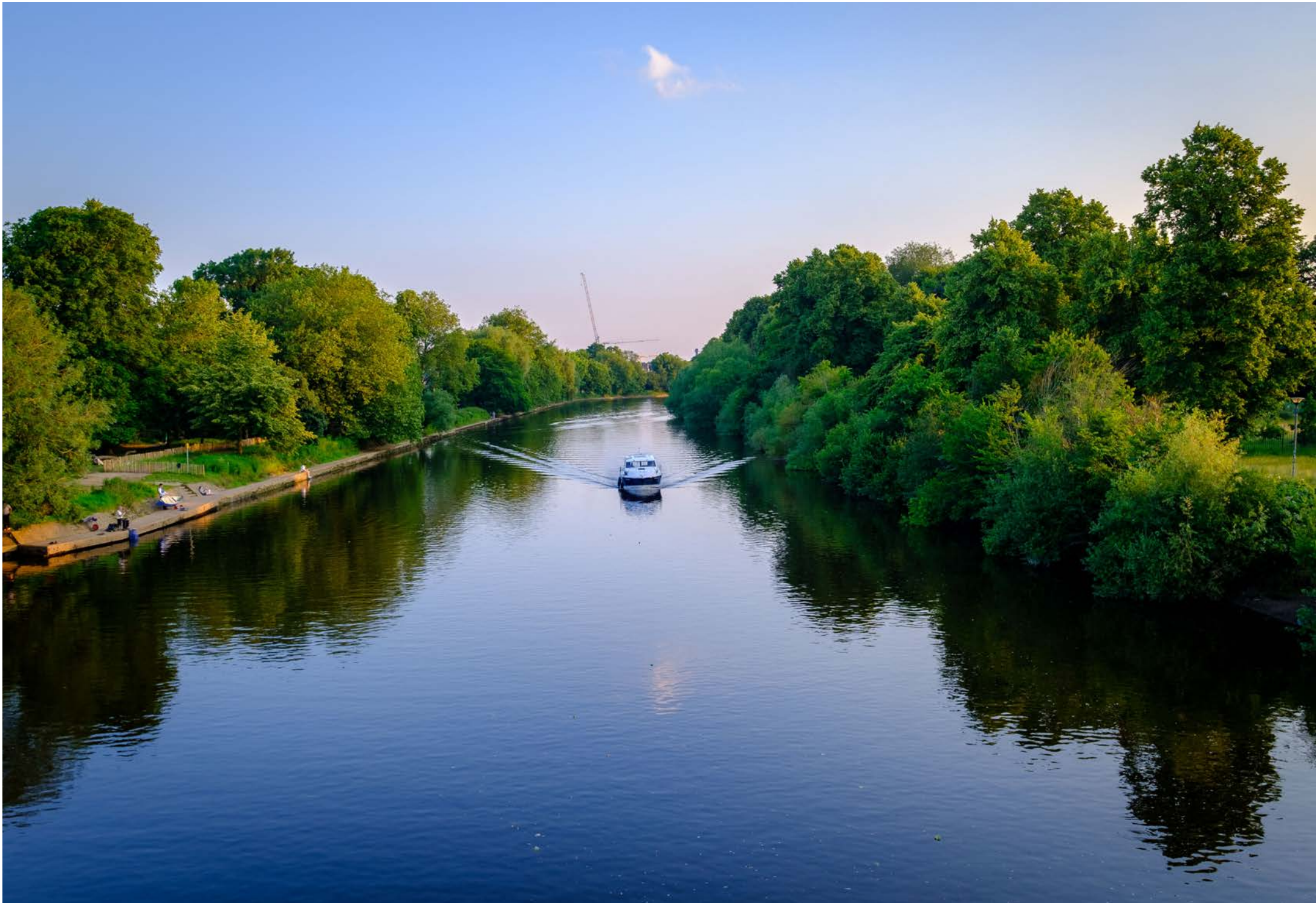




**URBAN RENAISSANCE**  
FULFORD, YORK





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# Fulford

MENTIONED IN THE DOOMSDAY BOOK 1086



Fulford, York, offers the perfect balance of charm, convenience, and modern living. Situated just minutes from York's historic city center, this desirable area boasts picturesque streets, excellent schools, and a vibrant local community.

Residents enjoy easy access to scenic walks along the River Ouse, a variety of independent shops, and welcoming pubs, making it ideal for families and professionals alike.

Mulgrave Property's latest development, *Urban Renaissance*, elevates the Fulford experience with thoughtfully designed homes that blend timeless elegance with contemporary features. Each property showcases meticulous attention to detail, creating luxurious yet practical spaces to suit modern lifestyles.













# *Urban Renaissance*

FULFORD, YORK

Each property has been designed to provide unparalleled standards of luxury living, benefitting from the peace, privacy and tranquility of the suburbs, whilst remaining within easy reach of the City of York.

Our homes at Urban Renaissance have been designed to stand the test of time and are finished with future-proof technology systems and sleek architectural details, incorporating a mix of materials, including timber, glass and zinc.



### THE DUKE

This impressive five-bedroom property unfolds over three levels, boasting four bathrooms, a ground-floor and first-floor lounge, and a roof terrace. The master bedroom includes a dressing room, while the stylish layout reflects contemporary urban architecture designed for exceptional modern living.



### THE HOWARD

A beautifully designed four-bedroom home arranged over three floors, featuring three bathrooms, a first-floor lounge, a study, and a utility room. Highlights include a generous garage, a roof terrace, and a master bedroom suite with a dressing area, blending sleek urban architecture with superior modern comforts.



### THE DRAGON

A beautifully designed four-bedroom home arranged over three floors, featuring three bathrooms, a first-floor lounge, a study, and a utility room. Highlights include a generous garage, a roof terrace, and a master bedroom suite with a dressing area, blending sleek urban architecture with superior modern comforts.



### THE WELLINGTON

A spacious and versatile four-bedroom home spanning three floors, offering five bathrooms, two living rooms, a study, and a utility room. Features include a luxurious master bedroom suite with a dressing area, a large garage, and a stunning roof terrace—all crafted with cutting-edge urban design for a truly modern lifestyle.











Fully fitted with bespoke design by Nixons Project Exclusive

NEFF SINGLE OVEN AND STEAM OVEN  
MICROWAVE COMBINATION OVEN AND  
WARMING DRAWERS

NEFF INDUCTION HOB WITH GLASS DRAFT  
EXTRACTOR

INTEGRATED TALL FRIDGE  
AND FREEZER, INTEGRATED DISHWASHER

QUOOKER FUSION TAP

POP-UP SOCKETS

Dining area flooded  
with natural light

Versatile room with views  
over landscaped garden

FRONT GARDEN LANDSCAPING  
REAR GARDEN INCLUDES DECKING  
AND PORCELAIN PAVING.



