



Livingstone Gardens, Livingstone Avenue, Long Lawford, Rugby, CV23 9BU

HOWKINS &
HARRISON

Livingstone Gardens, Livingstone Avenue, Long Lawford, Rugby, Warwickshire, CV23 9BU

Prices from £395,000

A mews development consisting of four high quality homes contained within a landscaped scheme. The properties are located off Livingstone Avenue and come with garage and allocated parking.

Features

- Air source heat pump
- Underfloor heating to ground floor
- Contemporary kitchen design with integrated appliances
- Quartz worktops
- Duravit white ceramic bathroom fittings
- Ceramic floor and wall tiles to wet areas
- Fire alarm
- Terrestrial/digital TV aerial points
- Landscaped gardens



Specifications

A detailed description of construction methods and materials is available from the office upon request.

Internal Finishes

Timber stairs with balustrade will be installed to each property. Internal doors will be a solid veneered door with suitable ironmongery, in a painted timber frame. Wall and ceiling finishes throughout will generally be emulsion paint finish, save for bathroom and en-suites which will incorporate ceramic tiling to walls within wet areas. Ceramic floor tiles will be provided to the kitchen/utility area, bathroom and en-suites. All other floors to the first floor will be concrete screed finish and at first floor level will be timber engineered 'joisted' with chipboard floor. Painted timber skirting boards will be provided throughout.

Plumbing Installations

The heating system will be via an air source heat pump, located externally adjacent the garage. The LTHW heating system will run the both the central heating and hot water systems. Ground floor heating will be by underfloor heating pipework, with radiators to the first floor. All heating will be controlled by room thermostats at ground and first floor level. The hot water tank will be located to the rear of the garage. Hot water feed from the heating system will serve showers, baths, wash hand basins, and kitchen and utility sinks. Extract ventilation to kitchens and bathrooms etc. to comply with Building Regulations.

Electrical Installations

A separate meter and panel/consumer unit will be provided. An even distribution of power points will be provided about the home. Switch and power socket plates will generally be a white plastic finish, MK electric or similar. To the kitchen and dining area, socket and switch plates will have a brushed stainless-steel finish. Pendant light fittings will be provided generally within the home. LED white surround down lighters will be provided to kitchen areas, en-suites and bathrooms. A mains wired fire alarm system will be incorporated to comply with Building Regulations.



Kitchen Fittings

Each property will have a modern contemporary kitchen design with integrated mid-range fittings to include induction hob, built-in fridge, built-in freezer, integrated dishwasher, built-in oven, and stainless steel 1.5 bowl sink with mixer tap. The kitchens will be from the Gravity Range by Lark and Larks Ltd, and will include a selection of units consisting of cupboards, drawers and pan drawers, all with soft close hinges and Blum ironmongery. Worktops will be 25mm Silestone quartz.

Plots 3 and 4 will have separate utility rooms with a single bowl sink with mixer tap and space provided for washing machine and tumble drier. There will be a range of base units and full height storage units. Plots 1 and 2 will have provision for laundry appliances within the kitchen design.

Sanitary Fittings

All white ceramic ware, such as wash hand basins and baths will be from the Duravit range.

Fittings

Plots 1, 2, and 3 will have a hearth and fireplace incorporating a concrete flue liner system. Plot 4 will have an exposed stainless steel flue liner system within the kitchen/dining area. Both varieties of flue liners will be suitable to accommodate a log burner which will be available as a purchaser option, if required.

Externals

The external areas to the front and rear of the plot will be a combination of paving and turfed areas, as set out on the landscaped drawing.

