

KOS

SPECIFICATIONS



EXTERIOR

Roof

EPDM Rubber Roof - a permanently flexible membrane that has a long life expectancy with black matching trims



Guttering, Downpipes & Fascia

Black woodgrain UPVC, downpipes and fascia ensure efficient drainage, prevent leakage, and enhances roof protection



External Cladding

Vinylit Oak Turner malt cladding fitted vertically with black shadow gap





INTERIOR

Ceiling

Ceiling to be 2.3m with centralised bulkhead dropped ceilings to the living area, kitchen area, master bed and bedroom 2

Doors

Pre-primed minimalist door painted white with satinwood. 4 Door choices.

Door Handles

Black luxury door handle sets

Skirting and Architrave

Howdens Burford painted white with satinwood



Floor Boards

Kardean - Knight Tile Herringbone in Washed Character Oak SM-KP144. 3 Flooring options.



Walls

White satin V-Groove Wall panels 200mm spacing

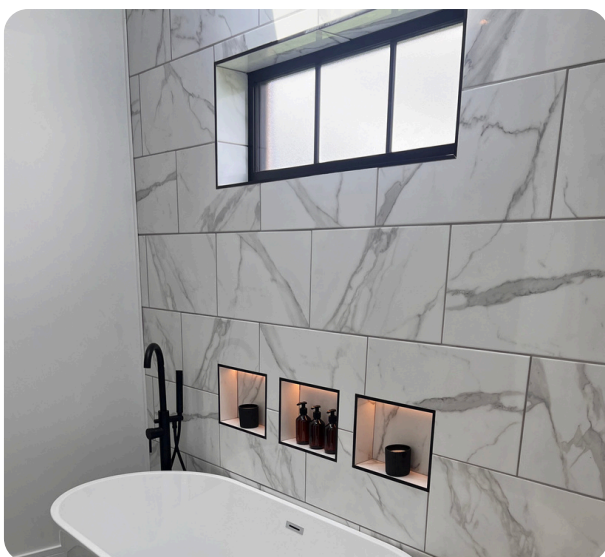




WINDOWS

Windows

Double Glazing, Black internal and External UPVC



Windows Bathroom

Frosted Glazing, Black internal and external UPVC

DOORS

Doors

Aluminium Black, internal and external

Composite Front Door

Composite Black Augusta Long Centre, Satin Glazing. Satin Chrome long handle to the external





ELECTRICAL

Sockets and Switches

Click Definity - Matt Black (White plastic where they won't be seen i.e. behind the TV)



Smoke Alarm x 2

Aico Optical Smoke Alarm



Heat Detector x 1

Aico Heat Detection

Co2 Detetector x 1

Aico Co2 Detection



Lounge/Dining Area

LED strip to the perimeter and LED Pendant, Dimmable 3 Ring Acrylic Lighting Fixture Gold 20+40+60cm x 2. Vogue Willis 5 Light Diner Ceiling Light x 1. Excite White bezel 5w LED Downlight in warm white x 2



Kitchen

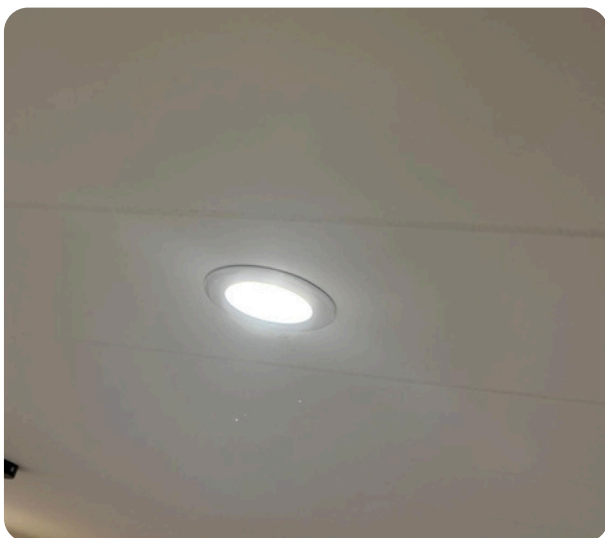
LED Strip perimeter lighting and 3 hanging pendants to suit kitchen colour.





Bathrooms

Downlight - Excite White bezel 5w LED Downlight in warm white. LED lighting if specified.



