

# Knightsbridge

Stepping into the Knightsbridge through the wide sliding patio doors you are met with a fusion of sharp contemporary styling and refined rustic features. High ceilings, beams and a dormer window to the side entrance provide drama and the statement dark blue kitchen is luxurious and modern with contrast marble effect counter tops.







*Pemberton Knightsbridge 42 x 14 2 bed shown in standard Chateaux Woodgrain Aluminium Cladding with optional Anthracite Windows & optional Bifold Door*



The sumptuous sofa provides a separation between the kitchen and dining area into the lounge however the plank effect vinyl flooring carries through all areas which allows you to personalise your Knightsbridge home with a rug if you so desire. The side entrance has the option for a bifold door which would profit from a wraparound Pemberton deck allowing you to maximise your outdoor space. Beautiful lighting throughout and grey accent walls and tile effects add a flourish to this highly sought after home.

### Highlights

- PVCu double glazing with four panel patio door to front elevation
- Gas combi heating system with thermostatic radiator valves
- TV points in both bedrooms
- Dormer window over the side entrance and a skylight above the kitchen
- Integrated washer/dryer, dishwasher and microwave
- American style fridge freezer
- Traditional style flame effect fire
- Stylish lounge suite with a sofabed, 2 armchairs and a storage footstool
- Sideboard
- Bath in en-suite
- 5ft divan in the master bedroom with 3ft divans in the twin room
- Walk-in wardrobe
- Vaulted ceiling throughout with a minimum ceiling height of 2.4m (8ft)
- External socket
- Woodgrain Chateaux aluminium
- Wireless thermostat
- Lounge Scatter Cushions
- Bedroom Throws and Co-ordinating Scatter Cushions
- Duvet Sets
- High level cooker with separate oven and grill

43ft x 14ft

2 bedroom









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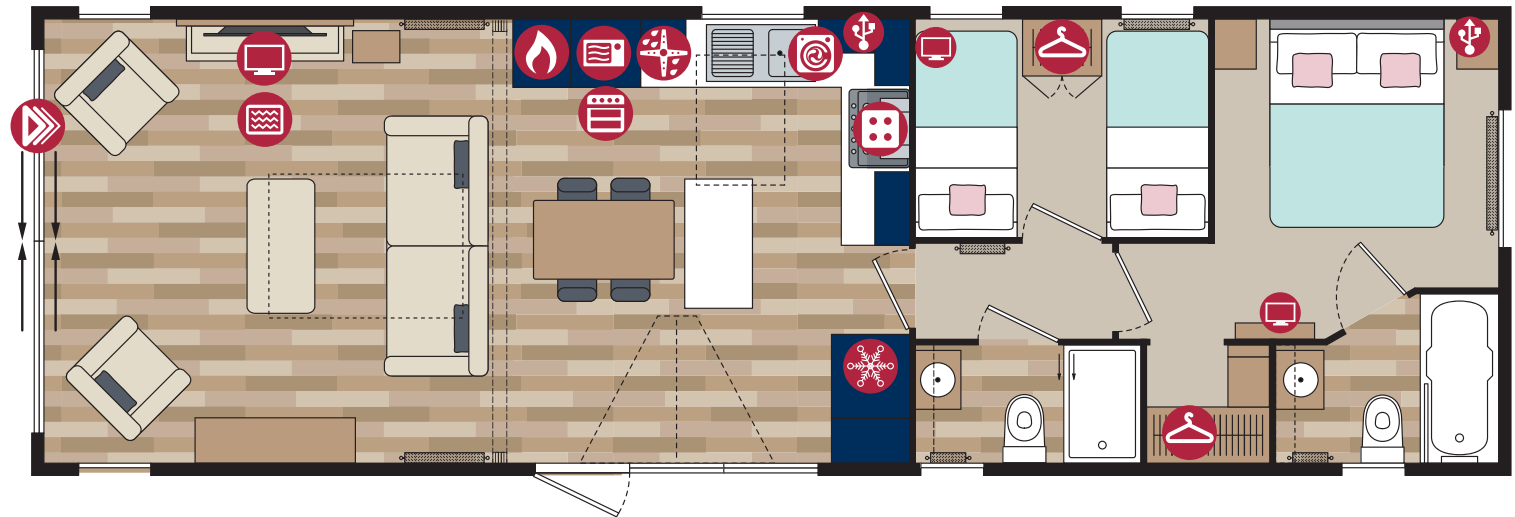
## Residential Specification

Option includes the following:

- Roof 250mm insulated
- 100mm thick wall
- Floor minimum 65mm insulated
- Windows low E glass and Argon filled
- Superior Insulation U values exceeding the British Standard



43ft x 14ft - 2 bedroom







### Options available to order

- Residential Specification to BS3632 available in all cladding types
- Wine cooler
- Lounge curtains instead of venetian blinds
- Shower in lieu of bath
- Side bifold door
- Knightsbridge Lodge available in Grain Effect Plastic and Canexel Cladding
- Lift up storage bed
- All electric version including central heating

For further details see standard features checklist on pages 76-77.

