

# INSPIRATION SPECIFICATION

## KITCHEN

- Standard kitchen range, including cutlery tray with adjustable internal shelving & under wall lighting
- White Star quartz work surfaces with upstands and backsplash
- Soft close functionality to all cupboard doors and drawers
- Bosch electric hob, built in single oven and microwave <sup>I</sup>
- Integrated canopy cooker hood
- Bosch fully integrated fridge/freezer & dishwasher
- 1.5 under mounted sink and chrome tap

## UTILITY

- Bosch free standing washer & dryer <sup>II</sup>

## WET ROOMS

- Contemporary RAK bathroom suite with chrome fittings
- Chrome heated towel rail to all wet areas

- Under sink vanity unit to Master en-suite only
- Wall hung WCs
- Walk-in shower enclosure
- Half tiled to walls with sanitaryware to Powder room and en-suites, with fully tiled shower cubicle.
- Half tiled to all walls in the main bathroom. Three walls around the bath to be fully tiled. Bath panel also tiled. Floor tiles including to all wet areas.

## GENERAL

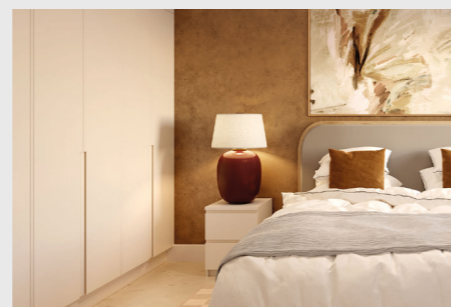
- Four panel white doors with brushed steel handle
- Walls and ceilings painted with premium quality white emulsion
- White painted traditional architraves and skirting, square bevelled stair balustrades & handrails
- 10 year structural guarantee
- Gas fired central heating system

- Shaver point to master en-suite bathroom
- Ceiling recessed down lights to kitchen and all wet areas. White pendant fittings to all other rooms
- Chrome sockets to principle rooms <sup>III</sup>

## Notes

- I A microwave is only included in three bedroom apartments within the Fernhurst and the Oxlade house type. Upgrade options are available to all other apartments, and the Claybury house type, subject to property layout.
- II In properties without a utility area, an integrated combination washer/dryer will be supplied to the kitchen.
- III 'Principle rooms' refers to hallway, kitchen, lounge/dining room, master bedroom and study if applicable

Chargeable optional extras are available on request.



# THE CLAYBURY

3 BEDROOM MEWS HOME WITH PARKING AND PRIVATE GARDEN



All computer generated images used are for illustrative purposes only typical of specifications of PJ Livesey properties. Materials and products are subject to change



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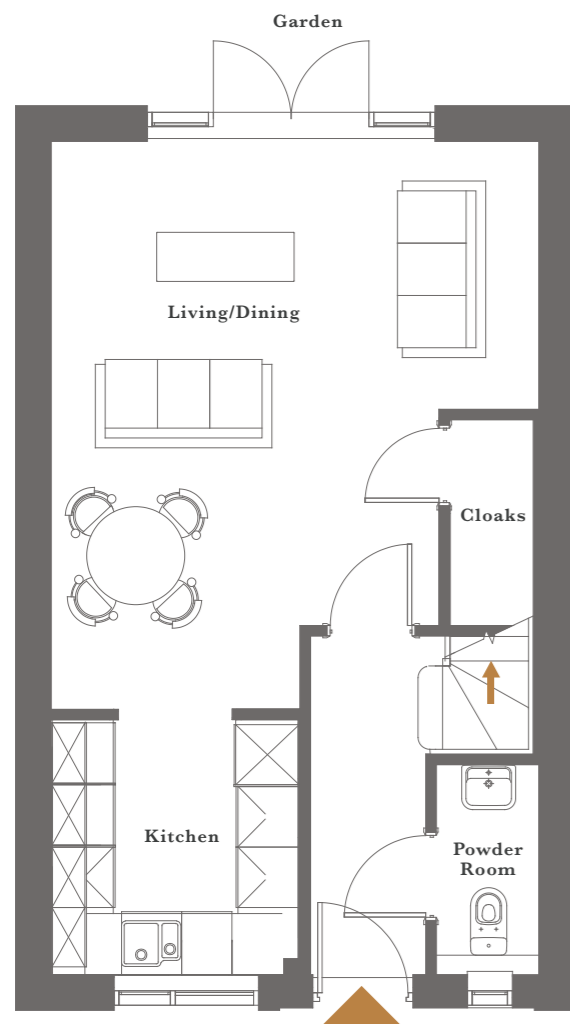
[sales@stjamespark-southsea.co.uk](mailto:sales@stjamespark-southsea.co.uk)

