

SPECIFICATION

Each home at Royale Gardens has been designed with an exacting standard specification. Upgrades may be available.

	2 Bedroom Homes	3 Bedroom Homes	4 & 5 Bedroom Homes
KITCHENS			
Fully fitted kitchen with soft close doors and drawers	●	●	●
40 mm Laminate worktops	●		
20mm Quartz worktops with matching upstand		●	●
Electric fan double oven with grill.	●		
Induction hob with a 60cm chimney hood	●	●	
Integrated 70:30 fridge freezer	●		
Compact oven and microwave oven, integrated single oven, wine cooler		●	●
Induction hob with a 90cm chimney hood.			●
Integrated 50:50 fridge freezer and integrated dishwasher		●	●
Stainless steel Inset 1.5 bowl sink with Monbloc single lever chrome mixer tap	●	●	●
Plumbing and space for washing machine	●		
UTILITY			
Stainless steel single bowl sink with single lever chrome tap		●	●
40 mm Laminate worktops		●	●
Plumbing and space for washing machine		●	●
BATHROOMS			
Vitra S20 550mm washbasin with Vado Ion Mixer tap	●		
Villeroy & Boch Avento basin with wall mounted vanity unit		●	●
Vado Phase Thermostatic Shower with Fixed Head & Multi-Function Hand Shower	●	●	●
Vitra S20 Floor Mounted WC with Vitra S20 Soft Close Seat & concealed dual flush	●		
Villeroy & Boch O.Novo Floor Mounted WC Soft Close Seat & concealed dual flush		●	●
Vitra Optima 1700mm x 700mm bath Vado Ion bath mixer with kit	●	●	●
Porcelanosa Gold Full Height Tiling to Shower & Bath, Half Height Tiling elsewhere	●		
Porcelanosa Platinum Full Height Tiling to Shower & Bath, Half Height Tiling elsewhere		●	●

ELECTRICAL

	2 Bedroom Homes	3 Bedroom Homes	4 & 5 Bedroom Homes
Media panel with 4 main sockets, tv, satellite, network and BT point.	●	●	●
Telephone point in Lounge and Bedroom 1	●		
Telephone point in Lounge, Kitchen/Dining, Study (if applicable) and Bedroom 1		●	●
Brushed white finish fire rated downlights to Kitchen area, Bathroom & En-suites.	●	●	●
Under unit lighting to kitchen		●	●
Complete alarm system including control panel	●	●	●
Mains operated smoke and carbon monoxide detectors	●	●	●
Shaver point to bathroom	●	●	●
External light with a movement sensor and photocell	●	●	●

DECORATION

White emulsion to walls & ceilings & brilliant white satinwood finish to all woodwork	●	●	●
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JOINERY AND DOORS

White 4 panel smooth internal finish doors	●		
Timber Veneer Cottage Style internal doors in White Oak finish		●	●
Chrome ironmongery	●	●	●
White painted staircase with oak handrail	●	●	●
Fitted wardrobe to bedroom one		●	●

HEATING

Ideal Standard 'Logic' Combination boiler	●		
Ideal Standard 'Logic' Condensing boiler with 250L Cylinder		●	●
Stelrad Aqua Classic Straight Chrome heated towel rail to bathroom	●	●	●

EXTERNAL

GRP front door with keyless egress, multipoint lock to rear, side, French & Bi-fold doors	●	●	●
External tap and turfed rear garden	●	●	●

Please speak to your Sales Consultant for plot specific details



Typical Piper Homes showhome photography shown