



Garden City Homes

The Ribston

3 Bed House



Specification

Kitchen

- Contemporary high-quality kitchen with Island unit
- AEG stainless steel multi-function oven
- LAMONA integrated microwave combi-grill
- LAMONA Integrated dish washer
- LAMONA stainless steel curved glass extractor fan
- LAMONA full height fridge freezer
- LAMONA Integrated wine cooler
- Contemporary under-cupboard lighting
- Pre-plumbed for washer/dryer
- 4 ring gas hob

Safety

- Mains powered smoke detectors
- Integrated security system
- High security front doors and rear Bi-folding doors
- 10-year build warranty

Bathroom

- Contemporary sanitary-ware, incorporating wc, vanity basin with under cabinet.
- Chrome brassware and thermostatic over bath shower
- Bath shower screen
- Tiled bath panel
- Part tiled Porcelain ceramic walls
- Fully tiled Porcelain ceramic floor
- Heated designer towel rail
- Chrome shaver socket

Electrical

- Pre-wired for digital TV distribution
- Cable / Virgin ready
- Brushed chrome light switches and sockets throughout
- Feature LED lighting

General

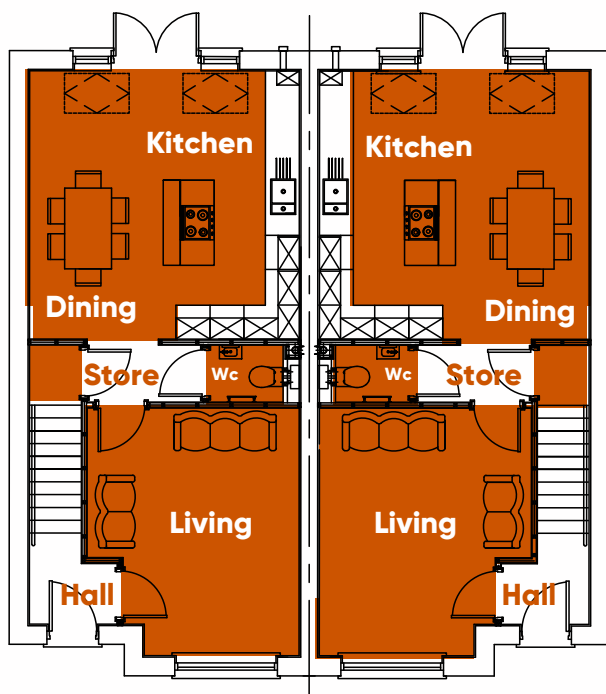
- High quality combination boiler
- Conventional radiators throughout
- External water
- External electric socket
- External light fittings
- Polished stainless-steel ironmongery
- Porcelain tiled flooring to kitchen and dining room
- Laminate timber effect flooring to hall and living room
- Contemporary panelled painted internal doors
- Turfed front and rear garden
- Upvc double glazed windows
- Paved patio area to rear
- Tarmac driveway



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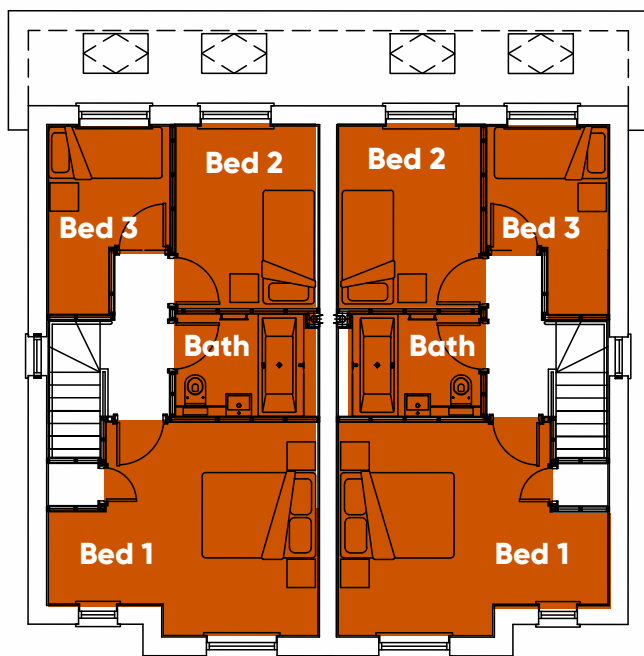


Dimensions

Kitchen	4.79 x 4.77m
Living room	4.33 x 3.78m
WC	1.58 x 1m
Bedroom 1	4.79 x 3.78m
Bedroom 2	3.32 x 2.58m
Bedroom 3	3.56 x 2.12m
Bathroom	2.33 x 1.80m

Disclaimer:
Please note illustration is an example of the apartment type only. All dimensions indicated are approximate. Furniture layout is for illustrative purposes only. Materials used may differ from that shown including render and roof tile colours. For detailed plans and specifications please contact our Sales Advisor.

Ground Floor



First Floor

Plans show plot 1 & 2 ground & first floors

