



**SCARLET
OAKS**



AMARAPROPERTY
exceptional homes made to cherish



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SPECIFICATION



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KITCHEN

Contemporary Hacker style kitchen with soft closing cabinetry and drawer units. Tall & base units in Slate Grey and Satin Grey Quartz stone worktops & splashback.

Kitchen Island with Breakfast bar to all Plots.

Integrated Bosch appliances including:

Single Oven with 7 functions & EcoClean

- 4 Zone Touch Control Induction Hob
- Fridge/Freezer with Low Frost
- Dishwasher with 5 programmes
- Integrated Caple wine fridge to all plots
- Integrated Extractor to match with Kitchen Units with 3 speeds & Intensive suction.

Plumbing for free standing Washer/Dryer

LED under cupboard lighting

BATHROOMS & ENSUITES

Beautifully designed bathrooms and en-suites

by our in house Amara Bespoke Team.

Italian ceramic tiled walls and floors.

Feature Lusso Stone sink in Cloakroom

Contemporary sanitary ware and accessories.

Wall hung WC with soft closing seat.

Family bath to family bathrooms in all Plots.

Mirrors to Bathrooms.

Heated towel rails to Bathrooms

Shaver points.

INTERNAL FEATURES

Oversized solid veneered doors with satin chrome ironmongery.

Contemporary design architrave and skirting.

Large bifold door in open plan Living and Dining rooms with garden access.

Wardrobes to Master Dressing Room.

Farrow & Ball paint throughout.

Glass balustrades to stairs

FLOORING

Romana Herringbone antique Oak flooring to Ground floor Hallway, W.C, Open plan Living, Dining & Kitchen
Carpets to stairs, Landing & Bedrooms.

ELECTRICAL & PLUMBING

Satin Chrome sockets and light switches

LED downlights to all rooms

Dimmable lighting & Chandeliers/Pendants

CAT6 and coax cabling to AV sockets

Wiring provisions in place to enable SkyQ - Subject to your selection and purchase of Sky subscription and equipment.

Wiring for Sonos music speakers to Ground Floor Kitchen

and Open plan Living/Dining Area

Combi boiler hot water heating system

Air Source Heat Pumps to all plots

SECURITY

Perimeter tall fencing

Comprehensive alarm system connected through the house

Fire alarm system

Security locks to all windows & doors

EXTERNAL

Block paved providing off-street parking.

Gardens laid to lawn with patio area and external lights

External tap & power socket.

Entrance & Patio Lighting

Composite Aluminium front doors

UPVC Windows

WARRANTY & AFTERCARE

Complete 10 year structural warranty by IWC

Amara Property 1 Year warranty*.

Demonstration of new home before Client handover.

*Refer to your Aftercare & Warranty Policy. This specification is for indicative purposes only.

MISCELLANEOUS

Local Authority : Enfield

Outgoings: Subject to council tax

Tenure: Freehold

Furniture and accessories may be available for sale by separate negotiation.



