

Skipton Properties Sales Specification – Luxury

Berkeley – Berkeley Lifetime – Grosvenor – Grosvenor Lifetime – Marlborough

Kitchen and Utility		Heating	
Units	Alendale, Greenwich, Winney, Clerkenwell, Chelford, Halesworth	Fuel	Gas
Unit Interior	oak interiors, soft close cupboards and drawers	Boiler	Ideal Logic ES 35 with combi
Worktop	30mm quartz with drainer grooves	Thermostat	Dual Zone Heating - Honeywell T6
Worktop - Utility	38mm square edged laminate with upstand	Towel Radiators	Bathroom and en-suite - Towelrads Square 1200mm x 600mm
Splashback	90cm Stainless Steel splashback	Radiators	Stelrad Herrat Compact
Lighting	Under and over cabinet lighting		
Tap - kitchen and utility	Marido Dual Lever Chrome ACT3038		
Sink - kitchen and utility	Undermount Matrix stainless steel L3 bowl AWS121	Woodwork	
Accessories	Timber Cutlery Tray and corner storage	Stairs	White painted closed string staircase
Boller Housing Kitchen	As per kitchen choice	Newels	50mm square softwood
Boller Housing Utility	As per kitchen choice	Spindles	40mm chamfered
Oven & Hob	Smeg Stainless Steel 90cm Double Cavity Dual Fuel Cooker C59GMX2	Handrail	Loaf Style - Oak with chrome support
Extractor	Smeg Stainless Steel 90cm Chimney Hood K2BHX2	Skirting	18mm x 18mm 4mm bevel
Fridge Freezer	Electrolux 70/30 Fridge Freezer UN6S22S5	Architrave	2" 4mm bevel
Dishwasher	Electrolux Full Size Dishwasher KEA72200	Internal Doors	Pre finished oak Mexicana
Washing Machine	Space and plumbing only	Ironmongery	Herrings Lever on Rose Satin Chrome
Bedroom		Windows /Doors	
Sink	Villeroy & Boch Hand Basin	Material/Colour	Thin Profile UPVC, Pebble Grey with White Inner with trickle vents
Tap	Vemis Blend Single lever basin mixer Tap	Handles	Chrome
Toilet	Villeroy & Boch Toilet	Rooflights	VELUX Double Glazed with solar electronic opening
Bathroom		Front / Rear Door	Composite Pebble Grey with glazed panels and spyhole
Sink	Villeroy & Boch Half Pedestal Hand Basin	Lock	3 Point lock enhanced security with security chain
Tap	Vemis Blend Single lever basin mixer Tap	Handles and post box	Centered Chrome
Toilet	Villeroy & Boch Toilet	Vision Panel	Clear toughened
Bath	Villeroy & Boch		
Bath Tap	Vemis Blend 2-hole rim mounted bath mixer	Garage	
Shower Socket	White plastic	Door	Pebble Grey - Sectional Electric Opening
En-Suite		Personel Door	Composite Pebble Grey Vision Panels as working drawings
Sink	Instinct Nuance Wash Hand Basin	Roofing	
Tap	Hansgrohe Logis Single lever basin mixer	Main Tiles	Natural Slate
Toilet	Instinct Nuance Square Close with Soft Close	Porch Tiles	Natural Slate
Shower	Hansgrohe Vemis Shape 230 Jet EcolSmart Shower with shower screen	External Finishes	
Shower Tray	White Resin Tray	Build Method	Masonry
Shower Socket	White plastic	Walling	Random Stone
Electricis		Paths/Patios	800x600 Indian Red green
Sockets & Switches	White plastic, USB Sockets to kitchen, lounge and bedroom 1	Drives	Modena 50 - Granite stone Plasmor
Kitchen	Brushed Chrome With White Inserts	Gutters/Downpipes	Polypipe Half Round Black
External Socket	Double (Low Level)	Meter Cabinets	Painted to match windows
Pendant Lights	Top4 Led Pendants	External Tap	15mm brass
Downlights	Hall, Kitchen, Stores, Utility and Wet Rooms, White 7.3W as per drawing	Gardens Rear	Topsoil & turf
		Gardens Front	As per planning approved landscaping designs
External Light Front	Motion Sensor Black with bevelled glass, IP44 rated	Decoration	
External Light Side/rear	Motion Sensor Knightbridge Black Up Down Led	Walls / Ceilings	Dulux White Emulsion
Garage Light	8ft Led Ansel Akedo	Skirts/Arch/Door/ Stairs	White Gloss, Waxed handrail
Door Bell	Byron Wired Bell in Brushed Nickel		
Alarm	Simplisafe Skipton Smart Alarm System	Wall Tiling	
BT and TV Points	As per drawing, white plastic	Kitchen	
Fibre	Openreach Fibre (FTTP)	Cloakroom	Half tiling to Sanitaryware walls
Solar PV	As per elevations drawing	Bathroom/Ensuite	Half tiling behind toilet and sink full to shower/bath with brushed chrome trim
EV Charging Point	7KW charging		
Extractor Fan	Titan Ultimate dMEV	Please Note	Specification correct at time of print – 25th April 2025

Skipton Properties Limited reserve the right to amend the specification at any time. Upon reservation, your sales advisor will discuss the specification of your home in detail to allow you to make an informed decision to proceed. We pride ourselves on our high specification however we appreciate you may wish to