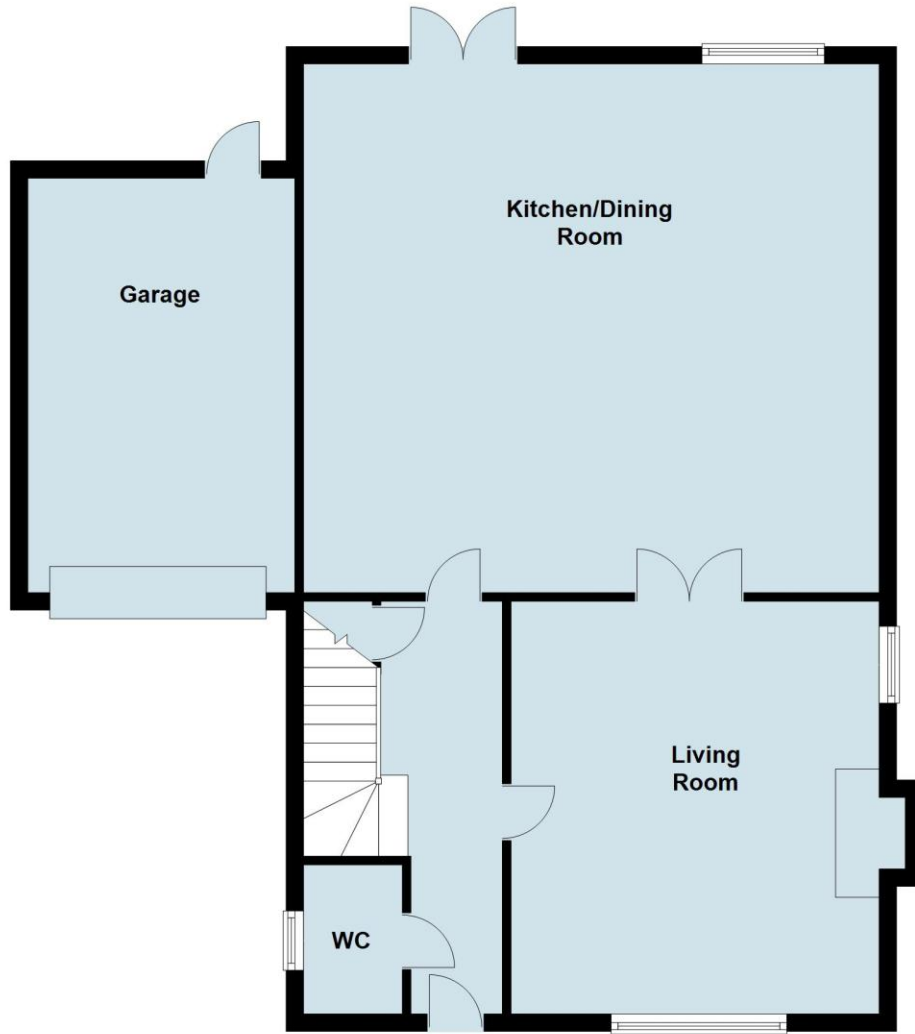


Plots One and Two

Plot One - Reserved

Plot Two - Guide Price £425,000

Ground Floor

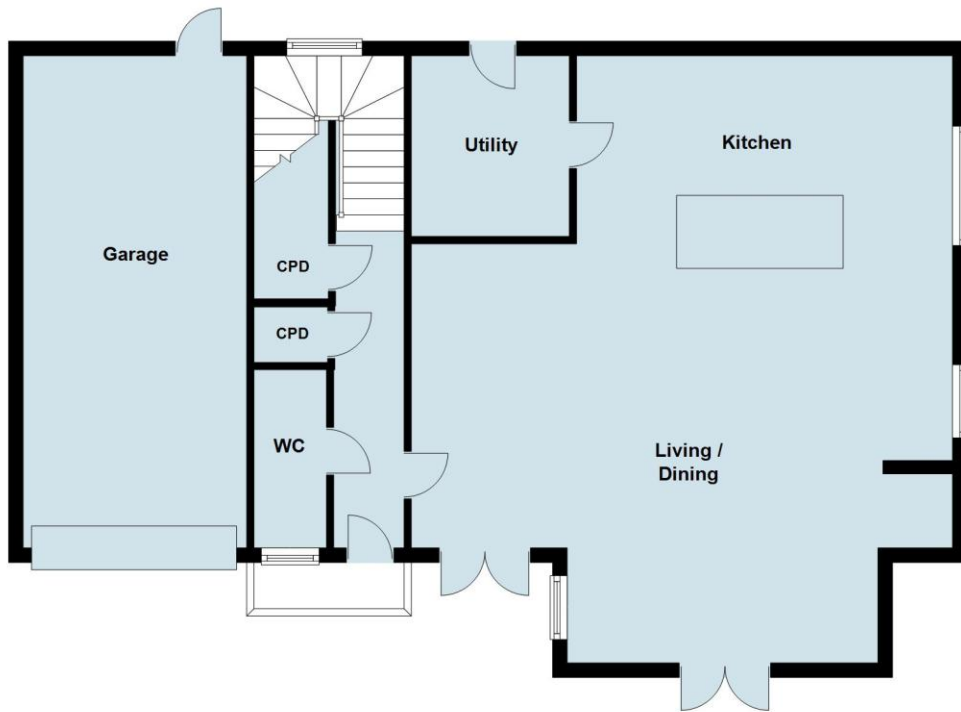


First Floor

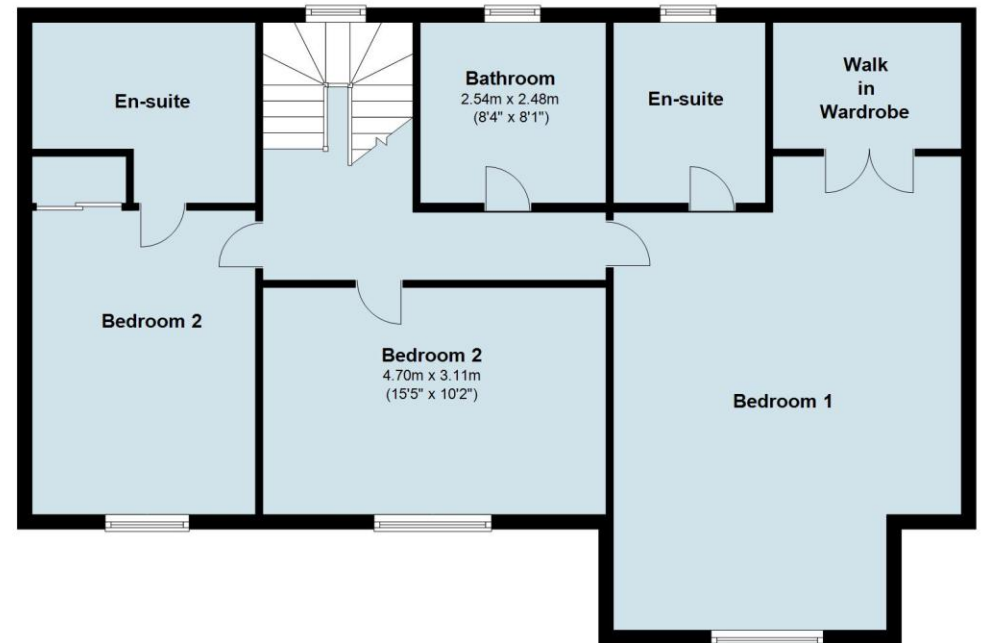


Plot Three
Guide Price £395,000

Ground Floor



First Floor

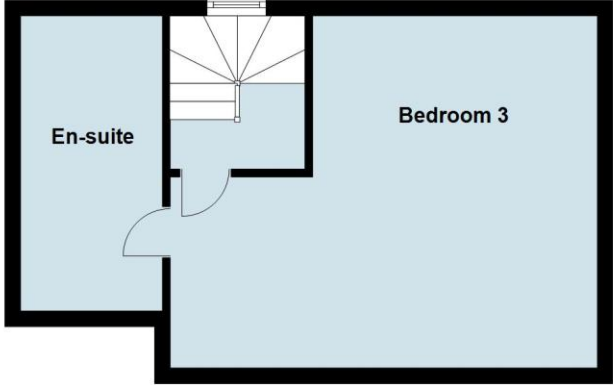


Plot Four
Guide Price £435,000

Ground Floor



First Floor



Viewing

Strictly by prior appointment via the selling agents.
Contact 01788 564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel: 01788 533533.
Council Tax Band – E.

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.