

Preliminary Details



AMARA

KINGS AVENUE

A Classical contemporary
New England home with
bold dark wood cladding
and striking exterior
ornamentation

TOWNCOURT HOMES

AMARA

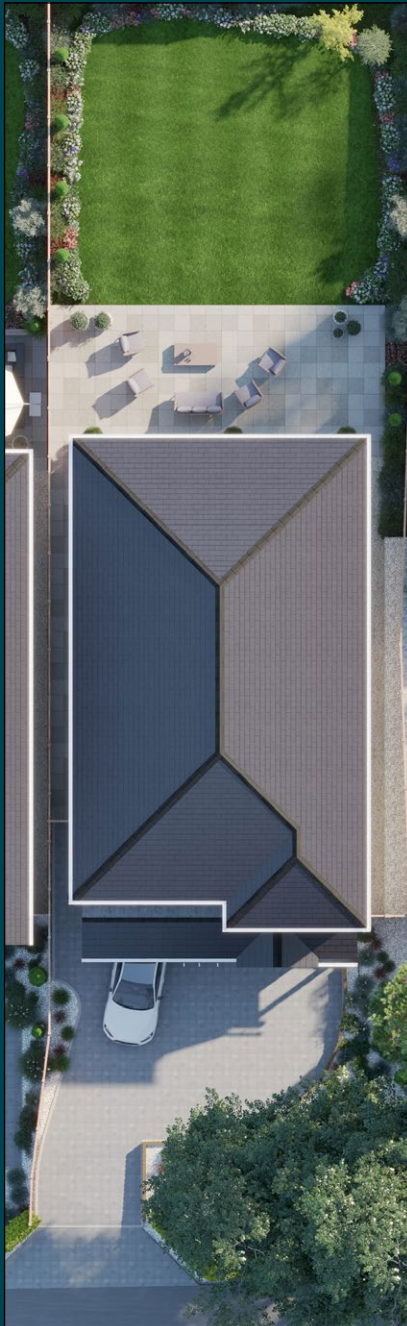
KINGS AVENUE





AMARA

KINGS AVENUE



Living / Dining Room: 6.09m x 5.00m (20'0" x 16'5")
Kitchen: 3.39m x 5.20m (11'1" x 17'0")
Lounge: 4.86m x 3.59m (15'11" x 11'9")
Study: 3.03m x 2.22m (9'11" x 7'3")
Garage: 5.53m x 5.02m (18'2" x 16'6")



Master Bedroom: 3.84m x 5.10m (12'7" x 16'8")
Bedroom 2: 5.38m x 3.52m (17'7" x 11'6")
Bedroom 3: 3.13m x 4.89m (10'3" x 16'0")
Bedroom 4: 4.12m x 3.71m (13'6" x 12'2")

Specification

AMARA

KINGS AVENUE

General

- New England style home with significant architectural detailing
- 10 Year New Build Warranty

Finishing Touches

- Oversized classical contemporary bespoke dark painted doors throughout
- Brushed nickel knurled door handles
- Feature glass wall between study and entrance hall
- Fitted Italian Novamobili wardrobes to primary bedroom & bedroom 2
- Porcelanosa vinyl herringbone flooring to hallway, study, kitchen/dining/living and lounge
- Tiled utility room
- Luxurious fitted carpet to all bedrooms

Heating & Hot Water

- Zoned water based underfloor Heating throughout
- Gas powered system boiler
- 300 litre hot water cylinder
- Water based heated towel rails

Electrical

- LED downlights throughout with dimmable switches to living areas
- 5amp lighting points to allow wall switching of lamps to principal rooms
- Cat6 cabling to support hard wired internet access to TVs
- Sockets with built-in USB points to bed side positions
- Satellite and aerial to receive Freeview or SkyQ
- Solar PV panels flush mounted on the rear of the house

Kitchen / Utility

- Classical contemporary Leicht kitchen with brushed gold handles, Venato Oro quartz worktop, mirrored glass splash backs and feature island unit
- Brushed gold kitchen tap and waste, with white granite 1.5 basin
- Fully integrated appliances to include Siemens self-cleaning oven and oven/microwave combi, Siemens Fridge/Freezer, Siemens dishwasher, Novi induction hob with built-in downdraft extraction and wine cooler
- Classical contemporary Leicht utility, with brushed gold handles (to match kitchen) with a Leicht laminate worktop with space underneath for a washing machine and tumble dryer

