



GANTRY LANE
NEWRY

SPECIFICATION

INTERNAL AND EXTERNAL

INTERNAL FEATURES

Houses will be finished to facilitate a pot belly stove(s) (stove not included)

Comprehensive range of electrical sockets throughout, including TV and telephone points

Wired for satellite point

Painted internal doors with chrome ironmongery

Painted moulded skirting, architraves, stair handrails and balustrades

All internal walls and ceilings painted throughout

EXTERNAL FEATURES

Double glazed high performance lockable UPVC windows

GRP composite front doors with a 5-point locking system

Mains gas central heating system with a high energy efficiency boiler

High thermal insulation and energy efficiency rating

Front and rear gardens top soiled and seeded

Tarmac driveway

EXTERNAL FINISHES

Rustic facing brick with a very high standard of authentic detailing

Coloured render which does not require paint

All external finishes are maintenance free

KITCHENS AND UTILITY ROOMS

A choice of fully fitted kitchen (incl. extractor fan) ¹

A choice of fully fitted utility room (incl. sink)

Electrical appliances are not included

BATHROOMS, ENSUITES AND WCs

Contemporary white sanitaryware and chrome fittings ²

Showers will be fitted with a thermostatic shower and shower screen

FLOOR COVERINGS AND TILES

Porcelain floor tiling to kitchen/dining area, utility room, sunroom (where applicable), rear hall, bathroom, ensuite and WC ³

Tiling between units and worktops in kitchen and utility ³

Full height tiling inside shower enclosure, tiling around the bath (where appropriate) and half height tiling around remainder of bathroom ³

Full height tiling inside shower enclosure in ensuite(s) ³

Splash back tiling to all wash hand basins ³

Entrance hall and reception room will incorporate laminated wood-effect floor coverings ⁴

Carpets and underlay in bedrooms, on stairs and on landings ⁴

OTHER

10 Year structural warranty cover

Mains gas central heating system with a high energy efficiency boiler

High thermal insulation and energy efficiency rating

SUPPLIERS

1. From a selection supplied by G&D Kitchens

2. From a selection supplied by AJ Plumbing

3. From a selection supplied by Armatile

4. From a selection supplied by Teds Interiors

DISCLAIMER: Calmor Properties reserve the right to vary specifications to a similar or higher standard.



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MANAGEMENT COMPANY

A management company has been formed and each purchaser will become a shareholder.
An annual charge will be payable to the management company to allow all common areas to be maintained.