Lighting General

Excite White bezel 5w LED Downlight. Warm white



Bedroom 1

LED Strip perimeter lighting. Fixed Modern Glass Chandelier with Round Frame in Brass. Hanging lights above bedside cabinets in gold.

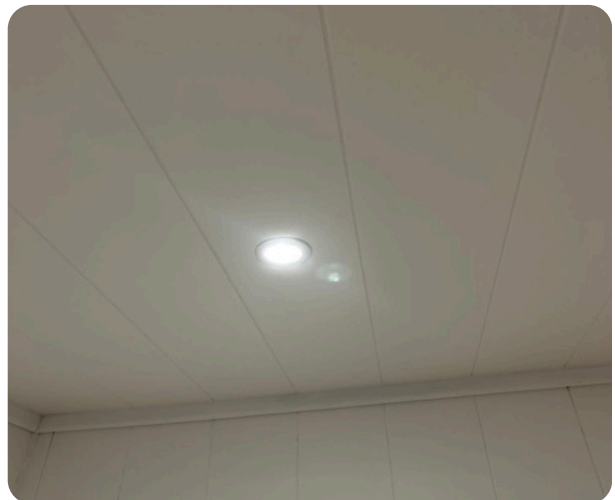
Bedroom 2

LED Strip perimeter lighting.
Hanging glass pendant centre.
Hanging lights above bedside
cabinets in gold.



Bedroom 3 (if applicable)

Excite White bezel 5w LED
Downlight. Warm white





PLUMBING & HEATING

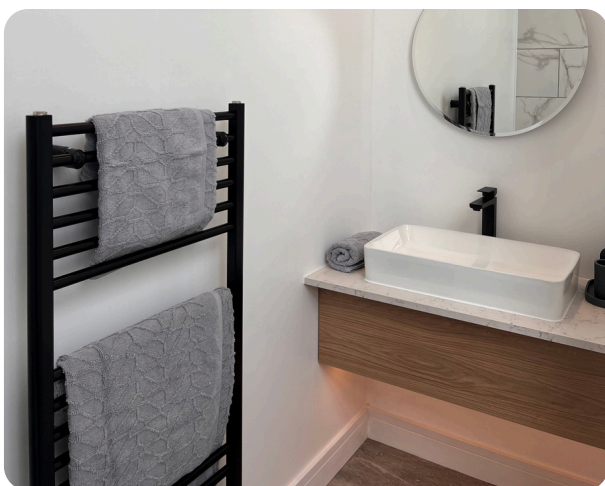
Boiler LPG

30kw IdealLPG boiler located in the boiler cupboard, Flue Vertical, Honeywell wireless thermostat.



Radiators

Milano Alpha - Anthracite
Horizontal Flat Panel Designer
Radiator - 635mm Tall - Choice of
Black or Grey



Towel Radiators

5Milano Lustro - Designer
Anthracite Flat Panel Heated Towel
Rail - 1200mm x 600mm. 500 x
1000 Main bathroom

FEATURE WALLS

Media Wall

Feature media wall primed and finished in white, LED Lighting and under cupboard space. (TV space TBC by client)



Lounge Book Case

Bespoke feature bookcase with lower storage and feature LED shelving. Primed and painted matt white





KITCHEN & LIVING ROOM

Flooring

Kardean - Knight Tile Herringbone in Washed Character Oak SM-KP144. Or 3 colour choices



Cabinets

Charcoal Grey, handleless gola profile - allow for handleless cabinetry, allowing an alternative to traditional handles where trying to create a contemporary look



Worktop

Corian worktops contain 90% natural quartz crystals, making them a durable and elegant choice with an even and consistent finish.



Sink

Venice Matt Black Spring Style Kitchen Sink Mixer with Pull Out Spray



Other

LED undercounter lights. LED Under breakfast bar lights



Oven/Hob

Beko Built in oven/hob - a modern addition to your cooking space. As well as being affordable they also offer an array of smart features to help you turn into the head chef of your own kitchen

