


GEORGE HOUSE, HULL SPECIFICATION



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CONTENTS PAGE

KITCHEN	3
LIVING/ DINING	4
BEDROOM	5
BATHROOM	6
STORAGE	7
LOBBY	8
WINDOWS	9
REFERENCES	10

KITCHEN

WALL & CEILING FINISHES

- Covaplus Vinyl Matt Emulsion – Brilliant white to walls and ceilings
- All woodwork to be Princess Grey

FLOOR FINISHES

- Heavy duty vinyl floor (LVT)
- 100 mm skirting (Princess Grey)

FURNITURE/ APPLIANCES

- Recessed LED downlighting
- ~~White~~ light switches – Chrome
- ~~White~~ switch plates/ plug sockets – Chrome
- Flat panel units
- 1 drawer pack
- Fan assisted single electric oven
- 600 mm electric ceramic hob
- Stainless steel sink
- Chrome monoblock mixer tap
- Brushed chrome cooker hood extractor fan
- Concealed under wall cabinet lighting
- 18 mm thick carcass
- Matt laminate work surface - colour TBC by EPC
- 3 no. sockets for fridge and washing machine below worktop
- 3 no. sockets above worktop
- 1 no. 30A cooker point
- 1 no. unswitched socket outlet at high level for the cooker extractor
- 1 no. fused spur for the central ventilation fan where provided
- 100 mm upstand
- Integrated washer/dryer
- Integrated tall fridge freezer
- **Integrated Dishwasher**
- **Plain hob splashback (coloured glass/ stainless steel)**
- **Instant hot water**



LIVING/ DINING

WALL & CEILING FINISHES

- Covaplus Vinyl Matt Emulsion – Brilliant white to walls and ceilings
- All woodwork to be Princess Grey

FLOOR FINISHES

- Carpet liberty twist – Colour 90/91 FSCI on 10 mm thick underlay
- 100 mm skirting (Princess Grey)

DOOR FINISHES

- Contemporary chrome door handles and hinges style – TBC by EPC
- Hollow core 6 panel door (Princess Grey)

DOOR SIZES

- 762 x 1981 mm

STRUCTURAL OPENINGS

- 835 x 2020 mm

FURNITURE/ APPLIANCES

- Recessed LED downlighting
- ~~White~~ light switches – Chrome
- ~~White~~ switch plates/ plug sockets – Chrome
- Electric heaters
- White phone point
- Wireless access Internet point
- TV Ariel socket
- 3 no. double white switch sockets
- 1 no. double white switch sockets with USB charging ports

BEDROOM

WALL & CEILING FINISHES

- Covaplus Vinyl Matt Emulsion – Brilliant white to walls and ceilings
- All woodwork to be Princess Grey

FLOOR FINISHES

- Carpet liberty twist – Colour 90/91 FSCI on 10 mm thick underlay
- 100 mm skirting (Princess Grey)

DOOR FINISHES

- Contemporary chrome door handles and hinges style – TBC by EPC
- Hollow core 6 panel door (Princess Grey)

DOOR SIZES

- 762 x 1981 mm

STRUCTURAL OPENINGS

- 835 x 2020 mm

FURNITURE/ APPLIANCES

- Recessed LED downlighting
- ~~White~~ light switches – **Chrome**
- ~~White~~ switch plates/ plug sockets – **Chrome**
- Electric heaters
- White phone point
- TV Ariel socket
- 2 no. double white switch sockets
- 1 no. double white switch sockets with USB charging ports

BATHROOM

WALL & CEILING FINISHES

- Covaplus Vinyl Matt Emulsion – White
- Ceramic wall tiles to be light/ mid dark grey pastel colours, one colour to be used per floor. TBC by EPC
- Partly tiled showers cubical and splashbacks to vanity units

FLOOR FINISHES

- Heavy duty vinyl floor tiles (LVT)

DOOR FINISHES

- Contemporary chrome door handles and hinges style – TBC by EPC
- Hollow core 6 panel door (Princess Grey)

DOOR SIZES

- 686 x 1981 mm

STRUCTURAL OPENINGS

- 760 X 2020 mm

FURNITURE/ APPLIANCES

- Recessed LED downlighting
- ~~White~~ light switches – **Chrome**
- White extractor fan
- Fully vinyl floor
- Electric chrome heated towel rail, wall mounted
- Monoblock chrome square shower mixer and riser
- Monoblock chrome square taps
- Floor standing or wall mounted hand wash basin – **with vanity unit**
- Cistern toilet – **back to wall with soft close seat**
- Shower tray enclosure, subject to individual flat's bathroom design
- Bathroom mirror light – **with demister**
- ~~White~~ starter sockets – **Chrome**
- Shower tray to be either cubicle or full width with low level upstand, subject to individual flat's bathroom design
- **Chrome robe hook**
- **Chrome towel ring**
- **Chrome toilet roll holder**



Figure 1- Electric chrome towel rail

STORAGE

WALL & CEILING FINISHES

- Covaplus Vinyl Matt Emulsion – Brilliant white to walls and ceilings
- All woodwork to be Princess Grey

FLOOR FINISHES

- Carpet liberty twist – Colour 90/91 FSCI on 10 mm thick underlay
- 100 mm skirting (Princess Grey)

DOOR FINISHES

- Contemporary chrome door handles and hinges style – TBC by EPC
- Hollow core 6 panel door (Princess Grey)

DOOR SIZES

- 686 x 1981 mm

STRUCTURAL OPENINGS

- 760 x 2020 mm

FURNITURE/ APPLIANCES

- Recessed LED downlighting
- ~~White~~ light switches – **Chrome**
- ~~White~~ switch plates/ plug sockets – **Chrome**
- Storage space to house Kingspan 90L cylinder



Figure 2 - Kingspan 90L cylinder

LOBBY

WALL & CEILING FINISHES

- Covaplus Vinyl Matt Emulsion – Brilliant white to walls and ceilings
- All woodwork to be Princess Grey

FLOOR FINISHES

- Heavy duty vinyl floor
- 100 mm skirting (Princess Grey)

DOOR FINISHES

- Contemporary chrome door handles and hinges style – TBC by EPC
- Hollow core 6 panel door (Princess Grey)
- Door to comply with PAS24 and Part Q

DOOR SIZES

- 838 x 1981 mm

STRUCTURAL OPENINGS

- 910 x 2020 mm

FURNITURE/ APPLIANCES

- Recessed LED downlighting
- ~~White~~ light switches – **Chrome**
- ~~White~~ switch plates/ plug sockets – **Chrome**
- Door bell and Bell Intercom system to main entrance door
- 1 no. double white switch socket

FLAT ENTRANCE DOOR

- 5 Lever mortice deadlock
- Night latch (Yale) fitted as a second lock
- Door limiter
- Hinges
- Door viewer
- Coat hanger – Internal door facing
- Per Flat plate numbering – External door facing

WINDOWS

Existing windows to be replaced with UPVC double glazed windows.

WINDOW FINISHES

- 65 mm thick window profile by Synseal or equally approved manufacturer
- External = Anthracite Grey 7016
- Internal = Off white

REFERENCES

All images provided by Empire Property Concepts unless otherwise stated

Figure 1. DuraTherm. Electric chrome towel rail. Retrieved from <https://www.amazon.co.uk/DuraTherm-Bathroom-Radiator-Electric-700x400mm/dp/B07CZMPCPH>

Figure 2. Kingspan. Ultrasteel 90L cylinder. Retrieved from <https://www.kingspan.com/gb/en-gb/products/hot-water-cylinders/unvented-hot-water-cylinders/ultrasteel-indirect-cylinders>