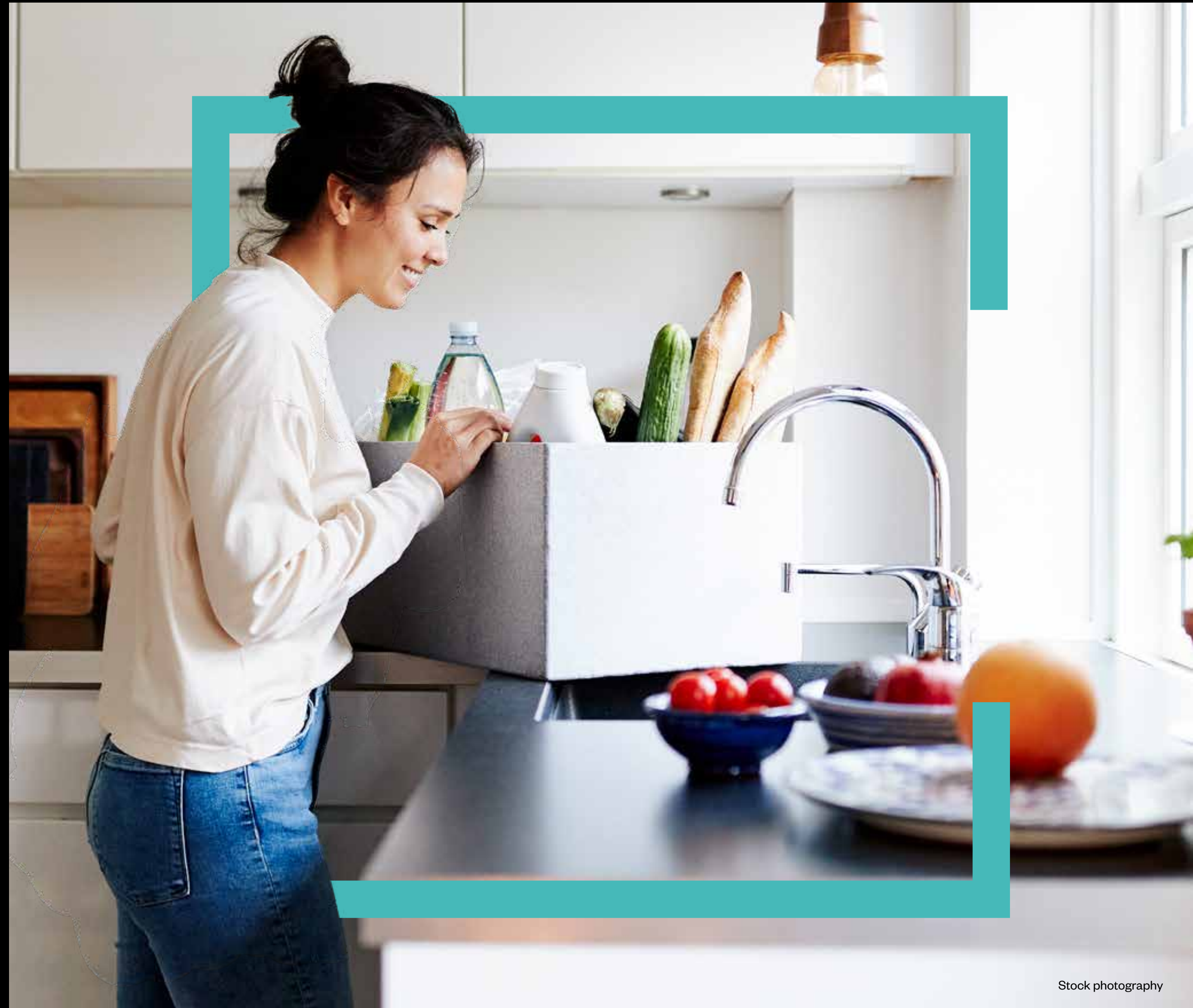




# Cala at Waterbeach, Cambridgeshire

Apartment specification





Photography from a previous Cala development



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# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with contemporary specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.

# Specification

## Kitchens

- Quality kitchen with laminate work surface, upstands and splashback to hob
- Bosch concealed chimney extractor hood
- Indesit integrated dishwasher
- Bosch built-in single oven
- Bosch 4-ring induction hob
- Indesit built-in fridge freezer
- 1½ bowl stainless steel sink with drainer
- Quality Amtico Spacia flooring to kitchen area

## Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- Vado Gallo thermostatically controlled showers
- Full height tiling in bathroom with folding bath screen over bath with Vado slide rail shower mixer kit (one bed apartments)
- Full height tiling to separate shower cubicle within en suite (two bed apartments)
- Vado Pillar mixer chrome taps
- Shaving point to bathroom and en suite\*
- Gallo thermostatically controlled showers
- Electric chrome wet ladder-style heated towel radiator to bathroom
- Quality wall tiling
- Quality Amtico flooring to wet areas

## Plumbing, heating & electrical

- Eye level and low-level white switches and sockets throughout
- Downlights to kitchen, bathroom, WC, en suite\*
- Pendant lighting to all other rooms
- Thermostatically controlled radiators throughout
- Pre-wiring for DAB/TV/FM and satellite (compatible with Sky Multiscreen) to sitting room
- Telephone and data sockets providing access to ultra-fast fibre broadband (connection speeds up to 300mbps) to bedroom one\* and sitting room\*
- TV point to bedroom one
- Ceiling mounted smoke and carbon monoxide detectors

## Internal finishes

- White internal doors to all rooms
- Aluminium windows and French doors\*
- Wardrobes to bedroom one
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in white emulsion (except where tiled)
- All woodwork is finished in white satin
- Polished chrome door handles throughout

## External finishes

- Allocated off-street parking
- Ceiling mounted light fitting to hallway, stairwell and landing
- Individual postal boxes to communal stairwell
- Key fob access and digital entry keypad
- Steel balcony with composite decked floors
- Lockable power sockets in communal areas
- PIR activated bulkhead lights in bin stores
- PIR activated lamp to all doors leading outside of apartment block
- Column lighting with dusk to dawn sensors located in parking and footpath areas\*

## Environmental details

- Exhaust Air Heat Pump (EAHP) provide better control over energy consumption with thermostatically controlled temperature adjustment for efficient and maximum comfort
- Double glazed aluminium windows providing a high level of thermal insulation\*
- A-rated kitchen appliances to reduce water and energy use\*
- Dual flush mechanisms to toilets to reduce water usage
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

\*Plot specific detail. Specifications are correct at time of publication. Any alterations to the specifications will be of equal or greater value and Cala reserves the right to implement changes to the specifications without warning.

Not all domestic appliances have an EU energy label. Whilst these particulars are prepared with all due care for the convenience of potential purchasers, the information is intended as a preliminary guide only. For more information please speak to a Sales Consultant.



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For more information



**CALA.CO.UK**



Stock photography

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