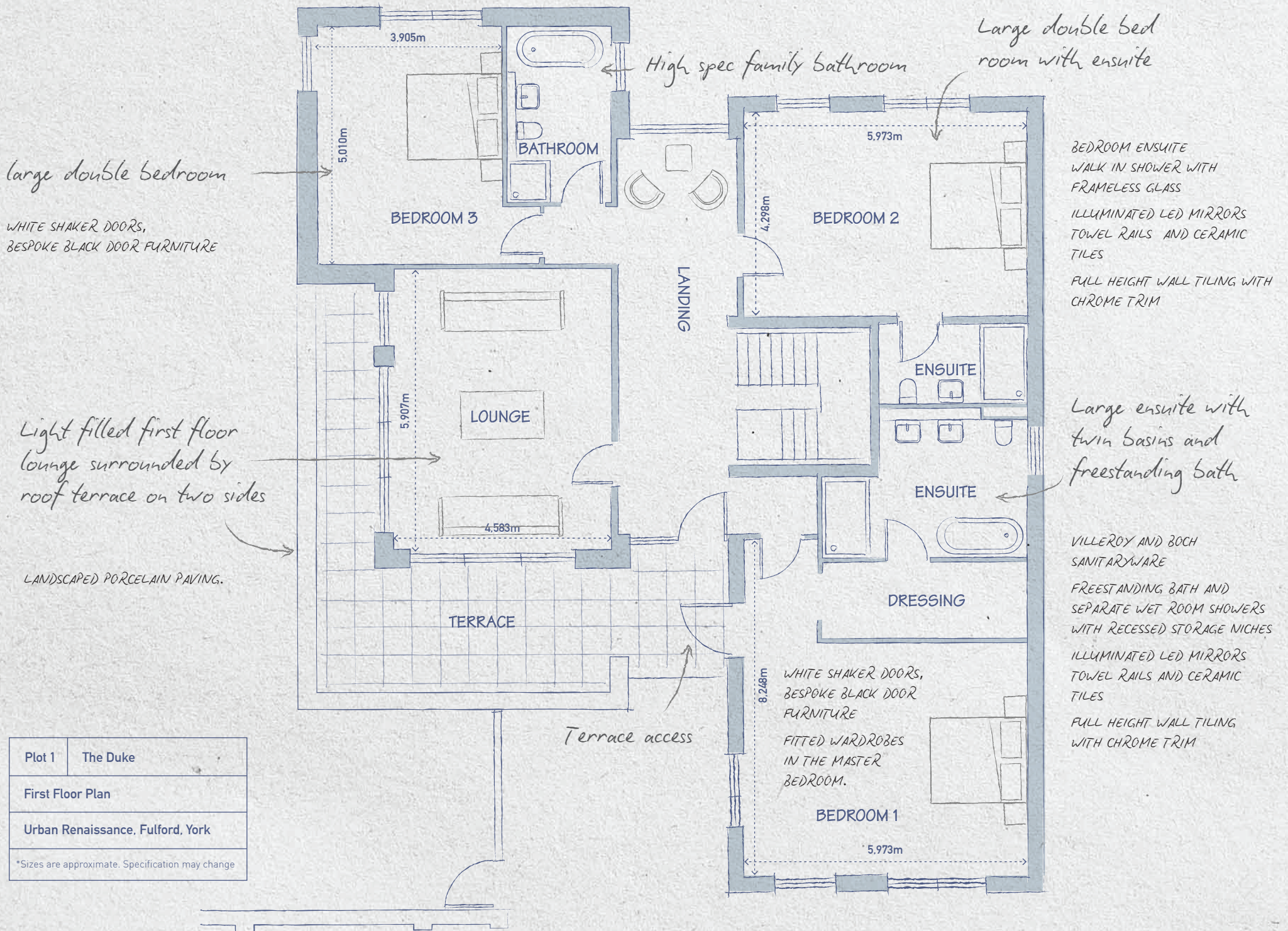
The Duke

Plot 1	The Duke
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	









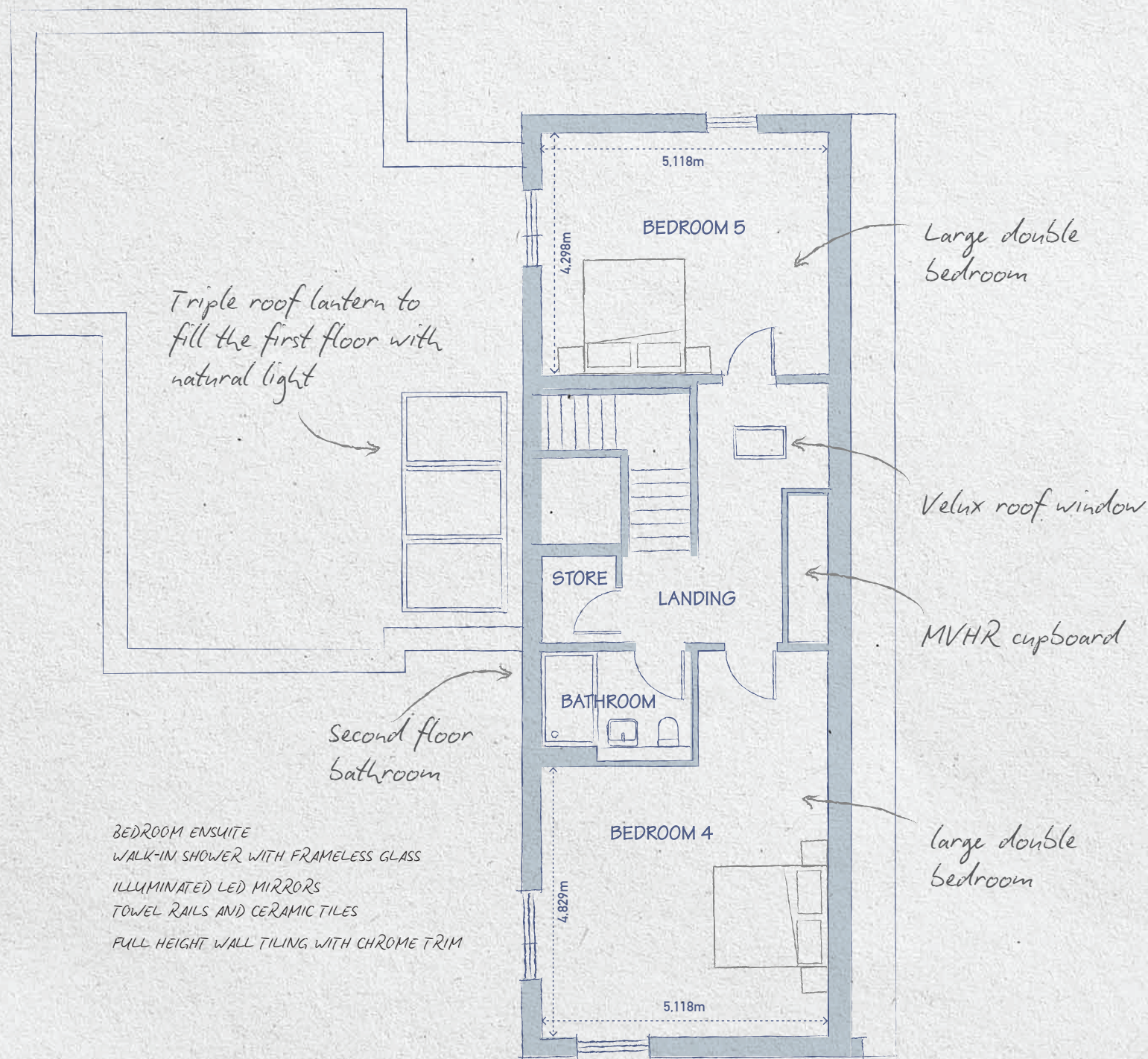
Plot 1	The Duke
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	







Plot 1	The Duke
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	









Fully fitted with bespoke  
design by Nixons Project  
Exclusive

NEFF SINGLE OVEN AND STEAM OVEN  
MICROWAVE COMBINATION OVEN AND  
WARMING DRAWERS  
NEFF INDUCTION HOB WITH GLASS DRAFT  
EXTRACTOR  
INTEGRATED TALL FRIDGE  
AND FREEZER, INTEGRATED DISHWASHER  
QUOOKER FUSION TAP  
POP-UP SOCKETS