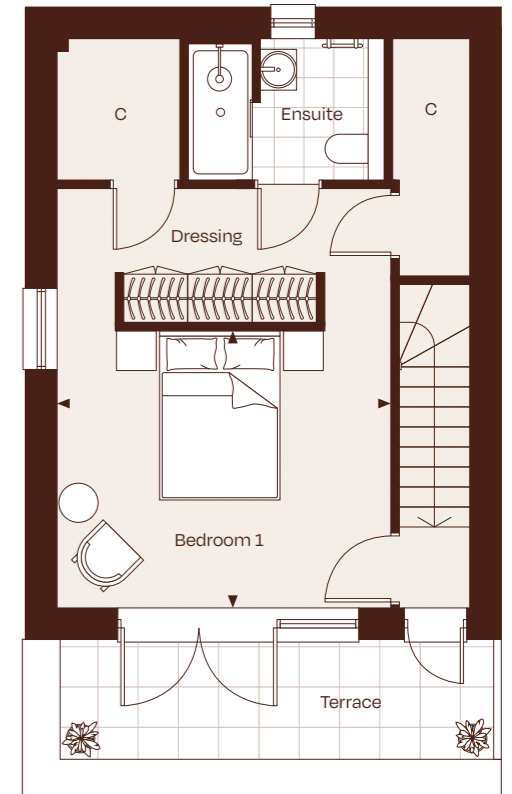
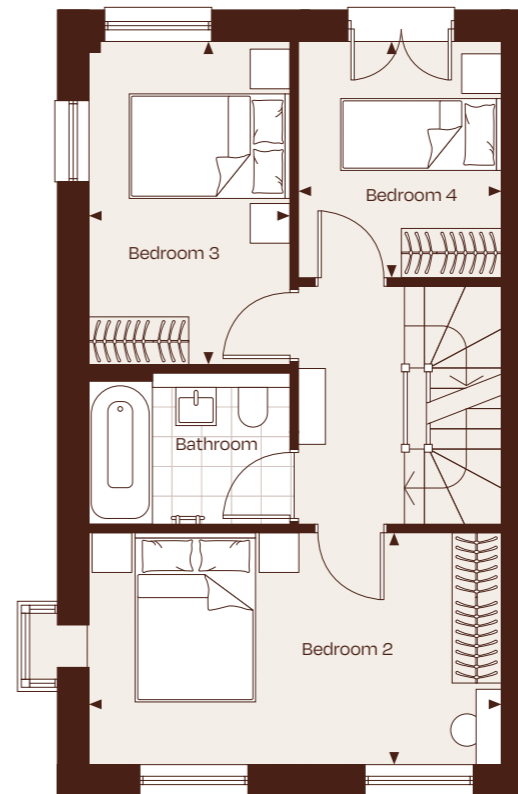
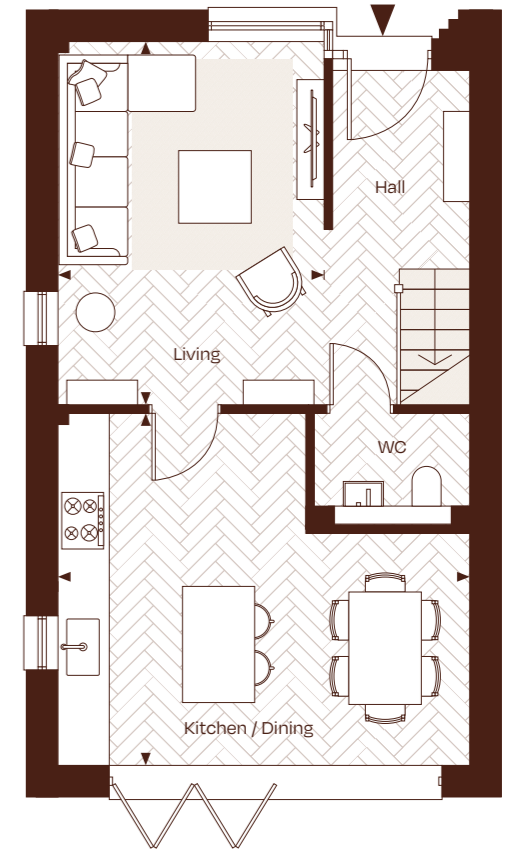
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BRAMLEY ROAD

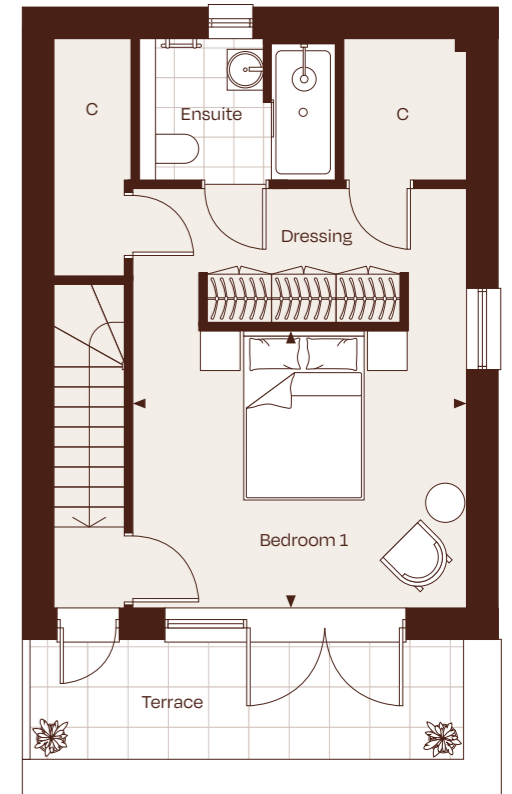
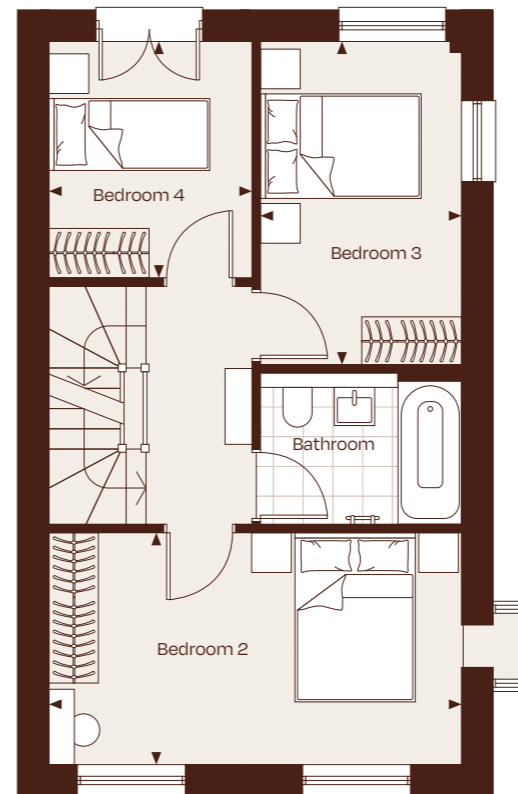
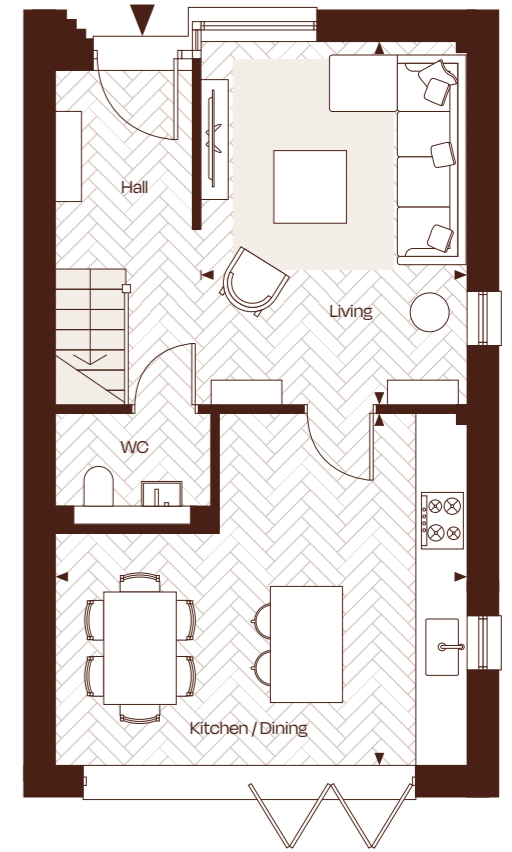
SITEPLAN



