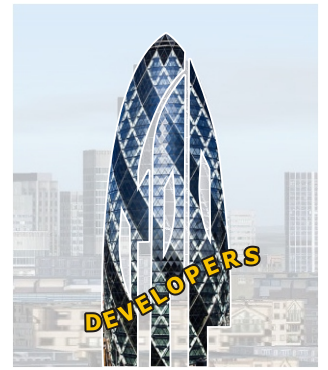


CHENAB COURT

176 London Road Morden, Surrey.



Flats Specifications

- 12 luxury appointed apartments
- 10 years insurance back guarantee for new build from CRL
- EPC rating B 80 +
- Lease 125 year new lease
- Ground rent £300 per annum
- Service charge £800 to £1400 Pro rata
- Gated parking spaces (limited spaces)
- CCTV 24 hour recording and security lights
- Video control door entry system

Each Flat Specs.

- Open plan kitchen
- Engineered wood flooring in living areas
- Wet system (gas Fired) under floor heating (flat 1-5)
- Dimmable LED down lights and LED pendant lights
- CAT6 data cables through out to access FM, digital radio signals and for cable networking
- Dual core satellite cables for SKY HD signal
- Individual video control door entry system
- Wired alarm system installed for each unit
- Solid wood doors with high quality door furniture

Kitchen

- White high gloss soft closing wall and floor units (choice of colour available)
- Lacquered handle less 21 mm white doors
- Oven hob and extractor
- Integrated washer dryer and dishwasher
- Hand cut Diamond quartz work tops with drainer grooves and up stands (choice of colour available)
- Under mounted stainless steel sinks
- Provision of American Style fridge freezer plumbed in
- Worcester Bosch boiler

Bath

- Fully tiled walls and floor
- White gloss sink and toilet cabinets
- Two panel bath screen
- Triton Excellent shower head and thermostatic control