Hi spec fitted units with  
quartz worktops  
Large kitchen island

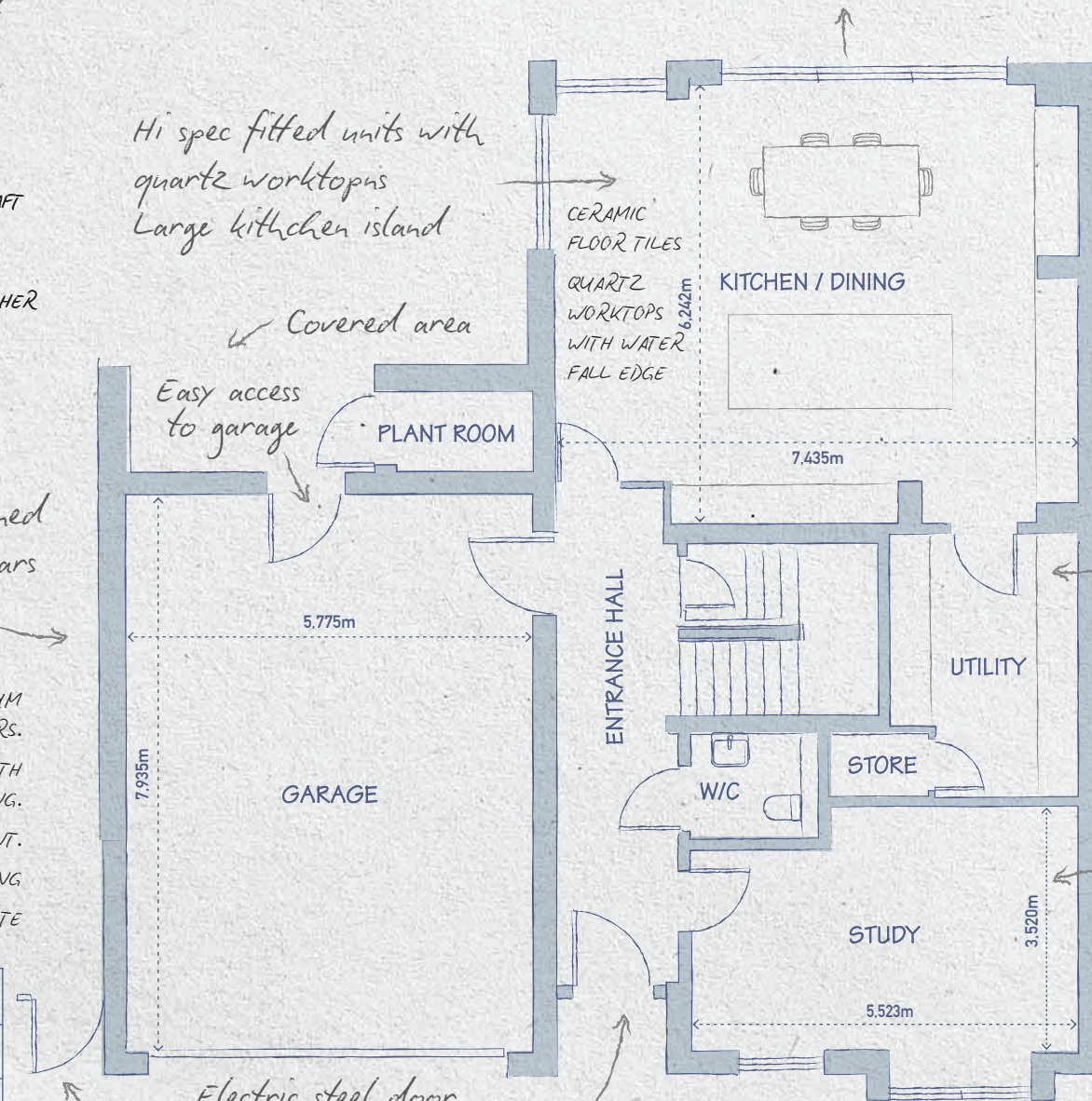
Views and access to rear garden

BESPOKE HOME BAR WITH  
WINE COOLER LED LIT  
SPLASHBACKS AND A  
BOTTLE CHILLER

The Howard

Double garage designed  
to fit two family cars

ANTHRACITE GREY ALUMINIUM  
WINDOWS AND SLIDING DOORS.  
COMPOSITE FRONT DOOR WITH  
MULTI-POINT LOCKING.  
ELECTRIC CAR CHARGING POINT.  
EXTERNAL LIGHTING  
AUTOMATIC GATE



Electric steel door

Gate gives privacy  
to rear garden

Welcoming entrance

FRONT LANDSCAPED GARDEN

REAR GARDEN INCLUDES DECKING AND  
PORCELAIN PAVING

Plot 2	The Howard
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	







## INTERNAL FINISHES

WHITE SHAKER DOORS,  
BLACK DOOR FURNITURE

SATIN SKIRTING BOARDS

MATT BLACK LIGHT SWITCHES

BESPOKE BLACK HANDRAILS WITH GLAZED  
PANELS ON STAIRCASES

Light filled first floor  
lounge opens on to  
roof terrace

LANDSCAPED PORCELAIN PAVING

Spacious master bedroom  
with fitted wardrobes, large  
ensuite and dressing area

FITTED WARDROBES  
IN THE MASTER BEDROOM

Large ensuite with  
twin basins and  
shower and bath

VILLEROY BOCH SANITARYWARE  
BATH AND SEPARATE WET ROOM  
SHOWERS WITH RECESSED NICHES  
ILLUMINATED LED MIRRORS  
TOWEL RAILS AND CERAMIC TILES  
FULL HEIGHT WALL TILING WITH  
CHROME TRIM

Bedroom Ensuite  
WALK IN SHOWER WITH  
FRAMELESS GLASS

ILLUMINATED LED MIRRORS  
TOWEL RAILS AND  
CERAMIC TILES

FULL HEIGHT WALL TILING  
WITH CHROME TRIM



Plot 2	The Howard
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

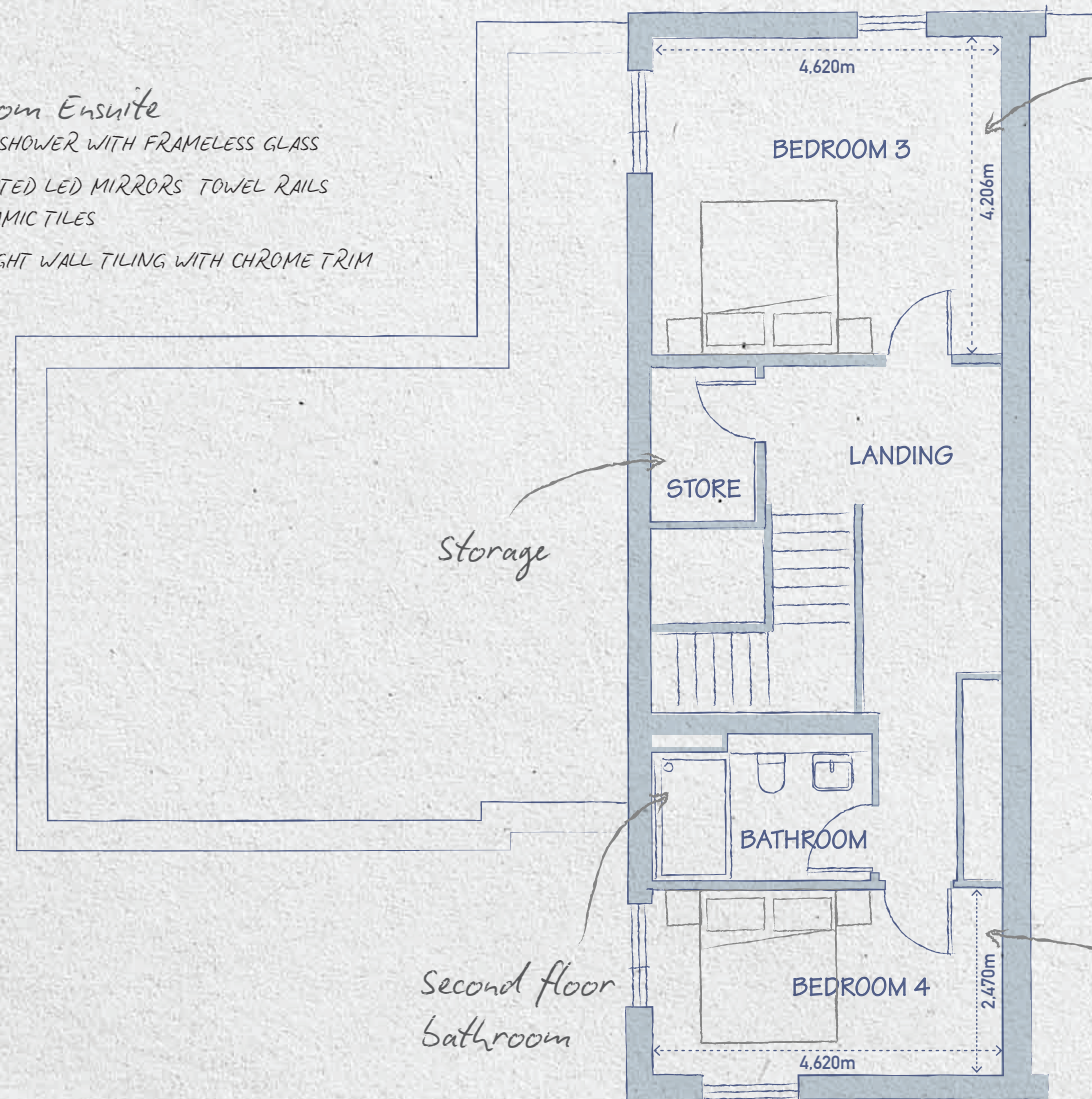






### Bedroom Ensuite

WALK IN SHOWER WITH FRAMELESS GLASS  
ILLUMINATED LED MIRRORS TOWEL RAILS  
AND CERAMIC TILES  
FULL HEIGHT WALL TILING WITH CHROME TRIM



