

DESIGNED WITH YOU IN MIND

EDWARDS
— HOMES —

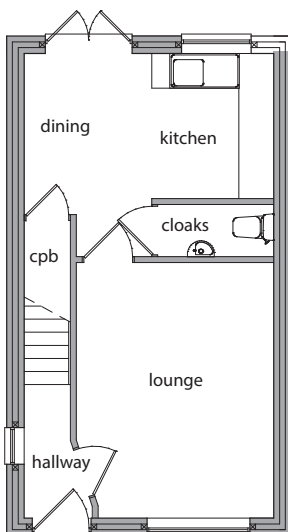
THE WINDSOR



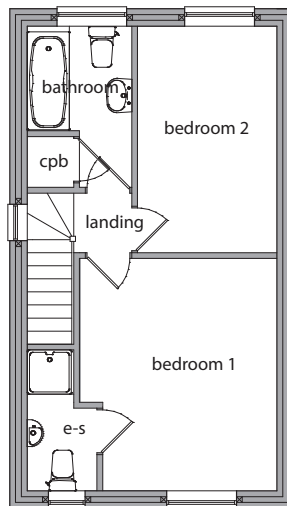
The Windsor - a traditionally built two bedroom home.

The ground floor offers: Entrance hall, cloakroom, lounge and a kitchen / diner with French doors leading to the garden.

The first floor offers: En-suite master bedroom, one further bedroom and family bathroom.



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Lounge	4.4m x 3.4m	14'5" x 11'2"
Kitchen / Dining	4.3m x 3.5m max	14'1" x 11'6" max
Cloakroom	2.0m x 0.9m	6'7" x 2'11"

FIRST FLOOR

Bedroom 1	4.0m x 3.4m	13'1" x 11'2"
En-Suite	2.4m x 1.2m	7'10" x 3'11"
Bedroom 2	3.9m x 2.4m	12'10" x 7'10"
Bathroom	2.75m max x 1.8m	9'0" max x 5'11"

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THE WINDSOR *two bedroom home*



GENERAL SPECIFICATIONS:

CONSTRUCTION	Edwards Homes properties are constructed in compliance with the National House Building Council (NHBC) Standards and are made up of a cavity wall construction. Brick type and roof tiling will be as approved by the local authority.
INSULATION	The roof and cavity walls will be insulated to meet the required British Standards.
WINDOWS	British Standard, white upvc with clear double glazed units except for the bathroom and en-suite which will be obscure double glazed.
DOORS	External: British Standard high security doors and upvc French doors where applicable with clear double glazed units. Internal: 4 panel colonial painted white.
JOINERY	Moulded skirting/architrave and softwood staircases all finished in white gloss.
IRONMONGERY	Chrome effect door furniture on all internal doors.
ELECTRICAL	Full compliance with NHBC Standards c/w mains powered smoke detectors/battery backup, front porch light and door bell. BT and TV aerial points to the lounge and master bedroom.
CENTRAL HEATING	Gas combination boiler to all homes, fitted by a CORGI registered plumbing contractor to meet the required standards.
INTERNAL DECORATION	Walls finished with magnolia emulsion, ceilings finished with white emulsion. Joinery as above.
WALL TILING	From our specified range. Bathroom & en-suite walls with sanitaryware will receive half height tiling and the shower enclosures will be fully tiled. The remaining walls will be emulsioned in magnolia.
LOUNGE	Provision only for an electric fire.
KITCHEN	Fully fitted kitchen from a choice of units and worktops. To include as standard, stainless steel single electric oven, gas hob, extractor fan, integrated washing machine and an integrated fridge/freezer.
BATHROOM	Fitted with a white bathroom suite complete with chrome fittings.
EN-SUITE	Where applicable fitted with white sanitaryware and chrome contemporary fittings, a shower enclosure with an electric shower.
CLOAKROOM	Fitted with white sanitaryware and chrome contemporary fittings.
GARAGE	Where applicable - Sectional, white up and over door, power point and lighting.
EXTERNAL	Boundary fencing to side and rear. Rear gardens will receive turf. Paths and patios will be concrete slabs as will the driveways to the properties with the provision for off road parking. White upvc bargeboards, soffits, fascias and rainwater goods. The site landscaping will be in accordance with local authority approved site plans.
WARRANTY	All properties carry a 10 Year Warranty provided by the NHBC from the date of legal completion. Under this warranty, Edwards Homes also provide a 2 year warranty from the date of legal completion. Details of the warranty cover will be found in the pack provided to the purchaser upon exchange of contract for their solicitor.

This specification is applicable to The Windsor detached, semi-detached and terrace house type.
Edwards Homes reserve the right to alter any aspect of this specification at any time, without prior notice.

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