fans providing extra quiet ventilation

Audio Visual

- Multi-room audio to principal rooms via a Control 4 system with ceiling mounted speakers. Controlled via Ipad, phone and wall panels.**
- Integrated Cat 6 cabling wired for video and data distribution to all rooms
- Surround sound system to family room, including sound bar, sub-woofer and ceiling mounted speakers
- Secure AV rack for all equipment

Security & Fire

- Wired alarms ready to receive full police monitored alarm system
- Insurance approved front door locks, high security night latch with a second low-level mortice deadlock
- Patio door locks: 5 lever locks PAS24 certified (high security)
- CCTV provision (wired) for whole house cover and remote monitoring
- Integrated mains smoke/heat detectors throughout.
- Video intercom to security gates and pedestrian access
- Window restrictors (removable) on all windows

Rear & Front Gardens

- Landscaped with new planting, hedgerow and trees
- Rear terrace paved with a large format porcelain tile
- Resin bonded gravel driveways
- Remote operated automatic gates to driveways with pedestrian access

General

- 10yr Structural Warranty provided by International Construction Warranties (ICW) underwritten by Lloyds of London
- All windows are double glazed timber sash with chrome ironmongery with 10yr warranty
- All properties are freehold

Options Available

The following options are available for all houses:(additional cost applicable)

- Convert integral garage to a habitable room with front facing windows/s. Under floor heating and lighting circuits already installed.
- Expand multiroom audio system to all rooms
- Expand air-conditioning coverage (current coverage kitchen/family room and master bedroom)
- Expand control 4 controls, including additional wall panels to first and second floor (currently installed on ground floor and light switches to principal rooms)

*The specification is preliminary and subject to change up until the point of completion

** Option available to expand provision.

Note: Principal rooms means - Kitchen/Family room, formal reception & master bedroom

