



## Granny Annexe KAYA 1 (44 mm + Cladding), 48 m<sup>2</sup>

Product #AV2544

- Interchange the opposite walls!
- Premium windows & doors
- Tongue & Groove floorboards included
- Hardware kit included
- Window and door seals included
- Storm braces included
- Pure glass – no cheap plastic
- Reliable floor bearers
- Polite & Convenient delivery
- Made while protecting the forests
- Better resistance to rot & mould
- Moisture resistant door and windows
- Reinforced roof construction
- Secure locks & hinges
- Direct from the factory

**£22,506.00**

~~£23,055.00~~ / You save £549.00

### The price includes:

wooden building kit (walls, external cladding, roof, floor), double glazed wooden doors & windows, hardware kit, delivery, offloading, VAT.

Visit our website to make sure this is the current price:

<https://www.quick-garden.co.uk/granny-annexe-kaya-1-44mm-cladding-48m2.html>

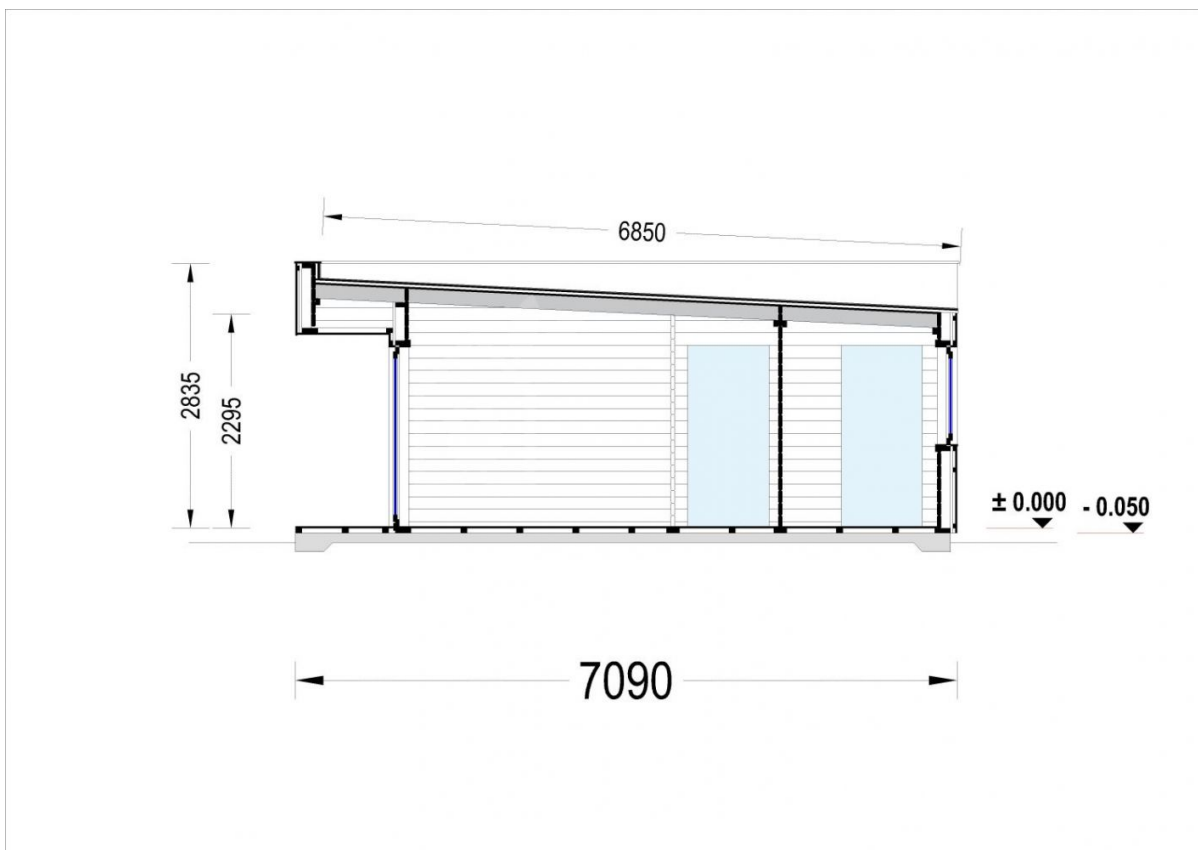


**Finance available. Contact us!**

## Specifications & detailed sketches







## Product specifications

Material	Slow grown spruce
Doors	1 * 85 x 192 cm (entrance door) , 3 * 85 x 192 cm (internal)
Floor area	48.15 m <sup>2</sup>
Windows	1 * 138 x 105 cm, 3 * 161 x 192 cm (balcony door), 5 * 85 x 192 cm (vitrine).
Eaves height	229.5 cm
Ridge Height	283.5 cm
Roof	145 mm wooden rafters; 19 - 20 mm thick tongue & groove boards
Floor	40-50 mm wooden foundation beams, 19 - 20 mm thick tongue & groove boards
Wall	44 mm wooden log; 100 mm timber frame; 25 mm timber batten (vertical); 25 mm timber batten (horizontal); 18 - 20 mm timber cladding
Wood Treatment	Optional
Anti Rot Warranty	10 Year
Roof Covering Material	Optional
External dimensions (WxD), Metric	910 cm x 710 cm
Roof Area	64 m <sup>2</sup>
Roof Slope Ratio	3°
Living space	38.75 m <sup>2</sup>
Bedrooms	1
Bathrooms	1
Total Number of Rooms	5

## Select product features according to your needs

Vinyl flooring	Grey	+£2,496.00
	Oak	+£2,496.00
Woodshed 2.2m x 1.44m		From +£599.00
Timber frame base	With metal ground screws (Kaya1)	+£4,966.00
	With PVC pedestals (Kaya1)	+£3,016.00
EPDM Roof Covering Material		+£2,295.00
Roof coverage – self-adhesive bitumen sheet		+£2,448.00
Terrace kit (1.5x8.5 m)		+£1,134.00
Steel gutter system Ruukki	Anthracite Grey	+£658.00
PVC windows & doors (Anthracite)		+£10,492.00
TIKKURILA Ultra Classic paints	Yellow	+£669.00
	Clear	+£388.00
	White	+£483.00
	Brown	+£507.00
PVC windows & doors (White)		+£7,732.00
Clear water-based primer for interior		+£315.00

## Customer Service

### Free delivery \*

Mainland England and Wales

4 - 8 working days for products in stock

4 - 8 weeks for products not in stock or custom-made products

Mainland Scotland

8 - 15 working days for products in stock

4 - 8 weeks for products not in stock or custom-made products

\* An extra charge for deliveries to mainland Scotland applies only for items which are priced under £3000. In such cases you will find these charges on each product page. For all items whose price is over £3000, delivery to mainland Scotland is free of charge.

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### Payment

We accept card and bank payments.

To submit your order, you can either choose to pay a deposit of 20% of the total price or to pay the whole price in one go.

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### Planning permission

Contact us for any advice you may need regarding basic planning permission or building regulation matters. We will always be happy to help you.

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### 10 yrs. warranty

All garden buildings with a wall thickness of at least 34mm come with a 10-year anti-rot guarantee. Structures with 28mm wall thickness come with a corresponding 5-year anti-rot guarantee.