Quick-garden.co.uk



Granny Annexe KAYA 3 (44 mm + Cladding), 70 m²

Product #AV2566

- 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

£30,188.00

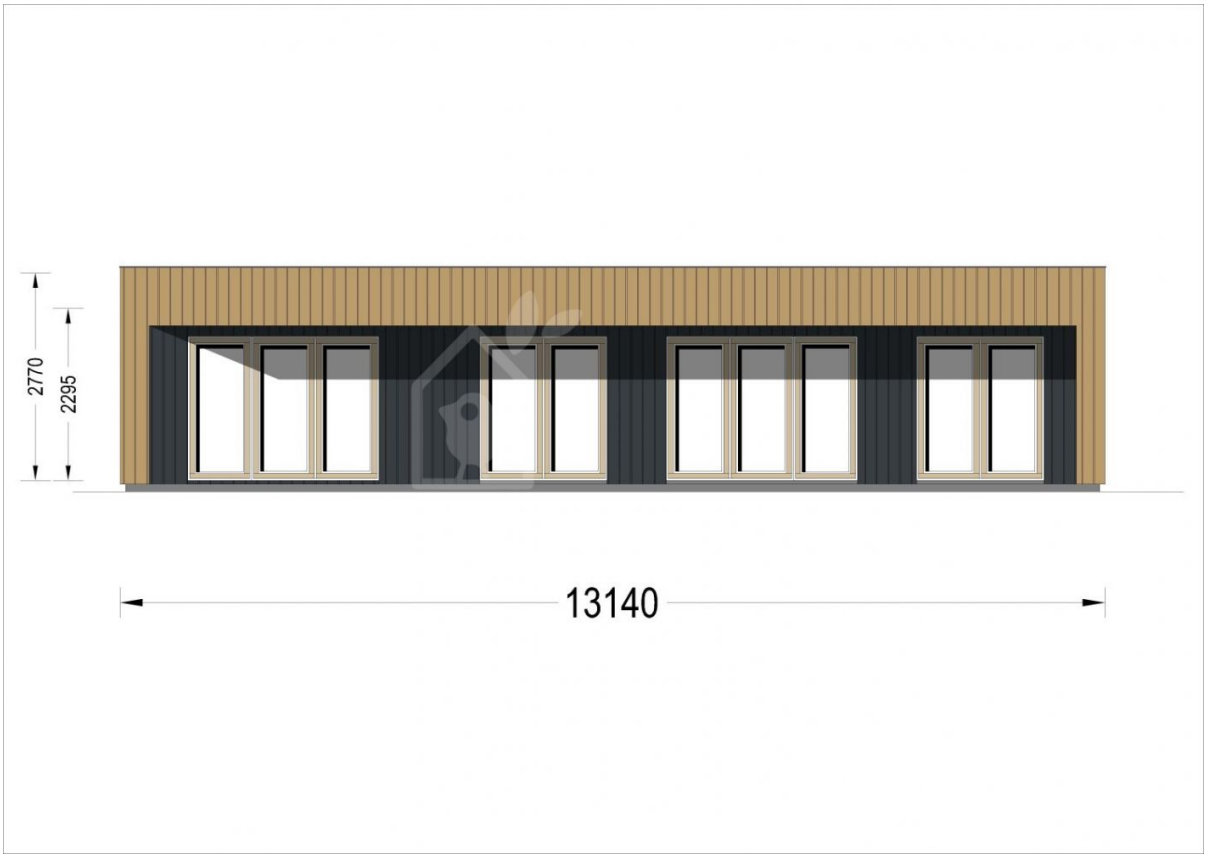
~~£30,924.00~~ / You save £736.00

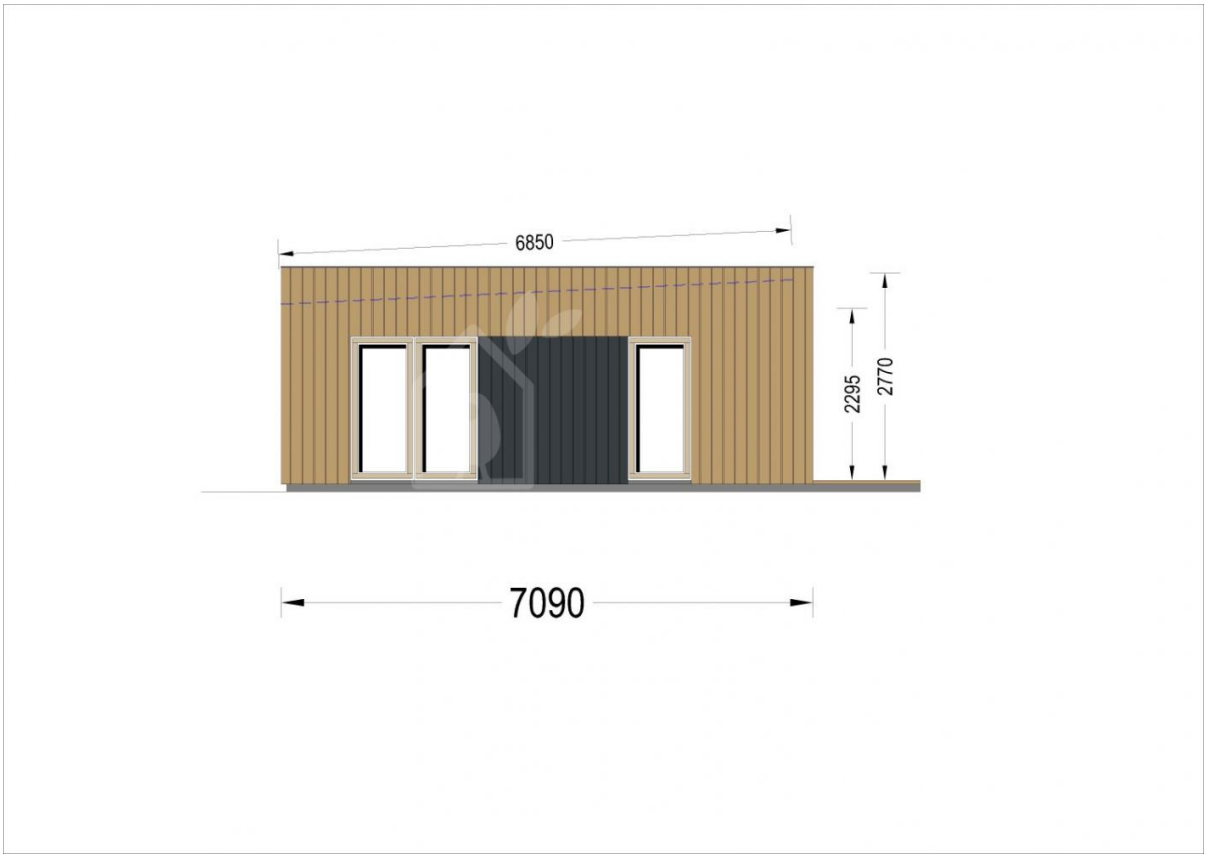
The price includes:
wooden building kit (walls, external cladding, roof, floor), double glazed