Cooker Hood

Cookology



Dishwasher

Beko



Washer Dryer

Beko

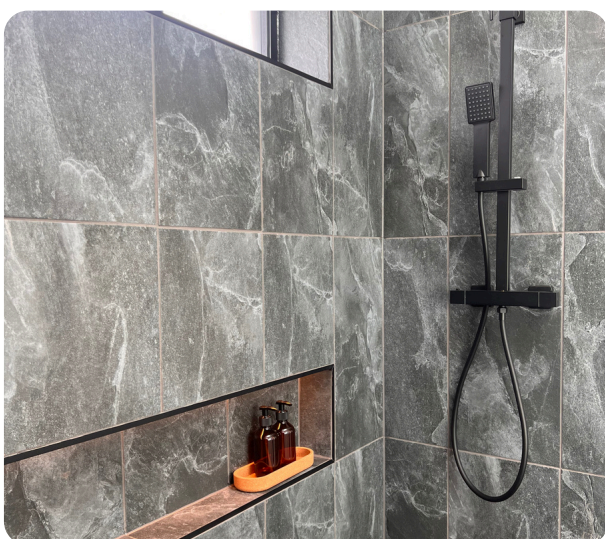




BATHROOM (INC EN SUITE)

Walls

Tiling in the shower enclosure and V Groove on all other walls. 4 tile choices



Tiles

Floor and wall tiles 600 x 300. Marble effect 4 colour choices

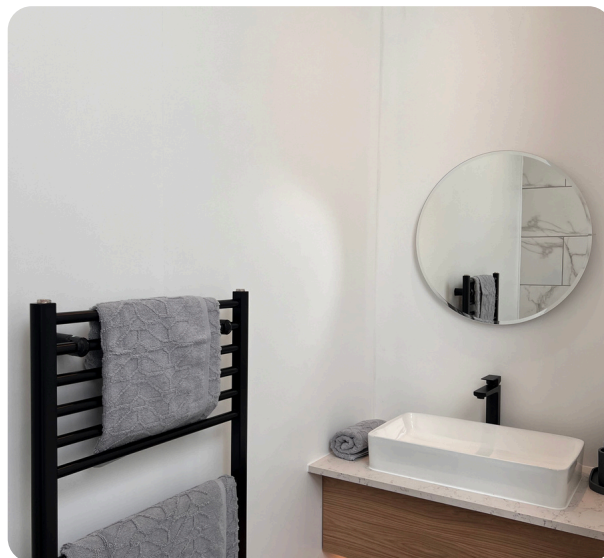


Shower Screen

Paneled black shower screen

Tap

Matt Black Monobloc Basin Mixer
inc Clicker Waste



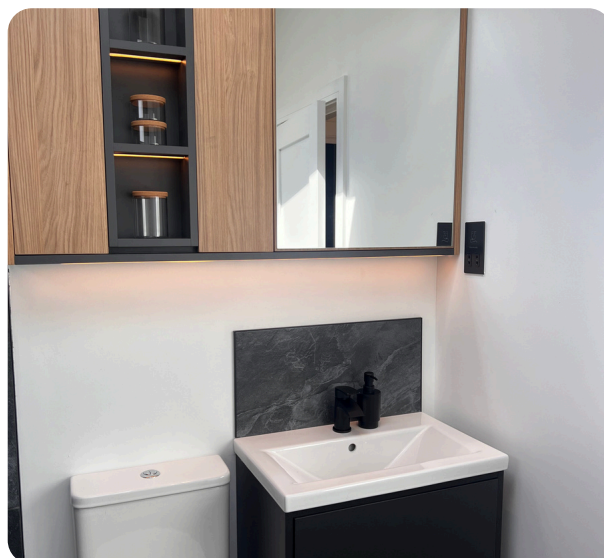
Toilet

CC BTWWC Pan Cistern Bottom
Feed Soft Close Seat Matt Black
Push Button



Vanity and Basin

Matt Grey Wall Hung Unit 500/
600mm with Basin to match





Mirror

600mm LED Mirror

BEDROOM 1

Bedhead

Custom made fabric bedhead in grey



Fitted Wardrobe

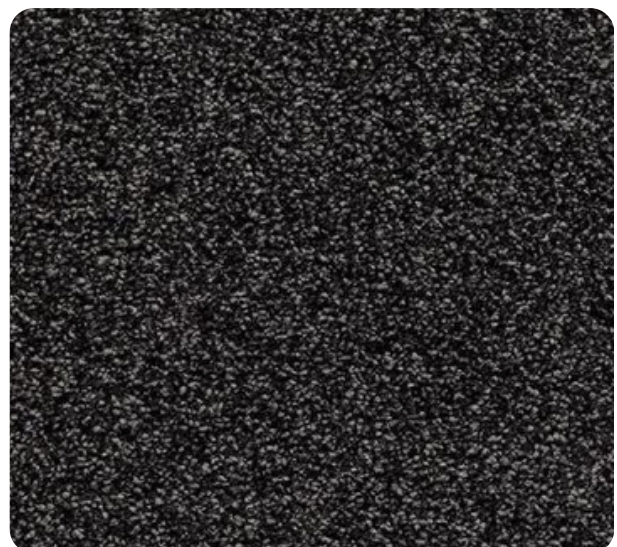
Fitted Wardrobes with Glass front and LED insert, Black MFC. If walk in wardrobe then doesn't have glass front doors as is walk in



Flooring

Deep pile carpet as an alternative to the Karndean LVT

Two colour choices light grey or dark grey





BEDROOM 2

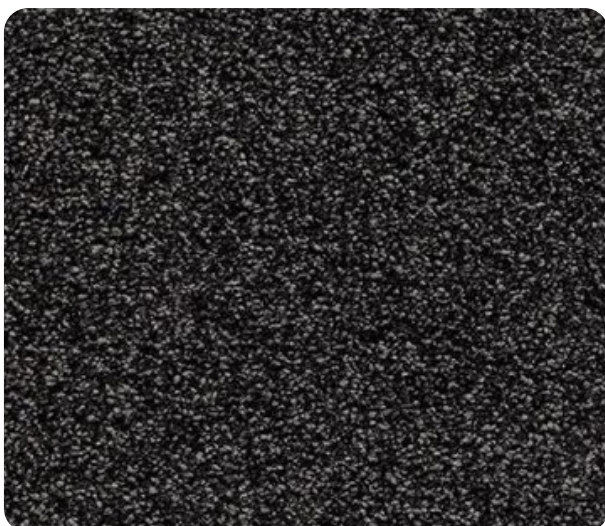
Bedhead

Custom Feature Panels



Fitted Wardrobe

Cassella Oak Colour MFC with glass frontal. Internal LED Lighting



Flooring