Large double  
Bedroom

Double bedroom

Storage

Second floor  
Bathroom

Plot 2	The Howard
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	







Fully fitted with Bespoke  
design by Nixons Project  
Exclusive

NEFF SINGLE OVEN AND STEAM OVEN  
MICROWAVE COMBINATION OVEN AND  
WARMING DRAWERS  
NEFF INDUCTION HOB WITH GLASS DRAFT  
EXTRACTOR  
INTEGRATED TALL FRIDGE  
AND FREEZER, INTEGRATED DISHWASHER  
QUOOKER FUSION TAP  
POP-UP SOCKETS

Hi spec fitted units with  
quartz worktops  
Large kitchen island

Views and access to rear garden

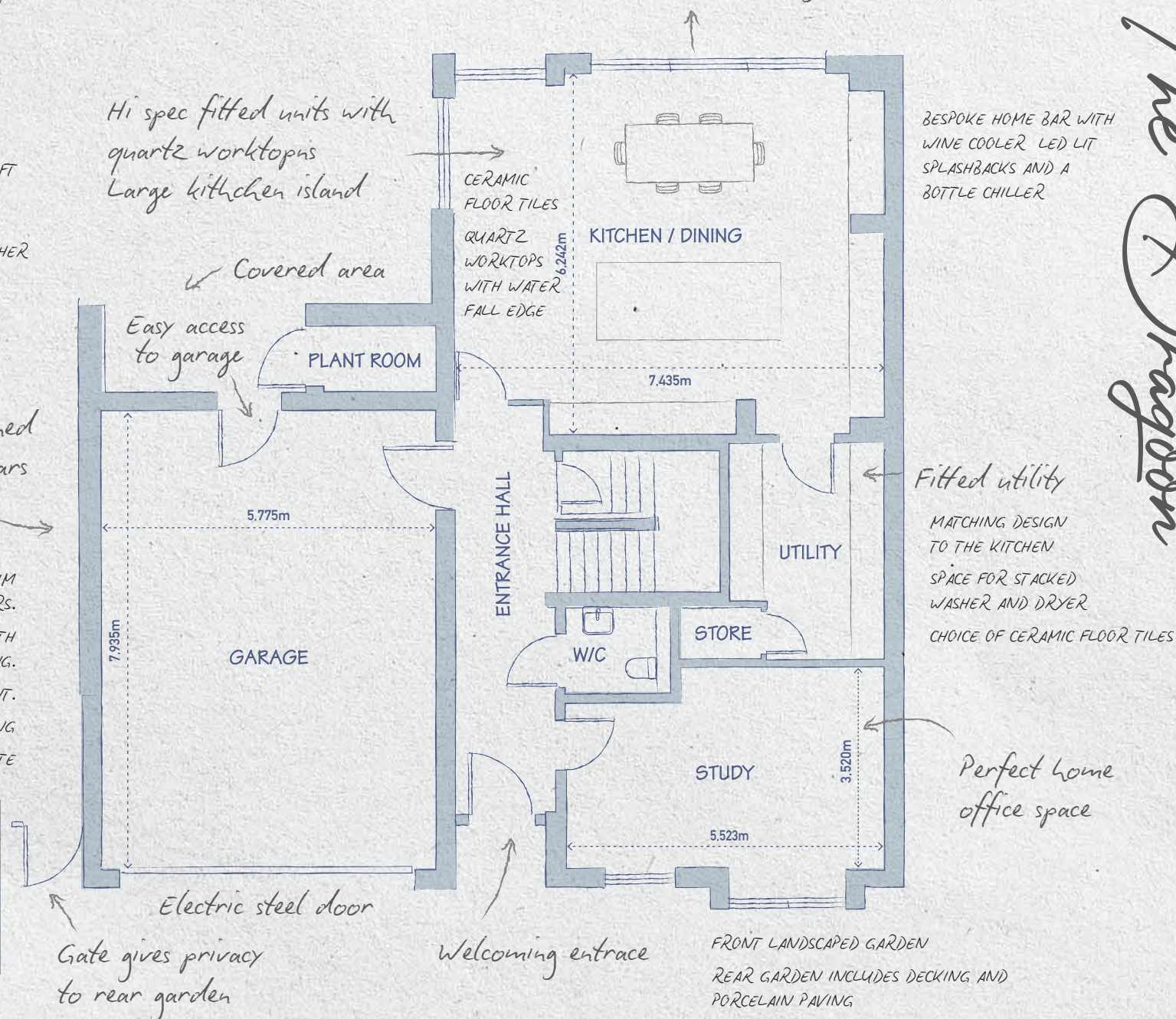
BESPOKE HOME BAR WITH  
WINE COOLER LED LIT  
SPLASHBACKS AND A  
BOTTLE CHILLER

The Dagon

Double garage designed  
to fit two family cars

ANTHRACITE GREY ALUMINIUM  
WINDOWS AND SLIDING DOORS.  
COMPOSITE FRONT DOOR WITH  
MULTI-POINT LOCKING.  
ELECTRIC CAR CHARGING POINT.  
EXTERNAL LIGHTING  
AUTOMATIC GATE

Plot 3	The Dagon
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	









## INTERNAL FINISHES

WHITE SHAKER DOORS,  
BLACK DOOR FURNITURE

SATIN SKIRTING BOARDS

MATT BLACK LIGHT SWITCHES

BESPOKE BLACK HANDRAILS WITH GLAZED  
PANELS ON STAIRCASES

Light filled first floor  
lounge opens on to  
roof terrace

LANDSCAPED PORCELAIN PAVING

Spacious master bedroom  
with fitted wardrobes, large  
ensuite and dressing area

FITTED WARDROBES  
IN THE MASTER BEDROOM

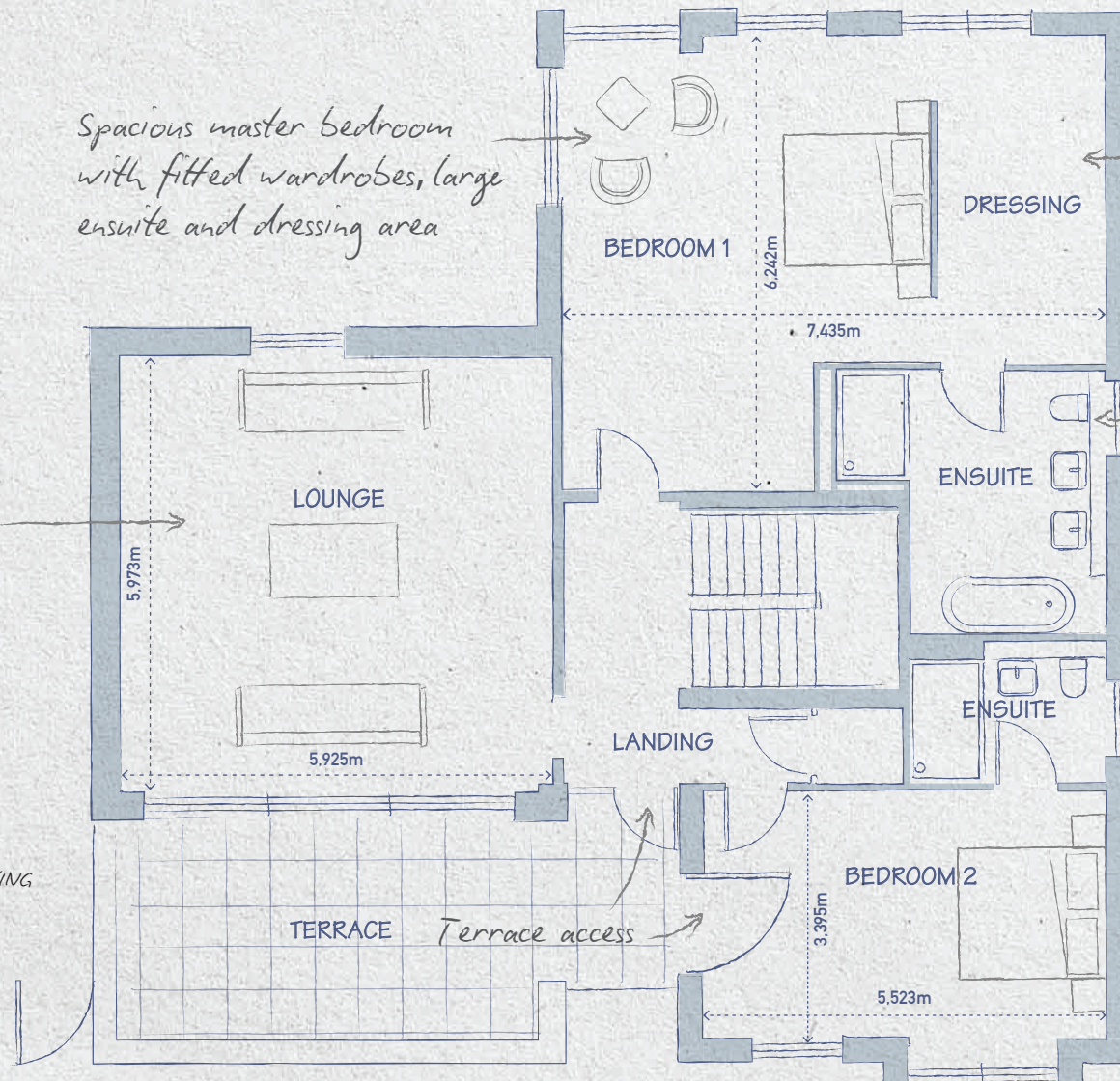
Large ensuite with  
twin basins and  
shower and bath

