

HERITAGE

- REDROW -

MANOR PLACE

ANGMERING



SKILFUL EXECUTION

Quality is never an accident, it is always the result of high intention to detail. It represents the wise choice of many alternatives.



PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for further details.

General

Kitchens to include smooth door closers and plastic cutlery tray.

Work Surfaces

Square Edged worktops. Refer to My Redrow for choices.

Upstand

Matching above worktops, with stainless steel splash-back behind Hob.

Sink

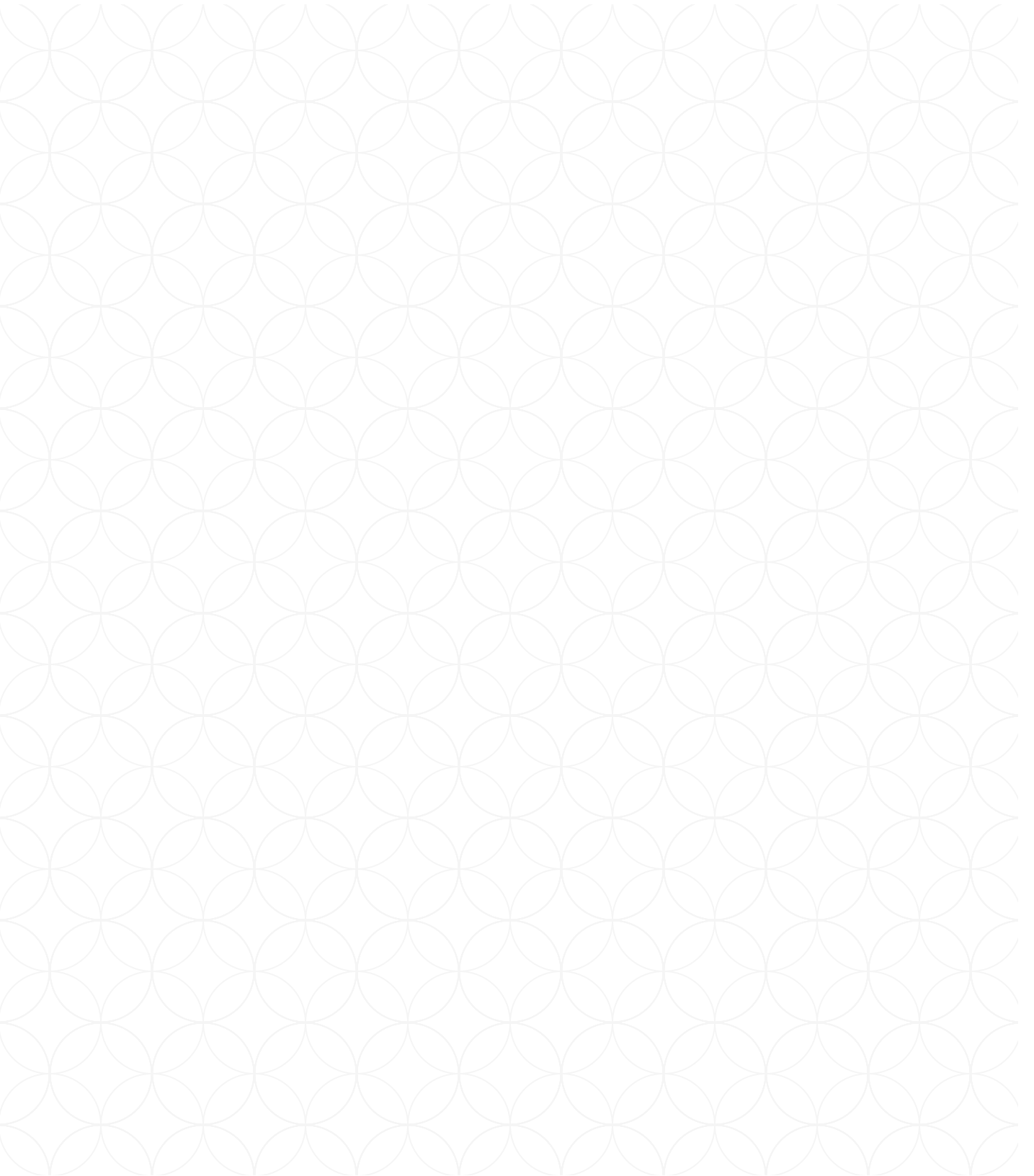
Stainless Steel bowl and a half (in housetypes up to 1600 sq ft).
Stainless Steel double bowl (in housetypes over 1600 sq ft).