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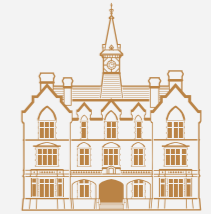
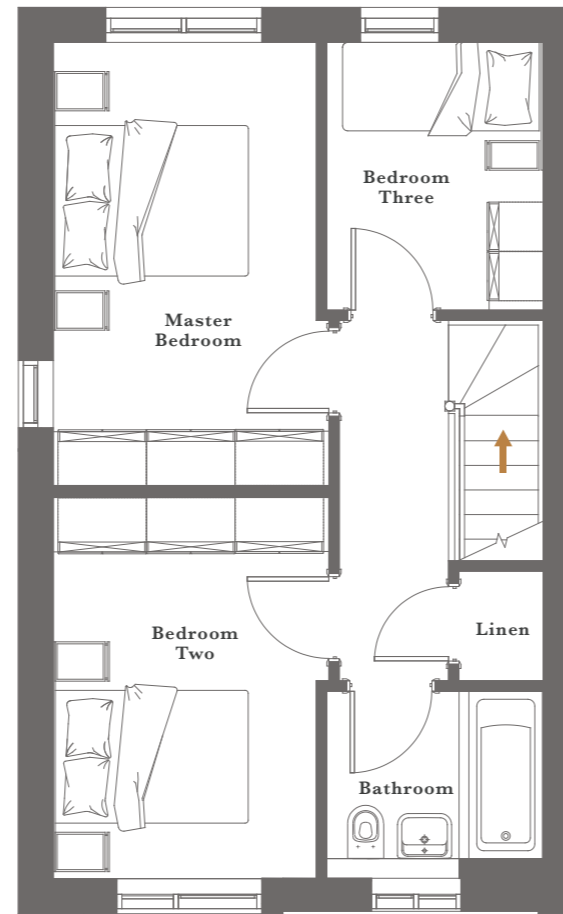
S T J A M E S P A R K

S O U T H S E A

## GROUND FLOOR



## FIRST FLOOR



# THE CLAYBURY

## 3 BEDROOM MEWS HOME

### GROUND FLOOR

|               |             |                    |
|---------------|-------------|--------------------|
| Living/Dining | 5745 x 4930 | (18' 10" x 16' 2") |
| Kitchen       | 2530 x 2495 | (8' 4" x 8' 2")    |
| Powder Room   | 2090 x 1000 | (6' 10" x 3' 3")   |








### FIRST FLOOR

|                |             |                  |
|----------------|-------------|------------------|
| Master Bedroom | 4455 x 2625 | (14' 7" x 8' 7") |
| Bedroom Two    | 3825 x 2750 | (12' 7" x 9' 0") |
| Bedroom Three  | 2670 x 2150 | (8' 9" x 7' 1")  |
| Bathroom       | 2145 x 1850 | (7' 0" x 6' 1")  |

## VISUALISATIONS INTERNAL



## KEY FEATURES EXCEPTIONAL ENERGY EFFICIENT HOME

-  Mews home
-  3 bedrooms
-  1 Family bathroom  
1 Powder Room
-  Dedicated parking
-  Private garden
-  Solar Panels
-  Triple Glazing
-  EV Car Charging
-  A Rated EPC

## PROVISIONAL

Please note: All dimensions are maximum and in millimetres unless otherwise stated. Dimensions should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/build process. Client choices and upgrades are subject to the build programme. All computer generated and photographic images used are for illustrative purposes only typical of specifications of PJ Livesey properties. Lighting, blinds and all free standing furniture are not included unless otherwise stated. Materials and products are subject to change dependent upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.