

# MONMOUTH PARK



An exclusive development of 47 traditionally designed and built new homes

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## SPECIFICATION

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# DEVELOPMENT SPECIFICATION

- Monmouth Park comprises 47 traditionally built new homes
- The exclusive development includes 2, 3, 4 and 5 bedroom houses
- A short distance from Cobb Harbour, beaches and town centre
- Stunning views of the surrounding countryside
- Landscaped communal areas

## HOUSES

- Bespoke fitted kitchen with integrated appliances, solid worktops and modern splash backs
- Contemporary white bathroom suite with chrome taps, heated towel rail and choice of large format porcelain tiles
- Choice of premium carpets
- 2 parking spaces per property
- Rear gardens with lawn and patio area



GENERAL	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
uPVC double glazed casement windows	•	•	•	•
External doorsets with multipoint locking system	•	•	•	•
Gas fired central heating	•	•	•	•
Ground floor underfloor heating	•	•	•	•
Turfed rear garden with patio area	•	•	•	•
Rear garden closeboard fencing	•	•	•	•

INTERNAL FINISHES	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Oak veneer doors with chrome door furniture	•	•	•	•
Timeless white emulsion to walls & smooth white ceilings	•	•	•	•
White satin woodwork	•	•	•	•
Engineered oak flooring to ground floor	•	•	•	•

Monmouth Park is a development by:



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KITCHEN	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
Fully fitted kitchen with solid silestone worktop & upstands	•	•	•	•
Glass splash back behind hob	•	•	•	•
1.5 bowl stainless steel sink	•	•	•	•
Ceramic hob	•	•		
Induction hob			•	•
Stainless-steel oven	•	•		
Stainless-steel double oven			•	•
Stainless-steel extractor hood	•	•	•	•
Integrated fridge/freezer	•	•	•	•
Integrated dishwasher	•	•	•	•
Integrated washing machine	•	•	•	•

BATHROOM & EN SUITE	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
White sanitary ware with contemporary chrome fittings	•	•	•	•
Fixed head & hand shower with glass screen over bath	•	•	•	•
Fixed head shower in en suites		•	•	•
Chrome heated towel rail in bathroom and en suite	•	•	•	•
Porcelain floor and wall tiles	•	•	•	•

LIGHTING & ELECTRICALS	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
BT Fibre network to the premises	•	•	•	•
TV points in living room and master bedroom	•	•	•	•
Telephone point in living room	•	•	•	•
LED downlights in kitchen, bathroom and en suite	•	•	•	•
Pendant lighting in hallway, landing and bedrooms	•	•	•	•
Optional Electric Vehicle charger upon request	•	•	•	•
Optional Security System upon request	•	•	•	•

Blakesley Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Agent for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Agent prior to reserving your home, particularly on items which are more important to you.

Alternative options available upon request dependent on build stage.

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