VILLEROY BOCH SANITARYWARE  
BATH AND SEPARATE WET ROOM  
SHOWERS WITH RECESSED NICHES  
ILLUMINATED LED MIRRORS  
TOWEL RAILS AND CERAMIC TILES  
FULL HEIGHT WALL TILING WITH  
CHROME TRIM

Bedroom Ensuite  
WALK IN SHOWER WITH  
FRAMELESS GLASS

ILLUMINATED LED MIRRORS  
TOWEL RAILS AND  
CERAMIC TILES

FULL HEIGHT WALL TILING  
WITH CHROME TRIM



Plot 3	The Dragon
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	





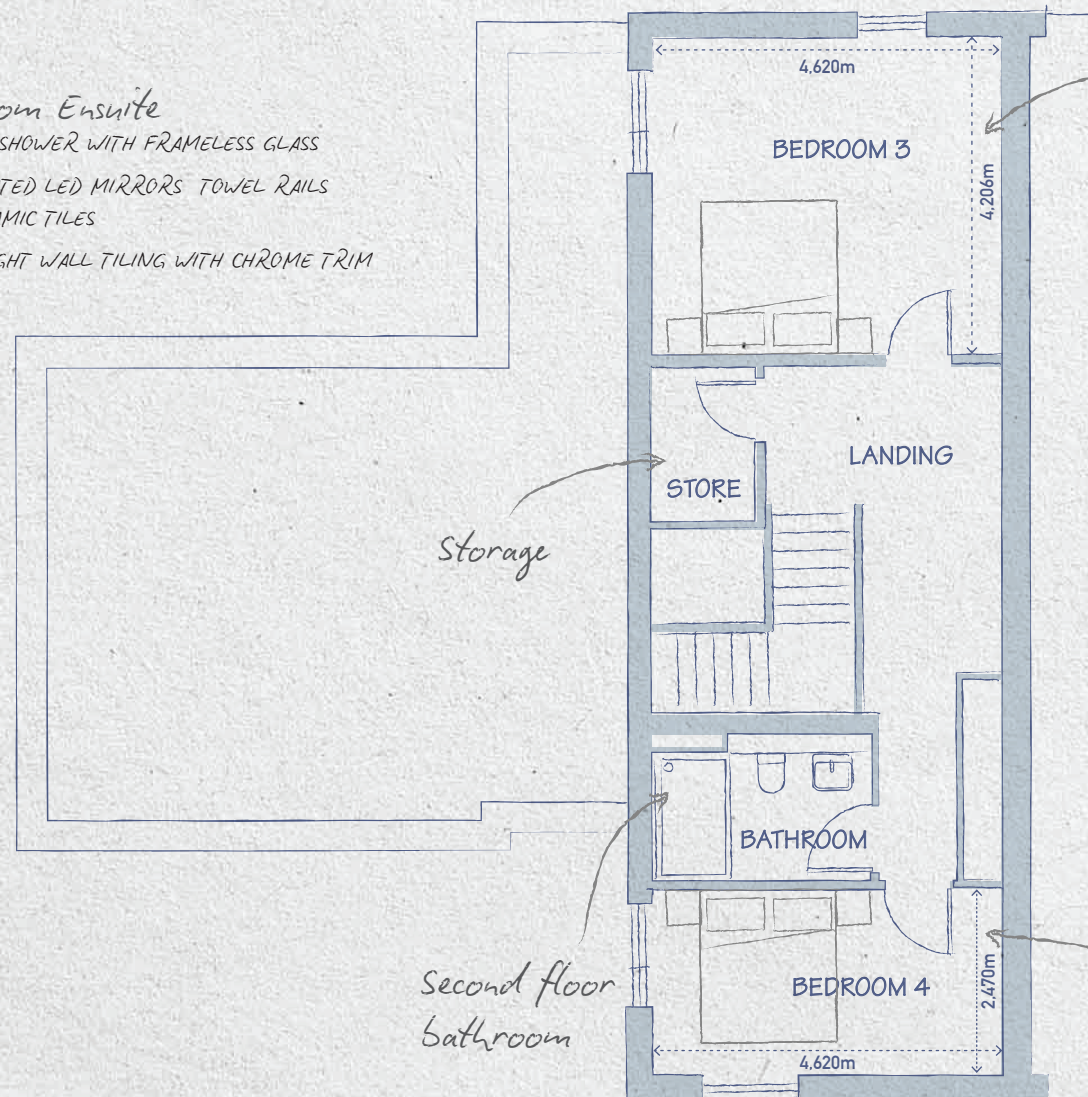


### Bedroom Ensuite

WALK IN SHOWER WITH FRAMELESS GLASS

ILLUMINATED LED MIRRORS TOWEL RAILS  
AND CERAMIC TILES

FULL HEIGHT WALL TILING WITH CHROME TRIM



Large double  
Bedroom

Storage

Second floor  
Bathroom

Double bedroom

Plot 3	The Dragoon
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	







Plot 4	The Wellington
Ground Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

Fully fitted with bespoke design  
by Nixons Project Exclusive

NEFF SINGLE OVEN AND STEAM OVEN  
MICROWAVE COMBINATION OVEN  
AND WARMING DRAWERS

NEFF INDUCTION HOB WITH GLASS DRAFT EXTRACTOR

INTEGRATED TALL FRIDGE  
AND FREEZER, INTEGRATED DISHWASHER

QUOOKER FUSION TAP

POP-UP SOCKETS

Views and access  
to rear garden

High spec fitted units with  
quartz worktops  
Large kitchen island

BESPOKE HOME  
BAR WITH WINE  
COOLER LED LIT  
SPLASHBACKS AND  
A BOTTLE CHILLER

The Wellington

Double garage designed  
to fit two family cars

Easy access  
to garage

Fitted utility

MATCHING DESIGN  
TO THE KITCHEN.  
SPACE FOR STACKED  
WASHER AND  
DRYER.

CHOICE OF CERAMIC  
FLOOR TILES.

