

FROM THE FIRST BRICK TO THE FINISHING TOUCHES

EVERY ELEMENT OF VIMTO GARDENS
COMBINES TO CREATE A TIMELESS, ELEGANT
HOME, FROM THE THOUGHTFULLY DESIGNED
LAYOUT AND FLOW OF THE SPACES TO THE
HIGH QUALITY FIXTURES AND FITTINGS.

One of the many benefits of buying new is that your home is built and designed to the highest specification and is ready to move into. A stylish blank canvas on which you can make your individual mark.



KITCHENS

- Fresh, modern, Paula Rosa Manhattan range contemporary kitchens with Crystal white laminate worktops.
- Integrated appliances including Zanussi oven, ceramic hob and AEG built in microwave.
- Integrated fridge freezer and dishwasher.
- Washer/dryer located in separate storage cupboard.
- Brick bonded white wall tiles to splashback.

BATHROOMS

- White bathroom suite from the Porcelanosa sanitaryware range.
- Chrome towel radiator.
- High quality hardwood vanity top complete with mirrored storage cabinet to the wall.
- Hansgrohe thermostatic fittings/mixers to baths, showers and basins.
- Tiled bathrooms, with Porcelanosa ceramic tiles on walls and floors.
- Separate WC/shower room downstairs.

FIXTURES AND FINISHES

- Boen Oak Animoso (matt lacquered) engineering oak floors in living and kitchen spaces, with 80% pure new wool Cormar carpets in the bedrooms.
- Bespoke feature oak timber treads and risers staircase with painted balustrade and roof level skylight.
- American White Oak veneered doors throughout.
- Idealcombi composite framed windows and patio doors with matt polyester powder coated external aluminium frames and timber clear lacquer internal finish.
- All windows are full height in bedrooms and living areas.
- Low energy light fittings both internally and externally.
- Timber decking patio area to self contained private garden area at first floor terrace.



HEATING AND LIGHTING

- Heating and hot water will be provided by individual gas combination boilers.
- Ventilation is provided by a high efficiency whole house ventilation unit incorporating heat recovery.
- Downlighters and pendants to living space, downlighters to bathrooms and kitchen areas, pendants to bedrooms.
- Lighting to external garden.

REFUSE AND RECYCLING

- Each kitchen will contain an integrated 3 compartment bin.
- Communal refuse store accessible at ground level.

COMMUNICATIONS AND MEDIA

- Freeview Digital TV, Sky+HD and Virgin Media telephone, TV and broadband services are available, ready for you to connect.
- Telephone outlets to living space and bedrooms.
- TV outlets to living space and master bedrooms.
- Virgin Media broadband outlet to living space.

CYCLING

- Utility room and externally accessed bicycle/bin store located on ground floor.

OTHER

- Every home offers a 10 year New Home Warranty from Premier Guarantee.

SECURITY

- Vehicle gate onto Islington Way and pedestrian access to Barrow Street, Wroe Street and Chapel Street.
- The development will seek to achieve Secure by Design accreditation.
- Every home is provided with a heat alarm in the kitchen area interlinked to a smoke alarm in the hallway.
- Domestic sprinkler system.

CUSTOMER CARE

- A professional and comprehensive After Sales Service from our Customer Care Service Team is offered in the first 2 years after legal completion. Our Customer Care Service Team will contact you to introduce themselves after legal completion. We also provide an out of hours emergency call service for the duration of the 2 year warranty.