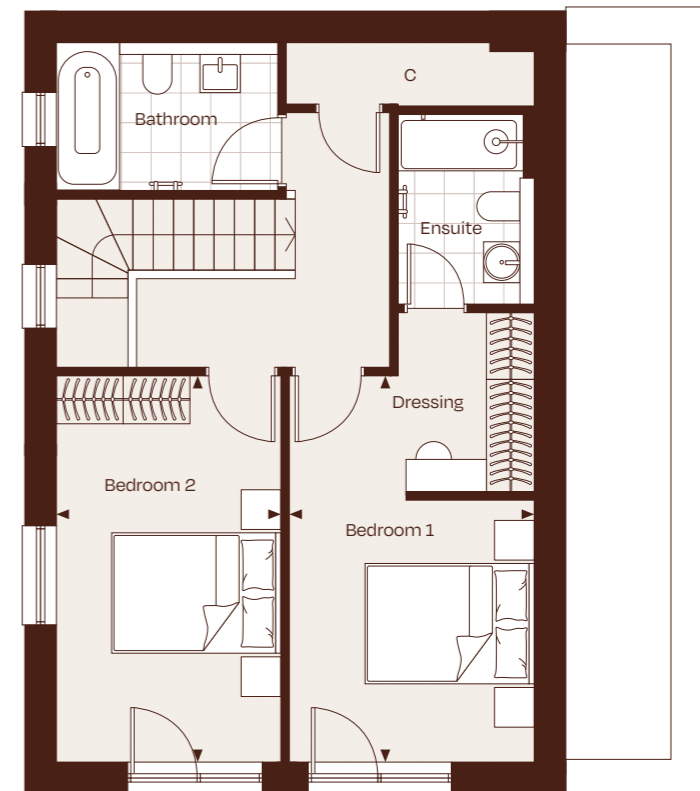
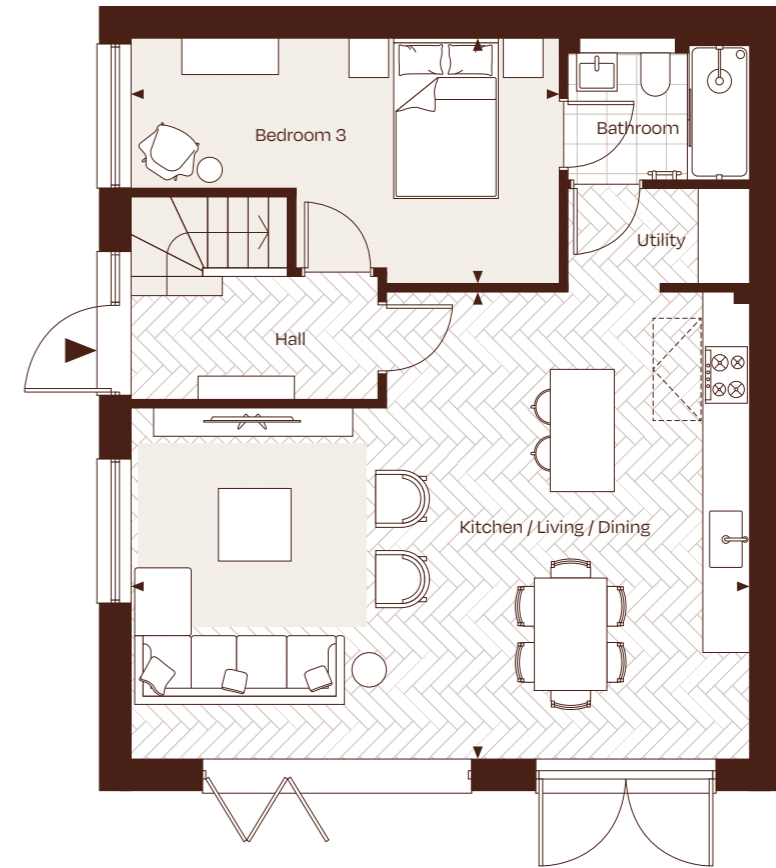
PLOT 1