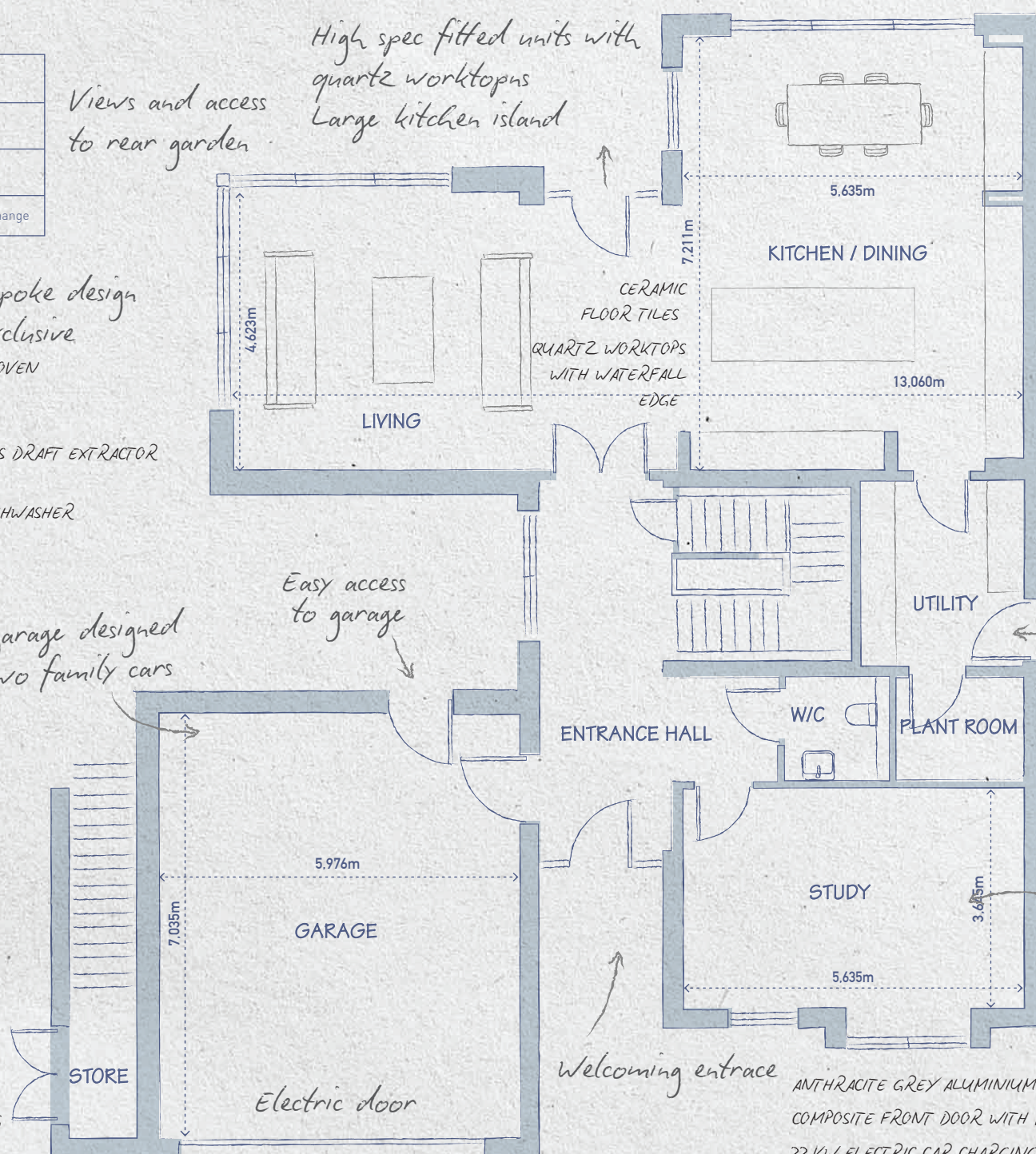
Perfect home  
office space

Welcoming entrance

ANTHRACITE GREY ALUMINIUM WINDOWS AND SLIDING DOORS.  
COMPOSITE FRONT DOOR WITH MULTI-POINT LOCKING.  
22 KW ELECTRIC CAR CHARGING POINT.

FRONT LANDSCAPED GARDEN

REAR GARDEN INCLUDES DECKING  
AND PORCELAIN PAVING









Plot 4	The Wellington
First Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	

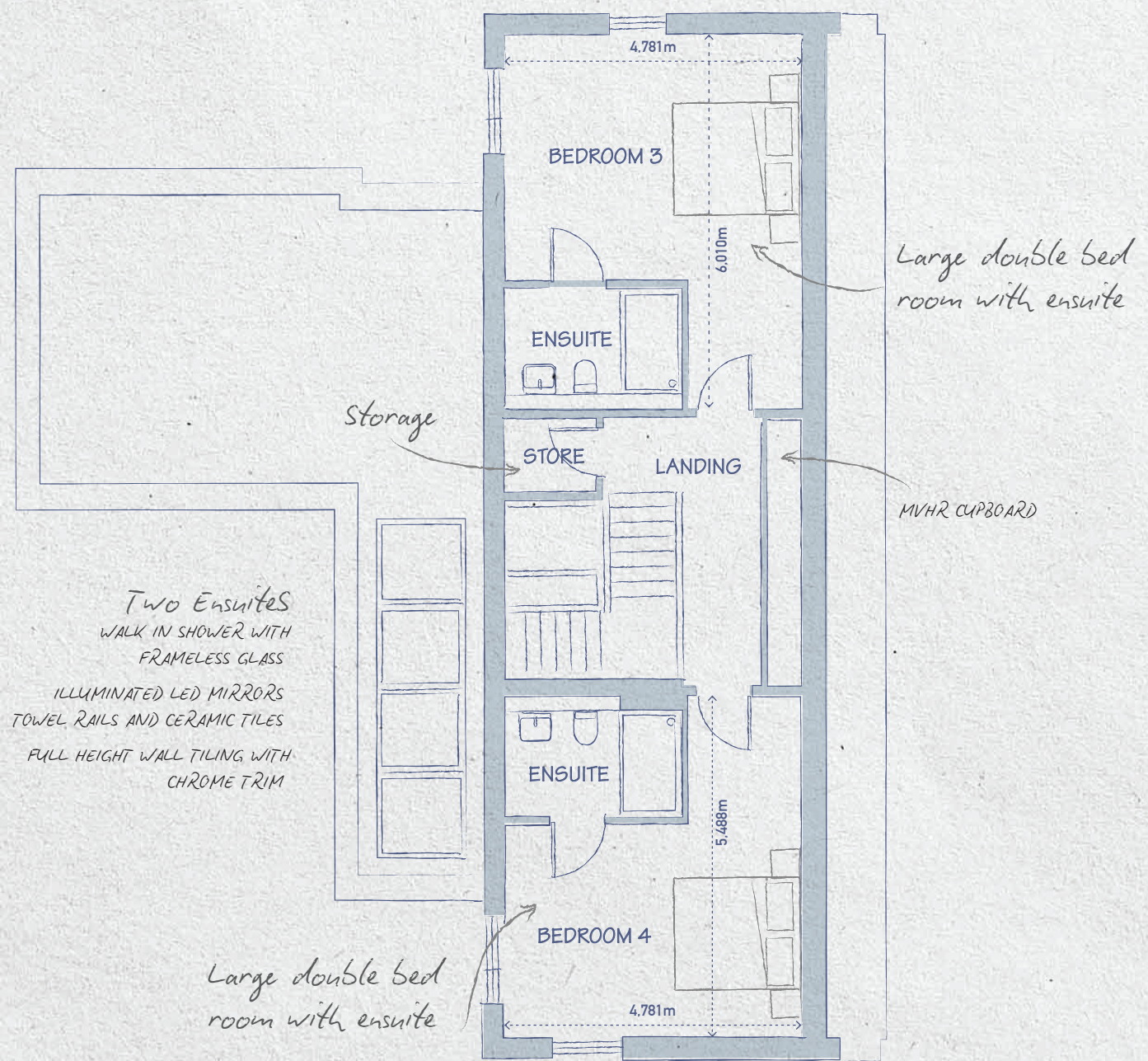








Plot 4	The Wellington
Second Floor Plan	
Urban Renaissance, Fulford, York	
*Sizes are approximate. Specification may change	











## *Specification* SUMMARY

### KITCHEN

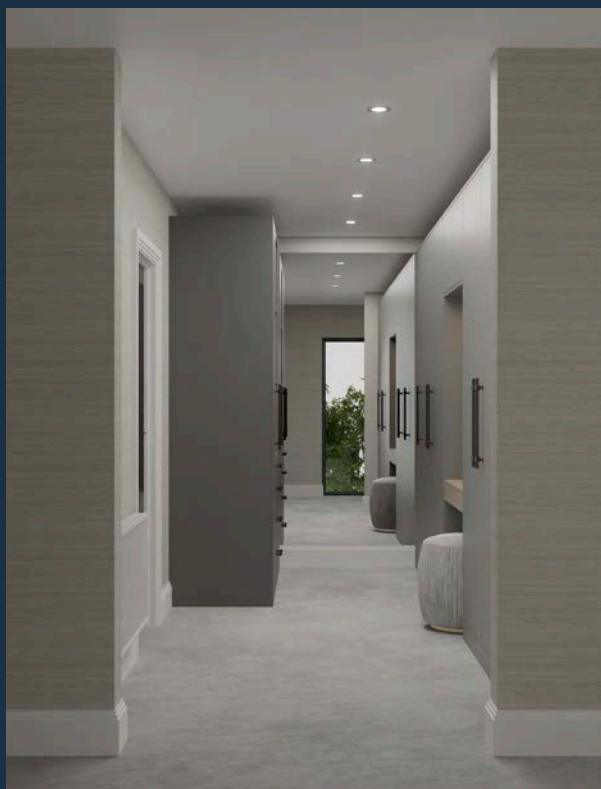
- Fully fitted with bespoke design by Nixons Project Exclusive.
- NEFF Single Oven, Steam Oven, Microwave Combination Oven, and 2 Warming Drawers.
- 90cm NEFF Induction Hob with GlassDraft Extractor.
- Fully integrated tall fridge, freezer, and dishwasher.
- Matt Black Quooker Fusion Tap.
- Bespoke home bar with wine cooler, LED-lit splashbacks, and a bottle chiller.
- Choice of ceramic floor tiles.
- Quartz worktops with waterfall edge.

