

# James Court

C U F F L E Y



## A CONTEMPORARY AND STYLISH SPECIFICATION

### KITCHENS

Comprehensively equipped contemporary kitchen featuring a range of appliances including oven, hob and cooker hood, integrated fridge and freezer and dishwasher with reconstituted stone worktop. Free-standing washer dryer in laundry cupboard.

### BATHROOMS AND EN-SUITES

Fitted with white suites including shower bath with glazed screen to main bathroom and shower tray and screen to en-suites with chrome brassware and a chrome ladder towel rail. Full tiling to both bathroom and en-suites.

### FLOOR FINISHES

Ceramic tiles by Porcelanosa to the floors of all bathrooms and en-suites. Oak laminate flooring to kitchen/living area and hall and choice of colour carpet to all other areas.

### INTERNAL DOORS

Oak veneer wood doors with chrome door furniture.

### WALLS, CEILINGS & PAINTED WOODWORK

Emulsion finish to plaster boarded walls and ceilings. Skirting and architrave square section painted white.

### WARDROBES

Fitted wardrobes to bedroom one in plots 25 and 26. Dressing room to bedroom one in plot 27.

### HEATING, INSULATION & ENVIRONMENTAL

An energy efficient gas fired boiler providing gas central heating and hot water is installed with thermostatic radiators to all main rooms. Grey uPVC double glazed external doors and windows to all rooms.

### ELECTRICAL

LED down lighters throughout with dimmer switches to living room and bedroom one. Video entry system is provided to all plots. All properties benefit from BT and TV points in the living room and main bedroom and are pre-wired for Sky and Cable, subject to subscription to living room and main bedroom. Apartments have the benefit of a communal satellite dish.

### EXTERNAL

All communal gardens are fully landscaped.



PLOT 28 (SHARED EQUITY UNIT)

PLOT 25

Kitchen/Living/Dining Area	10.82m x 4.46m	35'6" x 14'7"
Master Bedroom	6.40m x 2.92m	21'0" x 9'7"
Bedroom 2	6.40m x 2.70m	21'0" x 8'10"
<b>Total</b>	<b>97.7m<sup>2</sup></b>	<b>1052sqft</b>

PLOT 28

PLOT 25



PLOT 27

PLOT 26

PLOT 27

Kitchen/Living/Dining Area	6.64m x 5.68m	21'9" x 18'8"
Master Bedroom	7.41m x 3.16m	24'4" x 10'4"
Bedroom 2	5.68m x 3.16m	18'8" x 10'4"
bedroom 3	4.52m x 3.64m	14'10" x 11'11"

PLOT 26

Kitchen/Living/Dining Area	7.95m x 4.46m	26'1" x 14'7"
Master Bedroom	5.40m x 3.94m	17'9" x 12'11"
Bedroom 2	4.14m x 3.38m	13'7" x 11'1"

<b>TOTAL</b>	<b>125.2m<sup>2</sup></b>	<b>1348sqft</b>
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<b>TOTAL</b>	<b>95.3m<sup>2</sup></b>	<b>1026sqft</b>
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