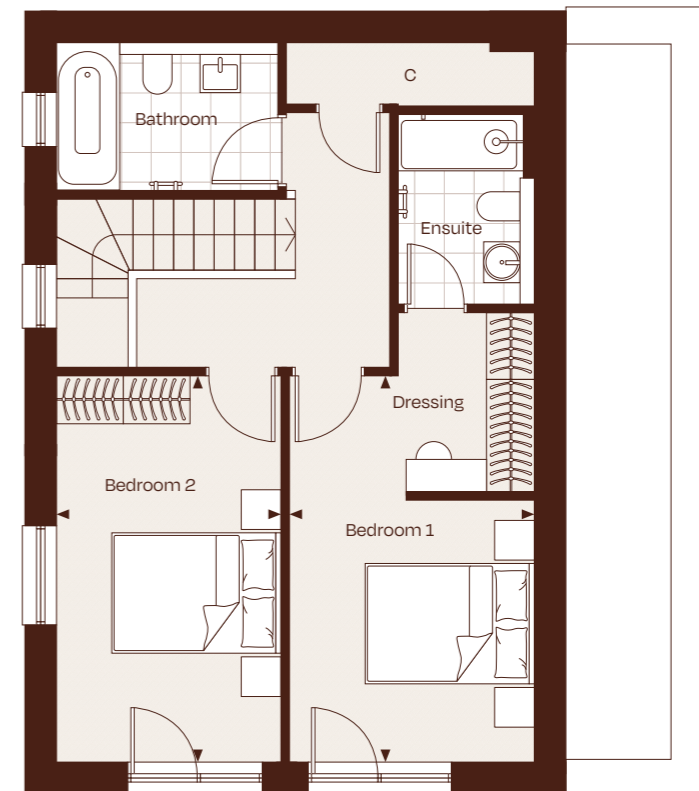
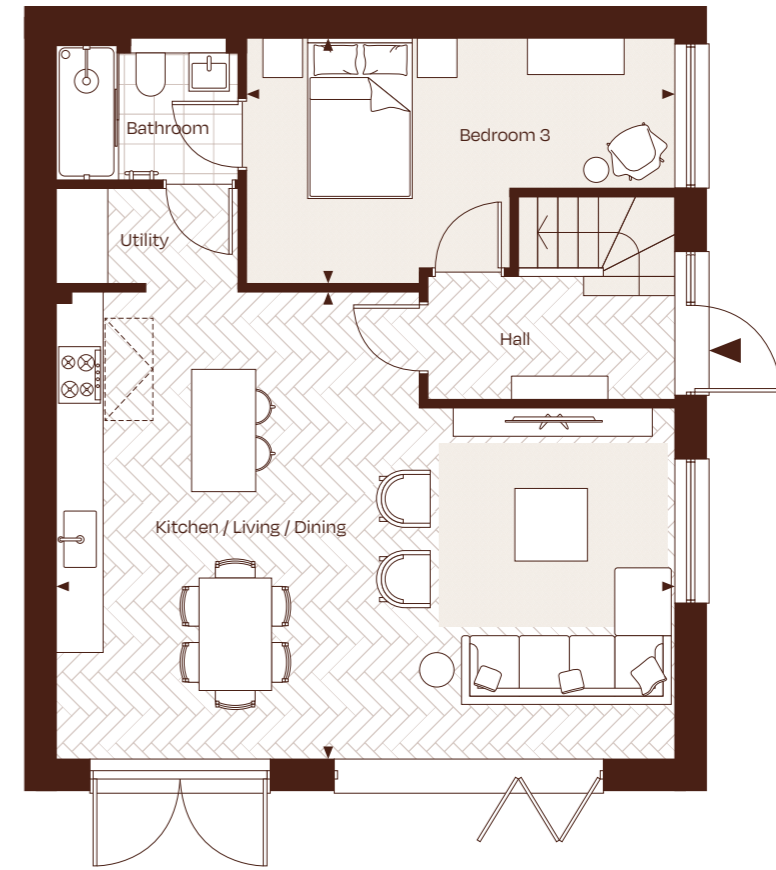
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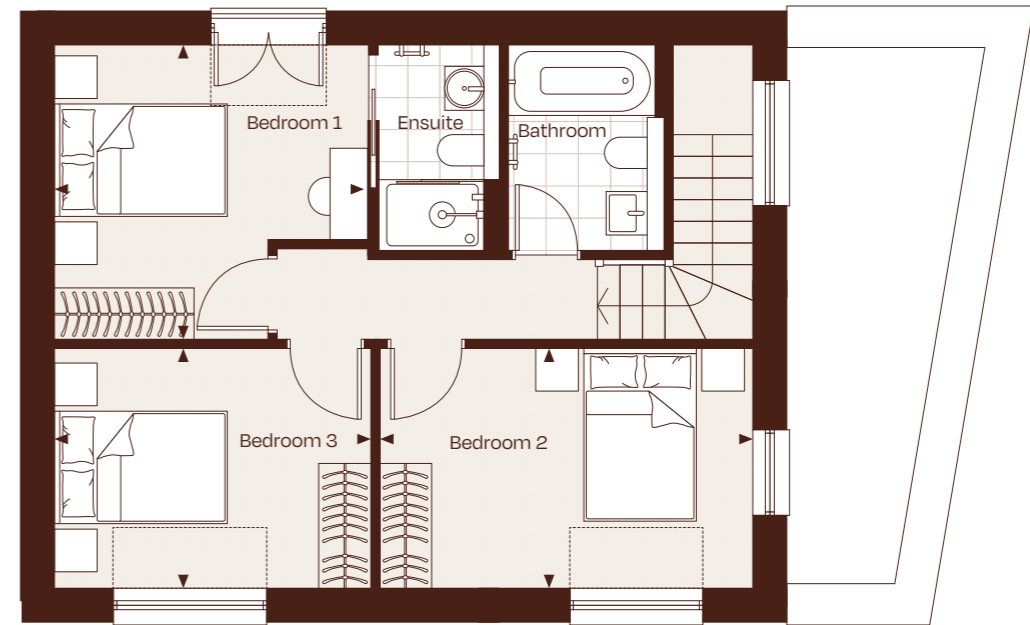
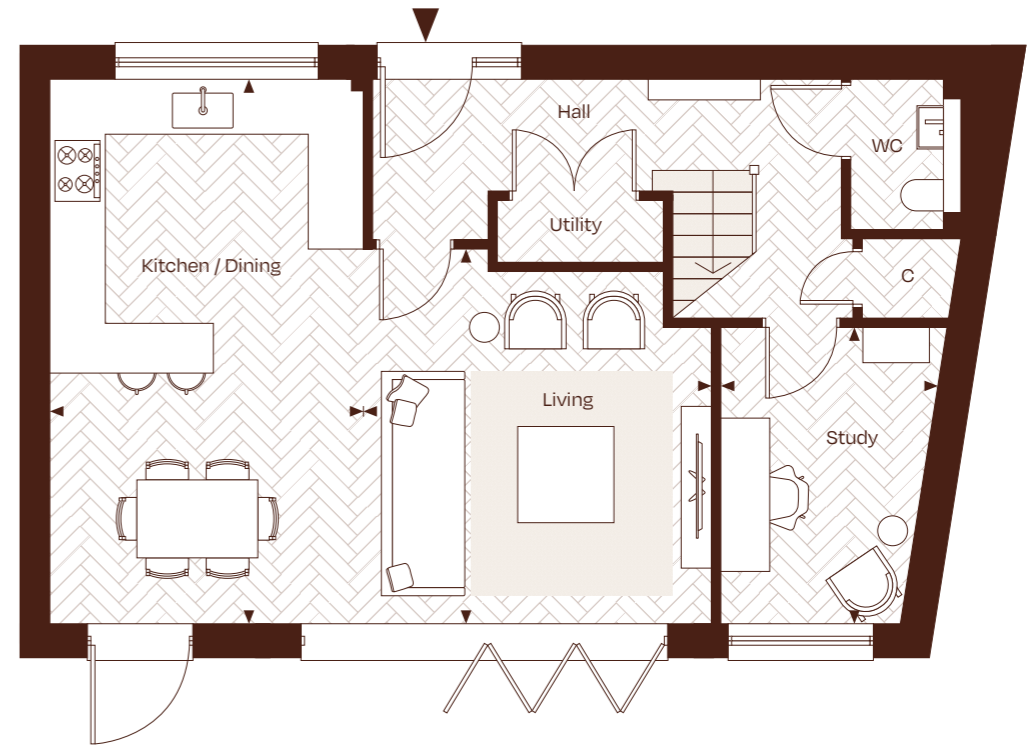