### UTILITY ROOM

- Matching design to the kitchen.
- Space for stacked washer and dryer.
- Choice of ceramic floor tiles.
- Quartz worktop











# *Specification*

## SUMMARY

### BATHROOMS AND ENSUITES

- Villeroy & Boch sanitaryware.
- Freestanding bath and separate wet room showers with recessed niches in Bedroom 1 Ensuite.
- Bedroom 2 Ensuite: Walk-in shower with frameless glass.
- Illuminated LED mirrors, towel rails, and ceramic tiles.
- Full-height wall tiling with chrome trim.
- Underfloor electric mat heating

### INTERNAL FEATURES

- White shaker doors, bespoke black door furniture, satin skirting boards and architraves.
- Fitted wardrobes in the master bedroom.

### EXTERNAL FEATURES

- Anthracite grey aluminium windows and sliding doors.
- Composite front door with multi-point locking.
- Front garden landscaped, rear garden includes decking and porcelain paving.
- 22KW electric car charging point.



# York

WELCOMES YOU



## HISTORY

York is steeped in history, boasting iconic landmarks like York Minster, the medieval city walls, and the Shambles. With Roman roots and Viking heritage, the city offers a rich tapestry of stories, making it a living museum of the past.



## EDUCATION

York boasts top-rated schools and two universities, the University of York and York St John. The city nurtures learning with accessible libraries, museums, and educational events, creating a dynamic environment for students of all ages.





## CULTURE

York thrives as a cultural hub, hosting annual festivals, shows, and events, including York Theatre Royal and York Art Gallery. Its vibrant music scene and historical re-enactments ensure there's always something engaging for residents and visitors alike.



## LEISURE

From riverside walks along the Ouse to exploring the beautiful Museum Gardens, York offers abundant leisure opportunities. Enjoy boat tours, cycling paths, or a visit to the National Railway Museum, perfect for family outings or tranquil escapes.



## CONNECTIONS

With excellent transport links, York is on the East Coast Main Line, connecting to London in under two hours. It's also a gateway to the Yorkshire countryside, with easy access to Leeds, Harrogate, and beyond by road or rail.



## EMPLOYMENT

As a thriving economic hub, York offers diverse employment opportunities in sectors like tourism, healthcare, and tech. Its proximity to major cities and a supportive business community make it a fantastic place for career development.



## SHOPPING

York's charming streets are a shopper's paradise, featuring independent boutiques, high-street brands, and unique finds at Shambles Market. From antiques, to designer brands at the nearby outlet, the city's retail scene offers something special for every taste.



## DINING

York is a culinary delight, offering everything from Michelin-starred restaurants to historic pubs and trendy cafés. Sample locally sourced delicacies or explore global flavours in a city that's truly a haven for food enthusiasts.



## PROPERTY SPECIFICATION

### KITCHEN

Luxurious fully fitted kitchen by Nixons Project Exclusive; two tone kitchen, compromising of a contemporary smooth painted shaker door & a contrasting high structure Feelwood slab décor, finished on a contemporary brushed graphite handleless rail system.

Choice of Quartz worktop including upstands & waterfall edge detail to island

Appliances from the NEFF Collection range, featuring a 5 year guarantee and an exclusive premium look. They offer smart connectivity via the Home Connect app, allowing you to control the appliances remotely. The N90 range feature the Full Touch 3 display which has a full colour 6.8" HD display on all ovens.

	Plot 1	Plot 2	Plot 3	Plot 4
NEFF built-in Single Oven <i>Features include Slide &amp; Hide Door, Multipoint Temp Probe, 14 functions, Pyrolytic Cleaning, 1 pair of telescopic rails, soft close door.</i>	■	■	■	■
NEFF built-in Steam Oven <i>Features include Intensive Steam Cooking, Multipoint Temp Probe, 23 functions, 1 pair of telescopic rails, soft close door.</i>	■	■	■	■
NEFF built-in Microwave Combination Oven <i>Features include Microwave 900w, Multipoint Temp Probe, 20 functions, Pyrolytic Cleaning, 1 pair of telescopic rails, soft close door.</i>	■	■	■	■
2no NEFF built-in Warming Drawers <i>Features include handleless design, push to open, 6 temperature settings.</i>	■	■	■	■
NEFF 90cm Induction Hob with GlassDraft Extractor <i>Features include 2x Flex Zones, 32cm triple zone, frying sensor, Clear glass with ambient light, Climate control, guided air.</i>	■	■	■	■
NEFF fully integrated tall Fridge <i>Features include fresh safe storage, adjustable glass shelves, premium aluminium styling.</i>	■	■	■	■
NEFF fully integrated tall Freezer <i>Features include NoFrost, premium aluminium styling.</i>	■	■	■	■
NEFF fully integrated Dishwasher <i>Features include Zeolith cleaning, 8 programs, timer projection, door open assist, 3 flex baskets.</i>	■	■	■	■
Matt Black Quooker Fusion Round Tap <i>Features include Pro3 tank providing 3 litres of boiling water on demand as well as hot/cold delivered from one tap.</i>	■	■	■	■
Franke Maris 1.5 bowl sink – Matt Black <i>Features include Fragranite material, resistant to impacts &amp; thermal shock, scratch proof surface.</i>	■	■	■	■
S-Box pop up socket <i>Features include Chameleon lid allow the socket to blend into the work surface like never before, 2x GB sockets + A &amp; C USB.</i>	■	■	■	■
BESPOKE HOME BAR	■	■	■	■
Glazed units with tinted glass and lighting	■	■	■	■
Quartz worktops with feature splashback including LED lighting detail	■	■	■	■
NEFF 60cm Built-In Dual Zone Wine Cooler	■	■	■	■
Kaelo open bottle chiller integrated into worktop	■	■	■	■
Choice of contemporary ceramic floor tiling	■	■	■	■

### UTILITY

Matching utility furniture to tone seamlessly with the kitchen

Matching Quartz worktops with upstands

Stacked free standing washer & dryer spaces

Choice of contemporary ceramic floor tiling

- Standard Specification
- Optional Upgrade



	Plot 1	Plot 2	Plot 3	Plot 4
Beautifully styled bathrooms designed by Abacus and featuring Villeroy and Boch and Hansgrohe Brassware, highly regarded and reputable branded sanitaryware.				
White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments	■			■
Varese Freestanding Bath	■			
Free Standing Bath filler mixer tap	■			
Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches	■			■
Separate bath with outlet filler mixer tap				■
Bath filler mixer tap with thermostatic shower and screen				■
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	■			■
Wall hung WC pan with concealed cistern or close couple WC	■			■
Illuminated LED wall mirror with demister pads	■			■
Heated electric towel rail	■			■
Choice of full height wall tiling in a selection of colours including chrome trim	■			■
Choice of contemporary ceramic floor tiles	■			■

#### BATHROOM - 2nd Floor

White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments	■	■	■	
Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches	■	■	■	
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	■	■	■	
Wall hung WC pan with concealed cistern or close couple WC	■	■	■	
Illuminated LED wall mirror with demister pads	■	■	■	
Heated electric towel rail	■	■	■	
Choice of full height wall tiling in a selection of colours including chrome trim	■	■	■	
Choice of contemporary ceramic floor tiles	■	■	■	

#### ENSUITES - Bedroom 1

White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments	■	■	■	■
Varese Freestanding Bath	■	■	■	
Free Standing Bath filler mixer tap	■	■	■	
Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches	■	■	■	■
Separate bath with outlet filler mixer tap				■
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	■	■	■	■
Wall hung WC pan with concealed cistern or close couple WC	■	■	■	■
Illuminated LED wall mirror with demister pads	■	■	■	■
Heated electric towel rail	■	■	■	■
Choice of full height wall tiling in a selection of colours including chrome trim	■	■	■	■
Choice of contemporary ceramic floor tiles	■	■	■	■