Bathrooms / En-suites

- En-suites to feature large 'walk-in' showers with floor to ceiling glass screen, 2-way concealed shower valve with both overhead shower and hand shower
- Concealed bespoke wall hung cabinets with wood surround and mirrored doors
- Wall hung toilet with concealed cistern
- Stylish tiling using large format porcelain tiles

Security

- Audio intercom system
- High security locks
- Fitted intruder alarm with ability to link to monitoring service
- Remote control sectional garage door
- Remote control gates

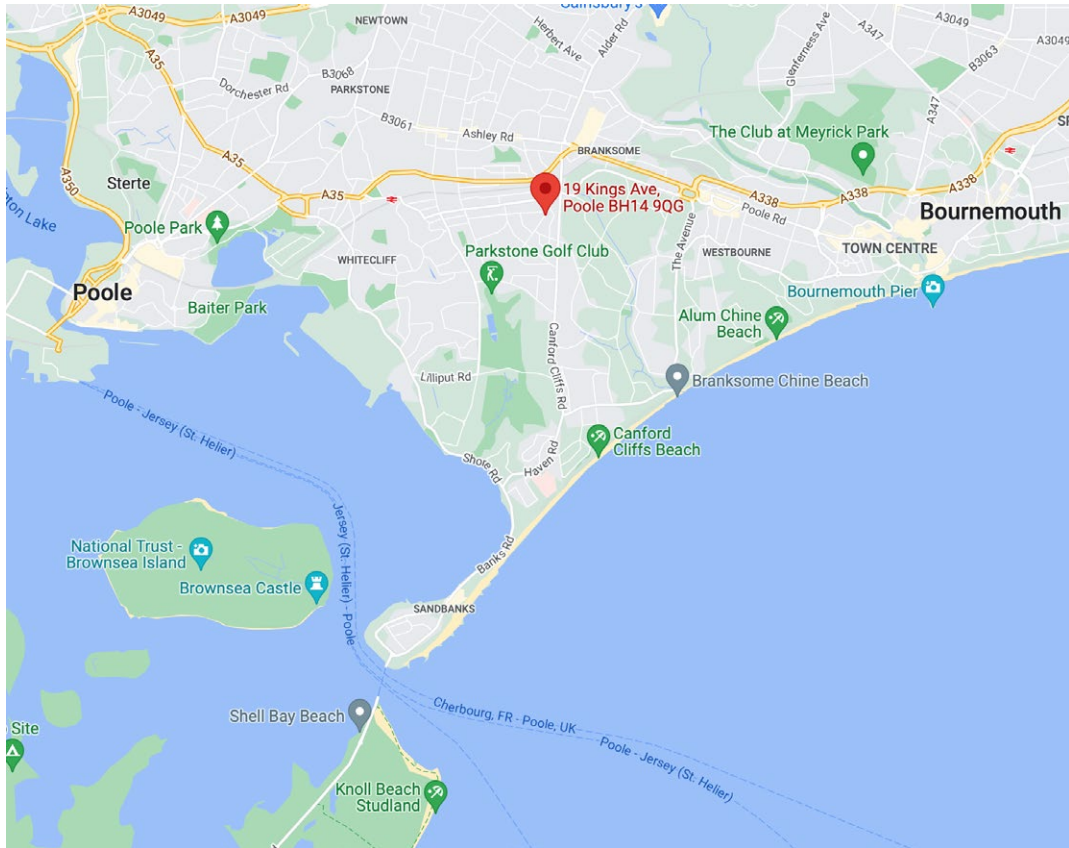
External Areas

- South facing private garden
- Porcelain paving to rear terrace
- Generous planting throughout
- Block paved driveway





Amara, 19 Kings Road, Poole, BH14 9QG



Towncourt Homes (Penn) LLP
Unit 1 Branksome Business Park
Bourne Valley Road
Poole BH12 1DW

Email: sales@towncourt.co.uk Tel: 01202 761800

www.towncourt.co.uk
www.facebook.com/towncourt

Important Note: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Towncourt Homes reserve the right to make any any changes thought necessary to the development, individual specifications, or floor layouts at any time. The contents of these particulars do not constitute an offer or form any contract or inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

Last updated 21st June 2022