Utility (Where applicable)

Cupboards and worktop to match kitchen.
Stainless steel single bowl with mixer tap.

Appliances

- AEG 60cm ceramic hob with 4 heat zones (in housetypes up to 1600 sq ft)
- AEG 90cm ceramic hob with 6 heat zones (in housetypes over 1600 sq ft)
- AEG Double Oven
- Electrolux 60cm Chimney extract (in housetypes up to 1600sqft)
- Electrolux 90cm Chimney extract (in housetypes over 1600sqft)
- 2x Zanussi integrated fridge/freezer 50/50 (in housetypes over 1600 sq ft)
- Single Zanussi integrated fridge/freezer (in housetypes under 1600 sq ft)



INTERIOR

Walls

Crown White paint finish.

Internal Doors

Cambridge internal moulded door.

Ceilings

Crown White paint finish.

Central Heating

Air source heat pump with energy efficient hot water cylinder. Refer to drawings for specifications.

Radiators

Wet underfloor heating system to ground floor. Radiators to first floor. See Sales Consultant for more details.

Wardrobes

Goodings wardrobes to all Bedrooms are available as an optional upgrade – refer to My Redrow.

Phone Point

Phone Point finishes to match electrical accessories in rooms.

TV Point

TV Point finishes to match electrical accessories in rooms to be located in the Lounge, Bedroom 1 and Family Room where applicable..

Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with BG pendant and batten lighting points.

OUR LUXURY
SPECIFICATIONS
ARE CAREFULLY
CONSIDERED
**AND BEAUTIFULLY
DESIGNED TO MAKE
THE MOST OF YOUR
NEW HOME**



BATHROOM, CLOAKROOM & EN SUITES

Sanitaryware

Ideal Standard in White finish.

WC

Ideal Standard Arc pan with AquaBlade technology in White finish.

Bath

Ideal Standard bath and panel in White finish.

Shower

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Low Profile Tray

Acrylic capped low profile shower tray with concealed waste and upstands to all four sides.

Shower Screen

Polished Chrome effect finish shower door.

Wall Tiles

Porcelanosa Tiles to wet rooms where applicable
- Full height tiling around bath with shower
- Half height tiling around bath without shower
- Cloakroom- one tile height splashback above basin

Bathroom & En-suite Basin

Ideal Standard Arc basin with Tesino basin mixer.

Cloakroom Basin

Ideal Standard Sottini Arc basin with Tesino basin mixer.

Towel Rail

Curved towel warmer in Chrome effect finish to bathroom and en-suite.



EXTERIOR

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows. White handles to match windows & doors.

External Doors

GRP door with patterned glass. Finished in solid colour externally and white finish internally. Frame to be uPVC.

Rear door

Steel door with patterned glass, finished internally and externally in white. Frame to be uPVC.

External Lights

Lantern to front entrance - Black in colour.
Coach down lantern to houses under 1600 sq ft.
Grande Georgian Lantern to houses over 1600 sq ft.

Front

Turf to front garden.

Rear

Gardens topsoil in accord with NHBC requirements.

Garage

Double power point and lighting pendant to integral and detached garages with steel up and over door. Door finish to be painted to match Front Door.

Door Bell

Black effect bell push.

Fencing

All plots to receive 1800m high vertical fence with 1800m high Timber gate,

OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





MANOR PLACE



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Discover a better way to live
[redrow.co.uk](https://www.redrow.co.uk)