#### ENSUITES - Bedroom 2

White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments	■	■	■	■
Thermostatic shower with Elements seamless wet room walk-in showers with frameless glass enclosures and recessed storage niches	■	■	■	■
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap	■	■	■	■
Wall hung WC pan with concealed cistern or close couple WC	■	■	■	■
Illuminated LED wall mirror with demister pads	■	■	■	■
Heated electric towel rail	■	■	■	■
Choice of full height wall tiling in a selection of colours including chrome trim	■	■	■	■
Choice of contemporary ceramic floor tiles	■	■	■	■

- ☒ Standard Specification  
☐ Optional Upgrade



	Plot 1	Plot 2	Plot 3	Plot 4
<b>ENSUITES - Bedroom 3</b>				
White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments				<input checked="" type="checkbox"/>
Thermostatic shower with low profile shower tray and glass screen and recessed storage niches				<input checked="" type="checkbox"/>
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap				<input checked="" type="checkbox"/>
Wall hung WC pan with concealed cistern or close couple WC				<input checked="" type="checkbox"/>
Illuminated LED wall mirror with demister pads				<input checked="" type="checkbox"/>
Heated electric towel rail				<input checked="" type="checkbox"/>
Choice of full height wall tiling in a selection of colours including chrome trim				<input checked="" type="checkbox"/>
Choice of contemporary ceramic floor tiles				<input checked="" type="checkbox"/>
<b>ENSUITES - Bedroom 4</b>				
White Villeroy & Boch sanitaryware with optimum functionality and flawless design through concealed attachments				<input checked="" type="checkbox"/>
Thermostatic shower with low profile shower tray and glass screen and recessed storage niches				<input checked="" type="checkbox"/>
Abacus Concept storage vanity cabinets with soft close drawers and basin with Hansgrohe chrome mixer tap				<input checked="" type="checkbox"/>
Wall hung WC pan with concealed cistern or close couple WC				<input checked="" type="checkbox"/>
Illuminated LED wall mirror with demister pads				<input checked="" type="checkbox"/>
Heated electric towel rail				<input checked="" type="checkbox"/>
Choice of full height wall tiling in a selection of colours including chrome trim				<input checked="" type="checkbox"/>
Choice of contemporary ceramic floor tiles				<input checked="" type="checkbox"/>
<b>HEATING &amp; ELECTRICS</b>				
Air Source Heat Pump System with Stelrad classic column white radiators	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Intruder alarm system with PIRs throughout ground floor, landings & all first floor external doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smoke/CO2 detectors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Matt black LED down lighters to kitchen, bathroom, hall & ensuite	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Shaver socket to bathrooms and ensuites	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Underfloor heating to Groundfloor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Underfloor heat matt to bathrooms and ensuites	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gate entry and intercom system	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full MVHR system throughout	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Provision for Fibre Broadband	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>INTERNAL FINISHES</b>				
White Shaker style doors with black handles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings and walls finished in white emulsion throughout	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deep skirting and architrave finished in satin with matching window boards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Click Definity matt black light switches and high level sockets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Click mode white plastic to all low level accessories & high level TV's etc	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bespoke black handrails / newels with glass panels to all staircases	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fitted wardrobes to master bedrooms supplied by Nixons Project Exclusive	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Choice of contemporary tiled flooring to kitchen, WC, bathroom, utility/ensuite & Hallway.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- ☒ Standard Specification  
☐ Optional Upgrade



## EXTERNAL

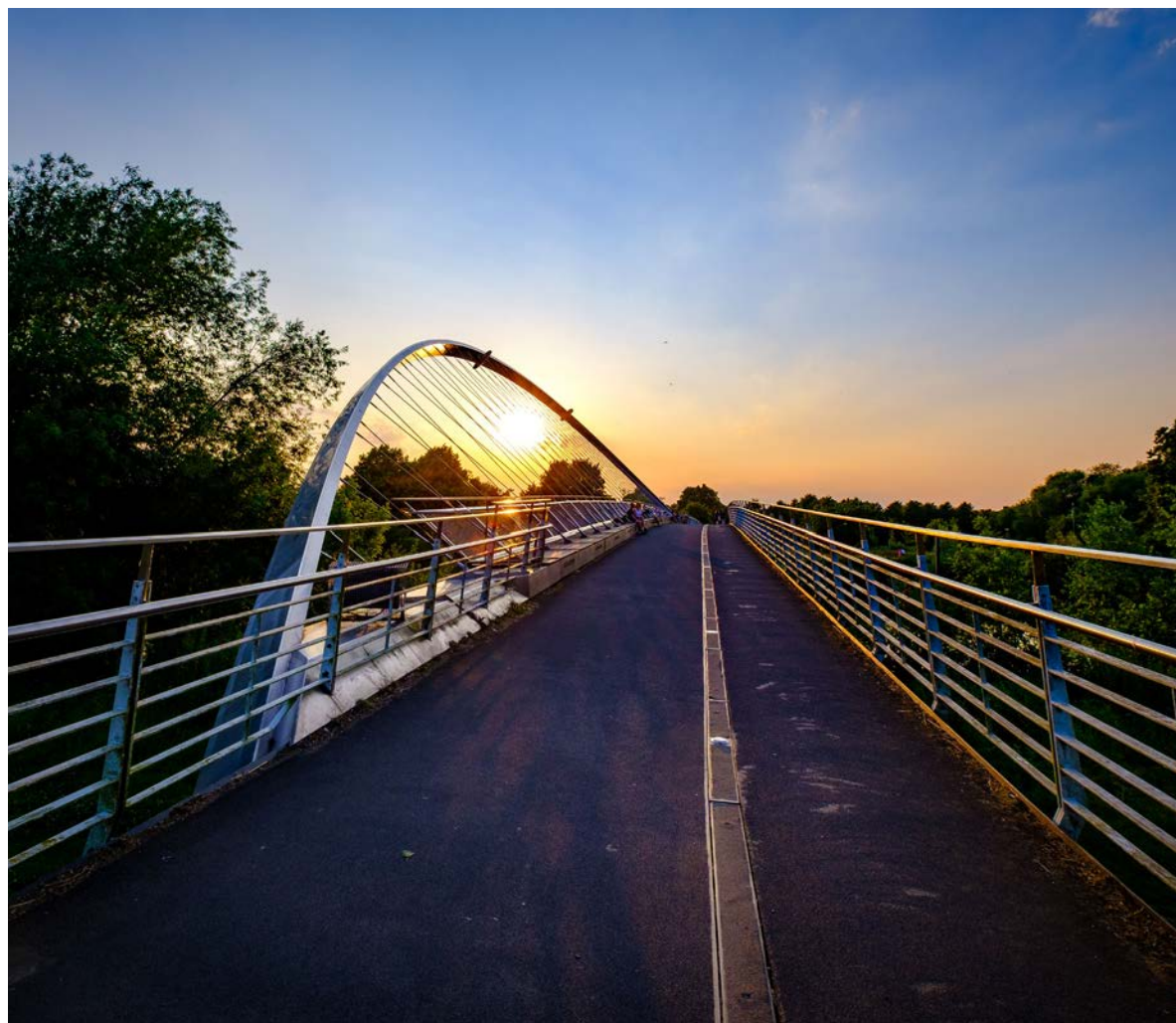
	Plot 1	Plot 2	Plot 3	Plot 4
Modern Aluminum windows, sliding doors onto 1st floor balcony areas Anthracite internal, Anthracite external colour	■	■	■	■
Coloured Aluminum composite front door with multi point locking system, Anthracite internal, Anthracite external colour	■	■	■	■
Garage with retractable steel door in Cedar wood effect	■	■	■	■
Lighting and sockets to garage	■	■	■	■
22 KW three phase electric car charging point	■	■	■	■
External lighting to each plot - Wall lights and bollards	■	■	■	■
Outside tap to rear garden	■	■	■	■
External electric socket to rear garden	■	■	■	■
Turf to rear garden with patio (refer to site specific layout)	■	■	■	■
Raised decking platforms and porcelain paving to rear gardens (refer to site specific landscape plans).	■	■	■	■
Front garden turfed and landscaped	■	■	■	■
1.8m high timber fencing (refer to site specific layout)	■	■	■	■
Automatic Gate sytem to private drives	■	■	■	■
Zinc Metal guttering and downpipes	■	■	■	■

- ☒ Standard Specification  
☐ Optional Upgrade













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