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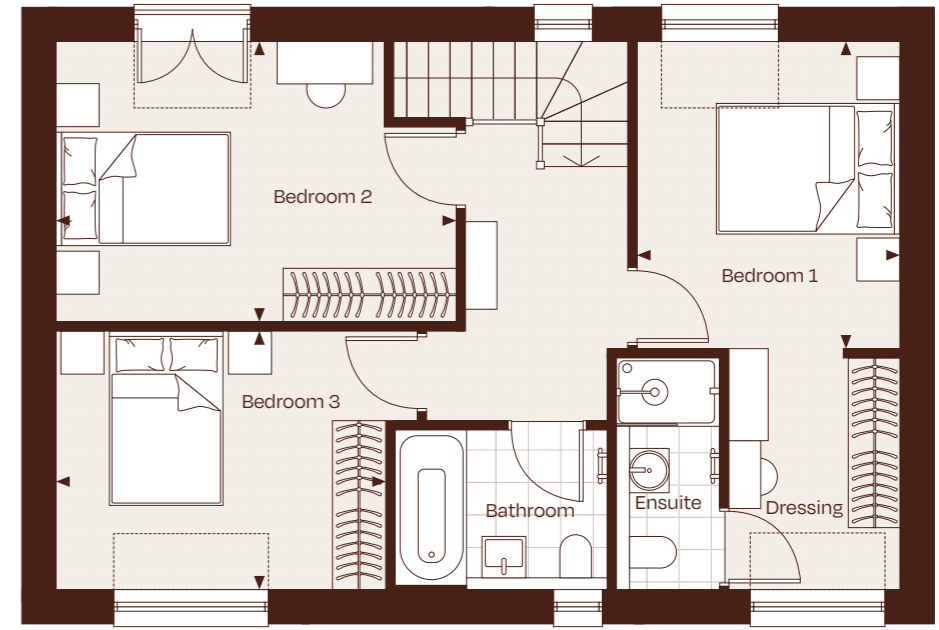
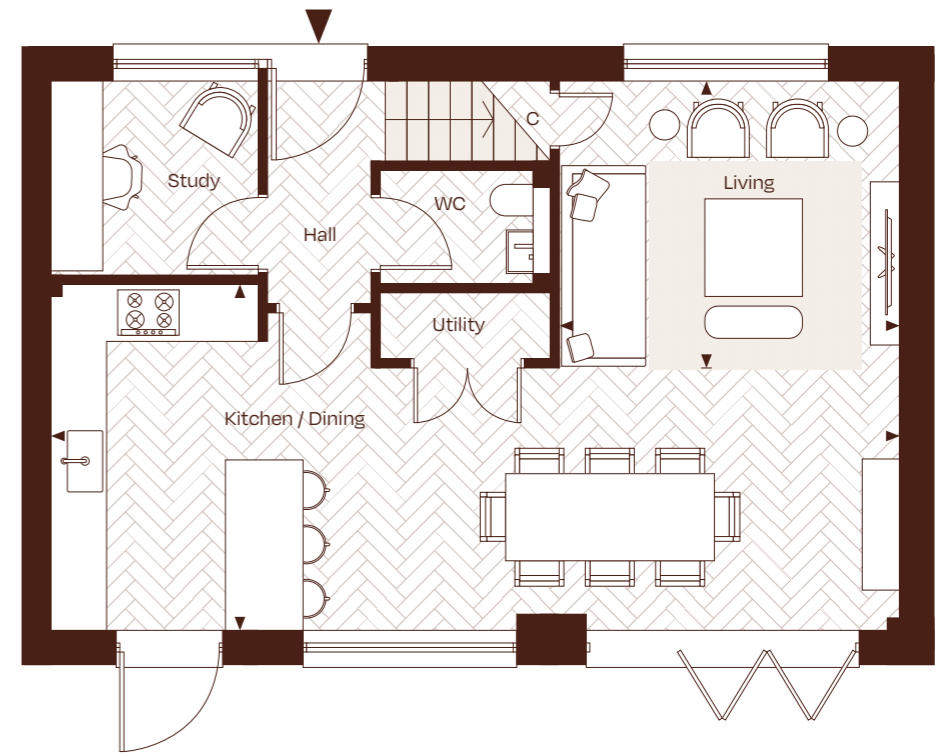
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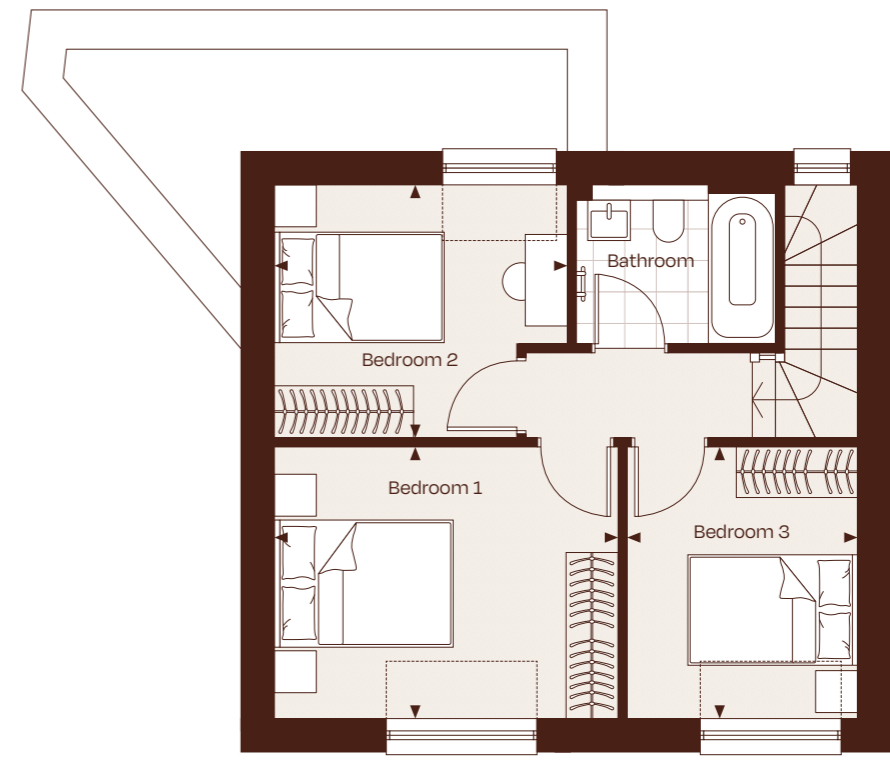
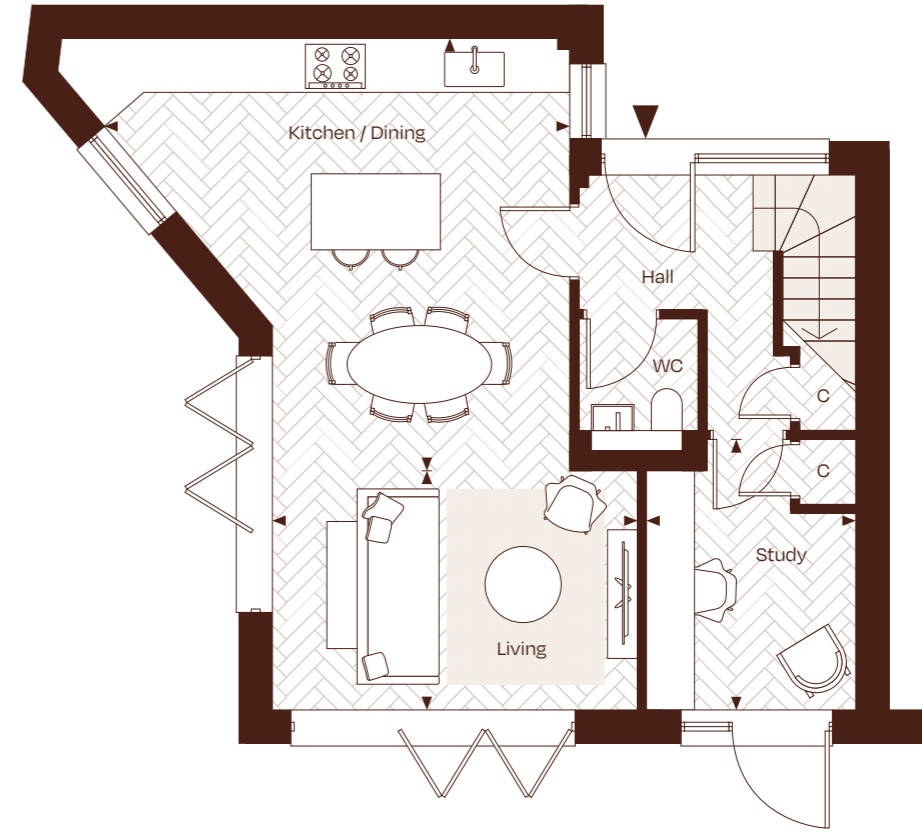
