

## Family & Granny Annex Price Guide 2022

For today's multi-generational living



## Timeless Traditional

Model	Style*	Style Plus*
<b>Kelso – 1 Bedroom</b> 28.91m <sup>2</sup> (311 sq.ft)	£83,205	£91,905
<b>Melrose – 1 Bedroom</b> 41.58m <sup>2</sup> (447 sq.ft)	£97,235	£106,535
<b>Sherwood – 2 Bedroom</b> 54.30m <sup>2</sup> (585 sq.ft)	£119,740	£128,340
<b>Malvern – 2 Bedroom</b> 72.40m <sup>2</sup> (780 sq.ft)	£145,655	£159,455

## Stylish Contemporary

Model	Style*	Style Plus*
<b>Bergen – 1 Bedroom</b> 30.00m <sup>2</sup> (323 sq.ft)	£90,075	£99,075
<b>Oslo – 1 Bedroom</b> 43.86m <sup>2</sup> (472 sq.ft)	£103,060	£112,660
<b>Roros – 2 Bedroom</b> 56.60m <sup>2</sup> (610 sq.ft)	£125,770	£134,870
<b>Stavanger – 2 Bedroom</b> 73.10m <sup>2</sup> (787 sq.ft)	£158,585	£171,435

All our annexes are fully insulated to BS EN.3632 Residential standards. There are two fit-out packages, Style & Style Plus, details of what is included can be seen on page 3. Further upgrades including underfloor heating along with bespoke requirements are available upon request. Prices in this guide are based upon installation within a 50 mile radius or 1 hours driving time from Reading, Berkshire. Prices may vary depending upon the site postcode, access & site conditions. Excludes Ground Works, Foundations, Mains Services, Landscaping, Decking & Balustrade. The Traditional range manufactured in our factory in Norway, are subject to currency exchange rate fluctuations.

All prices are inclusive of VAT where applicable.

## Specification

## The Lodge

The lodge structure is built to our Residential BS EN3632 standard incorporating insulated walls, suspended timber floor & roof, glassfibre reinforced shingle roof finishes, uPVC rainwater system, high performance low 'E' double glazed doors & windows with trickle ventilation and high security locks. A fully detailed specification is available upon request.

## The Style Package

Package includes:

Electrical installation including LED lighting, MK white switches & sockets, Smoke/Heat Detectors, TV points, Telephone point, Mill Heat WiFi controlled steel panel heaters and mains consumer board.

Plumbing Installation including Megoflow Eco Slimline pressurised hot water cylinder, hot & cold water services and waste drainage as required.

Kitchen installation including Slab design cabinets, laminate worktop, stainless steel sink & drainer with mixer tap and Bosch appliances.

Ensuite/Bathroom installation comprising 1200x800mm shower enclosure, thermostatic mixer valve, close couple wc suite and pedestal hand wash basin.

Floor finishes including Quickstep Classic Laminate in the main living area, carpet in the bedrooms & cushion vinyl in the bathroom areas.

Wall finishes including tile effect cladding to the kitchen & bathroom areas.

## The Style Plus Package

Package includes everything in the Style pack plus:

Electrical installation upgraded with Retro Glass switches & sockets, External power socket and Mill Heat WiFi controlled Glass panel heaters.

Kitchen installation upgraded with Shaker design cabinets, square edge laminate worktops, undercupboard lighting, Alusplash Splashbacks, composite sink & drainer, cutlery tray insert, pull-out waste bin and Neff appliances.

Ensuite/Bathroom installation upgraded with 1500-1700x800mm walk-in low level shower with glass screen & concealed thermostatic shower valve, back to the wall WC with concealed cistern, semi-recessed vanity basin with floor standing unit and illuminated mirror with shaver point.

Floor finishes upgraded to Quickstep Livyn vinyl click flooring to all areas except the bedrooms.

Wall finishes upgraded to Nuance luxury wall cladding.

A fully detailed specification will be provided with a formal quotation



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