



Cala at Waterbeach, Cambridgeshire

Sheep Ley Apartments
specification

Discount Market Sale, 1 & 2 bedroom apartments



Stock photography



Photography from a previous Cala development

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.



Photography from a previous Cala development



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Specification

Kitchens

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

Cloakrooms, bathrooms & en suites

- White Roca sanitaryware
- Vado thermostatically controlled showers
- Full height tiling around bath with folding bath screen with Vado slide rail shower mixer kit (one bed apartments)
- Full height tiling to separate shower cubicle within en suite (Plot 47)*
- Vado chrome taps
- Shaving point to bathroom*
- Electric wet ladder-style heated towel radiator to bathroom
- Quality wall tiling
- Quality vinyl flooring to wet areas

Plumbing, heating & electrical

- Eye level and low-level white switches and sockets throughout
- Track lights to bathroom, WC*
- Downlights to kitchen area
- Pendant lighting to all other rooms
- Batten holder lights to cupboards
- 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*
- Built-in 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
- Digital entry keypad
- Steel balcony with aluminium 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*
- Quality 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



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For more information



[CALA.CO.UK](https://www.cala.co.uk)

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