

Specification

All homes at L&Q at Marleigh have a high quality specification throughout and will be covered by NHBC warranty. Each apartment or maisonette will have allocated parking, and a private terrace or balcony.

Kitchen



- Contemporary Symphony kitchen with soft close doors and drawers
- Laminate worktop with matching upstand
- Stainless steel splashback behind hob
- Stainless steel 1 and half bowl sink with mixer tap
- Fully integrated appliances including oven, hob, fridge/freezer and washing machine†
- Stainless steel extractor

Bathroom



- Contemporary white bathroom sanitary-ware
- Bath with glass shower screen
- Mirror above sink
- Neutral ceramic wall & floor tiles

Electrical and Heating



- Each apartment is fitted with a Heat Interface Unit (HIU), which provides heat and hot water into the home and controlled by an In-home display
- Handsfree wall mounted video door entry handset
- Brushed stainless steel switches and sockets to all rooms
- Downlighters to the bathroom and kitchen
- Homes are pre-wired with fibre aerial system
- TV points will be provided in the lounge and master bedroom
- Mains operated smoke/ heat detector
- Battery operated carbon monoxide detectors

Finishes



- Amtico flooring to kitchen, open plan living areas and hall
- Neutral carpet fitted to all bedrooms and lounge*
- Built in wardrobe with sliding mirror doors to master bedroom
- Neutral emulsion paint to all walls and ceilings
- White satin woodwork

*Separate living rooms only. †Washing machine position may vary dependent on plot type.

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

L&Q at Marleigh
Cambridge, CB5 8AA

© marleighso@lqgroup.org.uk

📞 0333 999 8387

🌐 lqhomes.com/marleigh



Disclaimer

All information in this document is correct at the time of publication going to print March 2021. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517.
Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.