

The Henley - Plot 6

Standard Specification

£249,995



6, Berwick Close, Higher Heath, Whitchurch SY13 2HF

EPC Rating B

Our exclusive Key in the Door price includes:

Stamp Duty & Conveyancing

Stamp Duty Land Tax (£2,500.00) *

Solicitor Conveyancing Costs £830

Searches £116

Help to Buy Scheme £120 **

Land Registry Registration Fee £270

Kitchen / Dining

Fully fitted contemporary German kitchen by Hacker, includes:

Coordinated worktop and full height splashback

Hotpoint integrated full size dishwasher

Hotpoint integrated full size fridge freezer

Hotpoint integrated single oven

Hotpoint integrated microwave oven

Hotpoint induction hob

Hotpoint combined washing machine & tumble dryer

Kitchen extraction

Under cabinet LED lighting

Double electric sockets positioned around the room

Double electric socket with USB charging points

High level wall TV point (for wall mounted TV) with CAT 6

French doors fully glazed to rear patio and garden

Karndean flooring

LED ceiling downlights designed to suit the kitchen and dining area

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WC

Vitra back to the wall toilet with a soft close seat

Vitra cloakroom wall hung semi-pedestal sink

Vado mono basin mixer tap

Vado toilet paper holder

Chrome towel radiator

Tiled splashback

Mirror

Karndean flooring

LED ceiling downlights

Cupboard (understairs)

Hot water cylinder store

Karndean flooring

Pendant light

Store Cupboard

Karndean flooring

Pendant light

Lounge

Central feature wall with an inset high level Sony 50" 4K Smart TV with HDMI 4K leads

Master TV point including CAT 6, BT, satellite and RF face plates and two double sockets

Double electric sockets positioned around the room

Abingdon Stainfree carpet with luxury underlay

Double pendant lights

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Hall

Contemporary composite main entrance door made to comply with Secure by Design standards

Programmable ground floor thermostat

Double electric sockets

Access door into garage

Karndean flooring

Main entrance barrier matt

LED ceiling downlights

Stairs & First Floor Landing

Beautiful staircase hand painted in Pale Slate

Programmable first floor thermostat

Electric sockets positioned around the landing

Abingdon Stainfree carpet with luxury underlay

Three pendant lights

Airing Cupboard

Painted wooden shelves

Abingdon Stainfree carpet with luxury underlay

Pendant light

Master Bedroom

Built-in wardrobes with sliding doors by Gooding

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV) with CAT 6

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Master Bedroom continued

Radiator positioned underneath the window

Abingdon Stainfree carpet with luxury underlay

Pendant lights

Master En Suite

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T matt chrome dual flush plate

Vitra 500mm wall hung vanity unit

Vado mono basin mixer tap

Full sink wall vanity mirror

Shaver socket / toothbrush charger

1200mm shower with glass bi-fold doors

Vado Aquablade rectangular slimline shower head 300mm ceiling mounted

Vado concealed DX 1 outlet thermostatic valve

Vado toilet paper holder

Vado robe hook

Floor to ceiling tiled walls

Ceramic tiled floor

Chrome towel radiator 1400 x 500

LED ceiling downlights designed to suit the room space

Bathroom

Vitra back to the wall toilet with a soft close seat

Vitra 500mm wall hung vanity unit

Vado mono basin mixer tap

Shaver socket / toothbrush charger

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Bathroom continued

800mm shower with glass door

Vado Velo round thermostatic shower column

1700mm bath with Vado hidden bath filler and overflow

Wall mounted Vado bath filler valve

Vado toilet paper holder

Vado robe hook

Floor to ceiling tiled walls

Ceramic tiled floor

Chrome towel radiator 1400 x 500

LED low-level theme lighting over the bath

LED ceiling downlights

Bedroom 2

Built-in wardrobes

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV) with CAT 6

Radiator positioned underneath the window

Abingdon Stainfree carpet with luxury underlay

Pendant light

Bedroom 3

Built-in wardrobes

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric socket with USB charging

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Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV) with CAT 6

Radiator positioned underneath the window

Abingdon Stainfree carpet with luxury underlay

Pendant light

Single Garage

Garador, Sherwood garage door in Golden Oak

Composite pedestrian entrance door made to comply with Secure by Design standards

Consumer electric board

LED 50w strip light

Double electric sockets x 2

Concrete floor

External

Private access drive and front path using Brindle block paving

Turfed front lawn with some planting

Buff riven patio paving

14no. stainless steel 'up and down' wall lights evenly spaced around the house for ambient lighting

Dusk to Dawn sensor for automated operation of outside lights

Turfed rear garden with a 300mm boundary soil edge for future planting

1.8m close board fencing

Two outdoor water taps: one to each of the front and rear elevation for easy car and garden maintenance

Two outdoor double electric sockets: one to each of the front and rear elevation for easy car and garden maintenance

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General

FTTP Broadband (Fibre to the Property) 'The fastest broadband available'

100% LED lighting inside and out

A' rated air source heat pump central heating system with hot water cylinder store

Zoned central heating with programmable thermostats

Secure by Design composite front door in Golden Oak

u-PVC windows in black with Argon gas filled double glazing

u-PVC soffit and fascia's in black

Garador Sherwood garage door in Golden Oak

Digital hi-gain TV aerial with multi-room distribution

Contemporary chrome door handles

Modern skirting & architrave

Contemporary 4 panel Shaker internal doors

Decoration

Ceilings: Dulux Trade Brilliant White Vinyl Matt

Walls: Dulux Trade White Mist Vinyl Matt

Architrave: Dulux Trade Brilliant White Satin Wood

Skirting: Dulux Trade Brilliant White Satin Wood

Doors: Dulux Trade Pale Slate Vinyl Matt

Security

Ground floor windows with key locks

External doors fitted with Secure By Design multi-point locks

All window and door glazing toughened or laminated

* Does not include Buy to Let investors or buyers with more than one property (those transactions are classed as Higher rates of Stamp Duty Land Tax)

** This cost relates only to the additional time the conveyancing solicitor requires to complete the Help to Buy process

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