Deep pile carpet Dark Grey as an alternative to the Karndean LVT

Two colour choices light grey or dark grey

FURNITURE

Furnished or unfurnished option
available



OPTIONS

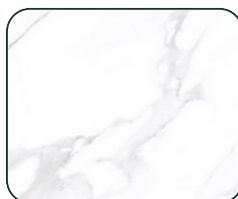
Tiles 600x300mm

- White Marble
- Dark Grey marble
- Light Grey Marble
- Deep vain gold marble

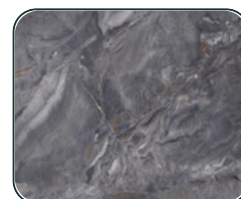
Tiles 600x300mm

- White Marble
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- Deep vain gold marble

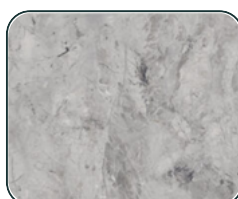
White Marble



Dark Grey marble



Light Grey Marble



Deep vain gold marble



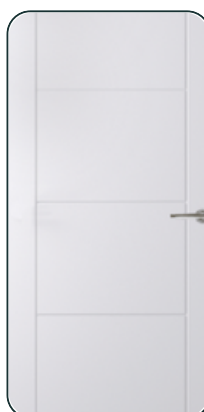
White moulded veritcle



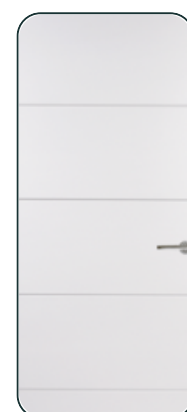
One Panel Moulded



Ladder Smooth



Horizontal 4 line smooth

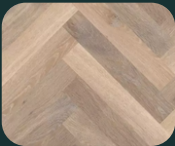


OPTIONS

Karndean Flooring 3 Colour Options

- Washed Character Oak
- Rose Washed Oak
- Grey Limed Oak

Washed Character oak



Rose Washed Oak



Grey Limed Oak



Chevron



Herringbone



Straight plank



You're welcome to speak to our friendly team about any of the information in this document.

Simply give us a call on 0161 706 1751 or reach out to customer@yourretreats.co.uk



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