

CHILMINGTON
LAKES
KENT

SUPERIOR SPECIFICATION EXTRAS AS STANDARD



Kitchens

- Individually designed high specification kitchen furniture with soft close doors and drawers
- LED feature strip lighting to underside of wall cabinets
- Stainless steel inset sink with feature chrome pull out mixer taps
- Bosch built-in oven(s)
- Bosch microwave/steam oven to 4 and 5 bedroom units
- Bosch touch control induction hob with glass splashback
- Telescopic built in extractor hood with LED lights
- Bosch fully integrated fridge/freezer
- Bosch fully integrated dishwasher
- Bosch fully integrated washing machine
- Space for tumble dryer
- Worktops in various finishes with upstands
- Stone worktops to 4 and 5 bedroom units
- Polished chrome electric points above worktops
- Saloni 100% porcelain floor tiling or wood flooring



Bathrooms

- Duravit sanitaryware to all bathrooms
- Contemporary white washbasin with Hansgrohe polished chrome mixer tap
- Contemporary white WC with concealed cistern and soft close seat and cover
- Mirrored cabinets with shelves, integrated lights and a shaver point (where applicable)
- Under-sink luxury drawers (where applicable)
- Contemporary white bath and glass shower screen
- Polished chrome thermostatically controlled bath/shower mixer with pressure shower head and slider rail
- Walk in shower with glass screen and overhead polished chrome pressure rain shower (in selected units)
- Polished chrome electric heated towel ladder radiators – independently heated for summer use
- Saloni 100% porcelain tiles to the walls and floors

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Utility Rooms (where applicable)

- Individually designed high specification furniture with soft close doors and drawers
- LED feature lighting to underside of wall cabinets
- Stainless steel inset sink with feature chrome mixer taps
- Bosch fully integrated washing machine
- Integrated space for tumble dryer
- Polished chrome electric points above worktops
- Saloni 100% porcelain floor tiling or wood flooring

En Suite

- Duravit sanitaryware to all en suites
- Contemporary white washbasin with Hansgrohe polished chrome mixer tap
- Contemporary white WC with concealed cistern and soft close seat and cover
- Mirrored cabinets with shelves, integrated lights and a shaver point (where applicable)
- Under-sink luxury drawers (where applicable)
- Walk in shower with frameless glass screen and overhead polished chrome pressure rain shower
- Polished chrome electric towel ladder radiators – independently heated for summer use
- Polished chrome robe hook
- Saloni 100% porcelain tiles to the walls and floors

Heating and Hot Water

- Heating and hot water systems in each house designed by specialist heating and hot water mechanical engineers to ensure excellent end use for all persons within the home
- Gas-fired central heating and hot water system with a central programmer
- Google Nest Learning Thermostat – smart thermostats that let you remotely control the temperature and save energy
- High specification radiators with individual thermostatic controls
- Centralised mechanical extract system to remove condensation in bathrooms and kitchens

Electrical and Lighting Installations

- Each property features a comprehensive electrical system including low-energy LED recessed downlights and low-energy pendant lights (where applicable)
- Dimmable light switches (where applicable)
- Slimline switches and sockets
- USB sockets to all rooms
- Generous supply of socket outlets throughout
- Lighting to main storage cupboards
- External lighting around the house to patios, pathways, balconies and terraces

Home Entertainment and Communications

- Superfast broadband speeds, no matter how many devices are connected
- Pure end-to-end fibre optic cables to each home capable of feeding the property internet speeds of up to 1Gb (fastest speed currently available in the UK)
- Comprehensive multimedia system for television/plasma (terrestrial, Sky+, Sky HD, Sky Q, etc) and FM radio multimedia points to the living room, kitchen/dining area and all bedrooms
- ‘Ready to go’ television system for simplicity – just install televisions to your selected rooms and sign up to your service provider (for example; Sky, terrestrial, Freeview and Freesat)
- Communal satellite dish connection to each house for superior reception, so no need to install a satellite dish on your home
- Telephone points to all rooms

Interior Finishes

- Built-in wardrobe with mirrored/glass sliding doors to master bedrooms and selected other bedrooms. Internals to include shelves and hanging rails
- White painted panelled internal doors with polished chrome door furniture
- Cloak cupboard with shelf and hanging rail (where layout permits)
- White painted, smooth finish walls and ceilings throughout
- White painted skirtings and architraves
- Contemporary white painted staircase with oak handrail and newel caps
- Loft access with loft light (where applicable)
- ‘Cloud 9’ extra soft underlay as standard
- Shelving rack to cylinder cupboard (where layout permits)
- Luxury carpet to upper floors and staircases in a number of colour options as standard
- Wood flooring to ground floor
- Saloni 100% porcelain floor tiles to bathrooms, en suites, selected kitchens and WCs

External Finishes

- Solid luxury ‘Secured by Design’ front doors which benefit from three-point espagnolette locking systems and sound-reducing specification for maximum security
- Front doorbell
- Double-glazed windows and French doors with sound resistance and energy-saving glass
- French doors with multi-point locking and anti-lift
- Steel balustrades to balconies and Julietts
- Wood effect decking to balconies
- External taps to front and rear
- External power point to patio
- Stainless steel contemporary up and down wall lights

Garages and Car Ports

- Internal lighting
- Double power point
- Secure electric garage door to all garages
- Fused spur for future installation of electric garage doors to car ports

Insulation

- Excellent levels of insulation provided to reduce utility bills
- Properties are air pressure tightness tested and certified to achieve minimal heat loss in the winter and avoid significant and unwanted overheating in summer

Parking

- Each property has a minimum of 2 parking spaces. Please ask your Sales Consultant for details

Refuse

- Each property has a discreet enclosed area for bin storage so bins are out of sight.

Peace of Mind and Safety

- 10 year insurance-backed warranty under the Premier Buildmark Warranty Scheme of which the first 2 years are covered directly by Hodson Developments with a dedicated customer service team
- Mains fed (with battery back-up) smoke detectors to hallways and landings
- Mains fed (with battery back-up) CO detector
- Mains fed (with battery back-up) heat detector to kitchens
- Spur for future installation of security alarm system (can be installed by Hodson Developments)

External Communal Areas

- Secure development
- Established landscaping to communal areas
- Lighting to all external areas