



THE
RETREAT
PARBOLD

SPECIFICATION

For over 40 years the P J Livesey group has specialised in creating contemporary living spaces, effortlessly combining some of the nation's most striking historical settings with stunning newly built homes





The Retreat, Parbold is a shining example of the P J Livesey Group's ongoing passion, experience and expertise.

The detail and fittings within this specification have been carefully selected to ensure that the highest quality and design of each item are consistent with the excellent standards of spacial design, which the company works tirelessly to maintain.

Kitchen

- Choice of contemporary kitchen ranges and Silestone work surfaces from an exclusive collection of colour palettes specially selected by our award winning interior designers^I
- 900mm high wall units
- Soft close functionality to all cupboard doors and drawers
- Premium brand built in oven and electric ceramic or gas hob^{II}
- Stainless steel cooker hood
- Feature under unit lighting
- Fully integrated fridge freezer, dishwasher & microwave
- Free standing washer & dryer to Utility areas or integrated washer/dryer^{III}
- 1.5 under mounted sink in stainless steel finish with coil chrome spray tap

Wet Areas

- Contemporary premium bathroom suite with complementary chrome fittings
- Chrome heated towel rail to all wet areas
- Half tiled to walls with sanitary ware, including the powder room. Fully tiled to 3 walls around the bath in main bathroom and master en-suite fully tiled shower cubicle
- Luxury walk-in shower enclosure with rain head
- Choice of wall and floor tiling from an exclusive collection of colour palettes specially selected by our award winning interior designers^I

General

- Premium internal doors with brushed steel handle
- Walls and ceilings painted with premium quality white emulsion
- White painted minimalistic architraves and skirting, square bevelled stair balustrades & handrails
- Gas fired central heating system
- Shaver point to master en-suite
- Ceiling recessed down lights to kitchen and all wet areas. White pendant fittings to all other rooms
- A schedule of chargeable optional extras is available upon request^V
- Chrome sockets to principle rooms^{IV}



Notes

I See our separate dedicated COLOUR PALETTE section for further details regarding the Bianco, Grigio and Cashmere colour palettes.

II In properties with a dedicated utility area, a separate free-standing washer and dryer will be supplied and the integrated washer / dryer will be omitted from the main kitchen layout

III Upgrading to any chargeable optional extra is available only if procured at an early enough stage of the build program to accommodate the works

IV 'Principle rooms' refers to hallway, kitchen, lounge/dining room, master bedroom and study if applicable

V Upgrading to any chargeable optional extra is available only if procured at an early enough stage of the build

Please note: Client choices and upgrades are subject to the Phase I build stage and additional cost. Some plots may have interior designer selected colour choices already in place. Please speak to a sales advisor for further information. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/ build process. Materials and products are subject to change dependant upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification cannot be considered at any stage. Specification document updated on the 24th July, 2024.



Since the company was founded, in 1979 we've strived to create sustainable developments, in which people want to live, and we are proud of how closely we work with owners, local authorities and communities to secure planning for new uses.

We are delighted to announce The Retreat, Parbold will be implementing a collection of ECO enhancements on all newly built properties only.

At The P J Livesey Group, we believe that sustainable living and luxurious comfort can go hand in hand. Our newly built homes are crafted with state-of-the-art eco-friendly features, ensuring you not only enjoy a modern and stylish living space but also contribute positively to the environment.

The P J Livesey Group is not only meeting the needs of today's homeowners but also anticipating the demands of tomorrow.

Our Going Green vision is to exceed the Future Home Standards, embracing eco-friendly designs and energy-efficient solutions.

Newly Built Homes Eco Enhancements:

- **A Rated EPC**
- **A Rated Environmental Impact**
- **EV Charging**
- **Triple Glazing**
- **Solar Panels**
- **Solar Battery Storage (Optional)**