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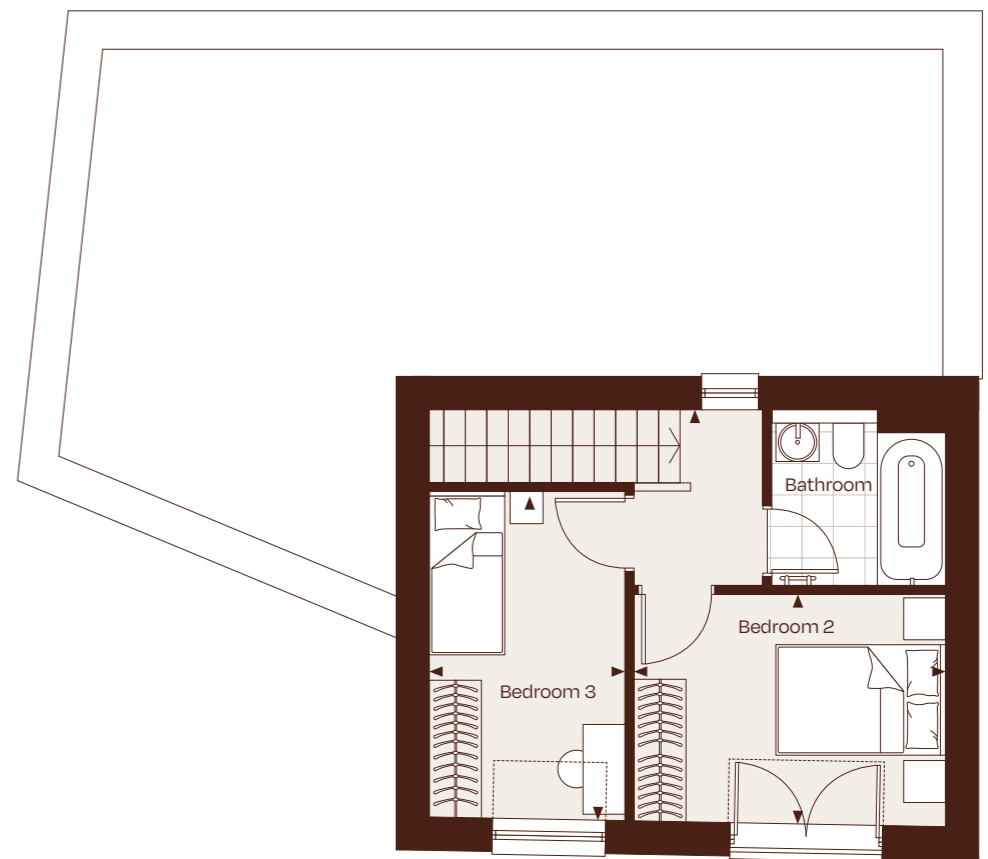
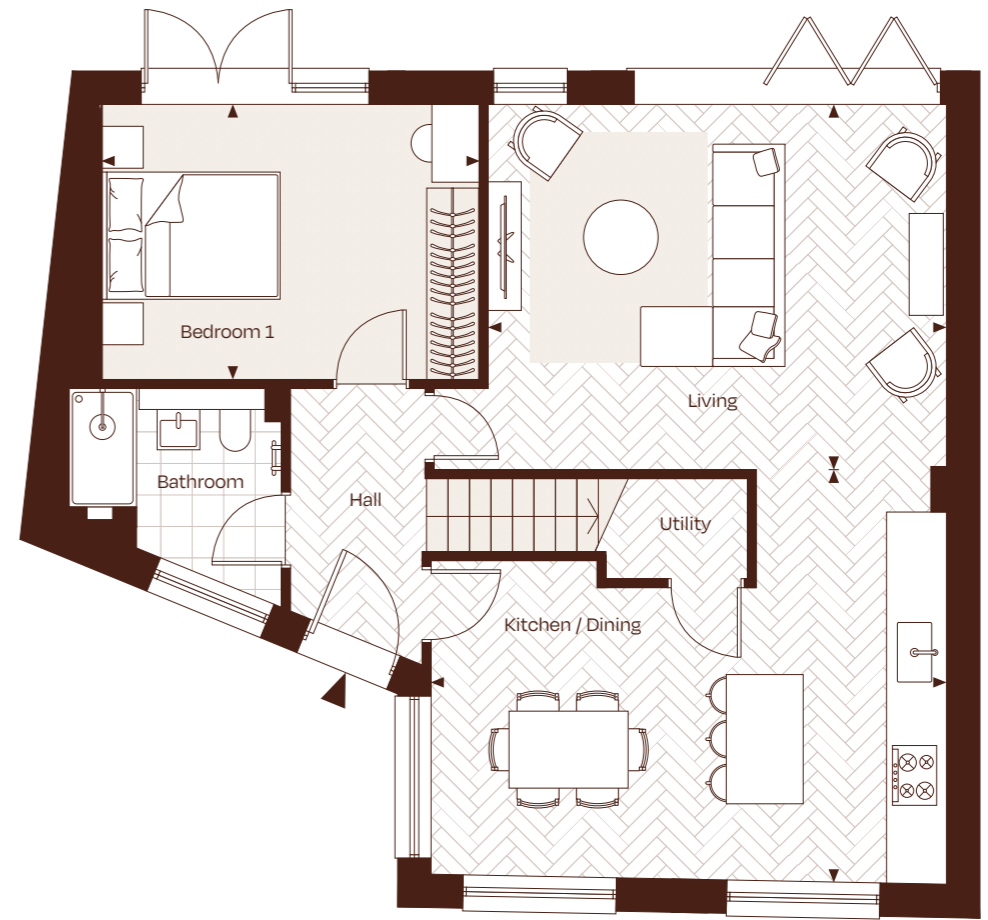
PLOT 6



PLOT 7



PLOT 8





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Disclaimer

All specification details, including computer generated images, provided are indicative and intended to act as a guide only and may change. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract or a warranty. Dimensions should not be used for carpet sizes, appliances or furniture. Amara Property operate a policy of continuous product development and individual features such as specification, windows and elevational treatments may vary. Scarlett Oaks is a marketing name and may nor form part of the final address.