wooden doors & windows, hardware kit, delivery, offloading, VAT.

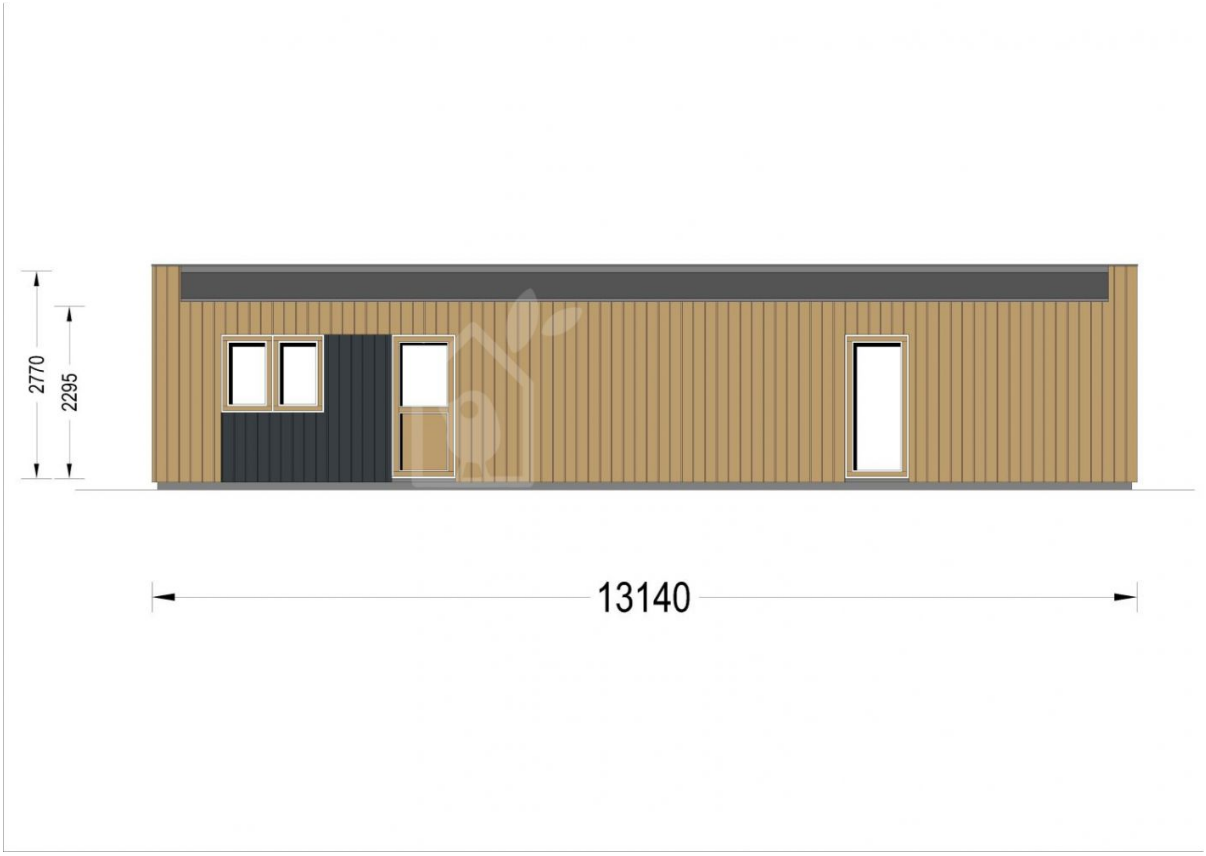
Visit our website to make sure this is the current price:
https://www.quick-garden.co.uk/granny-annexe-kaya-3-44mm-cladding-70m2.html

Finance available. Contact us!

Specifications & detailed sketches



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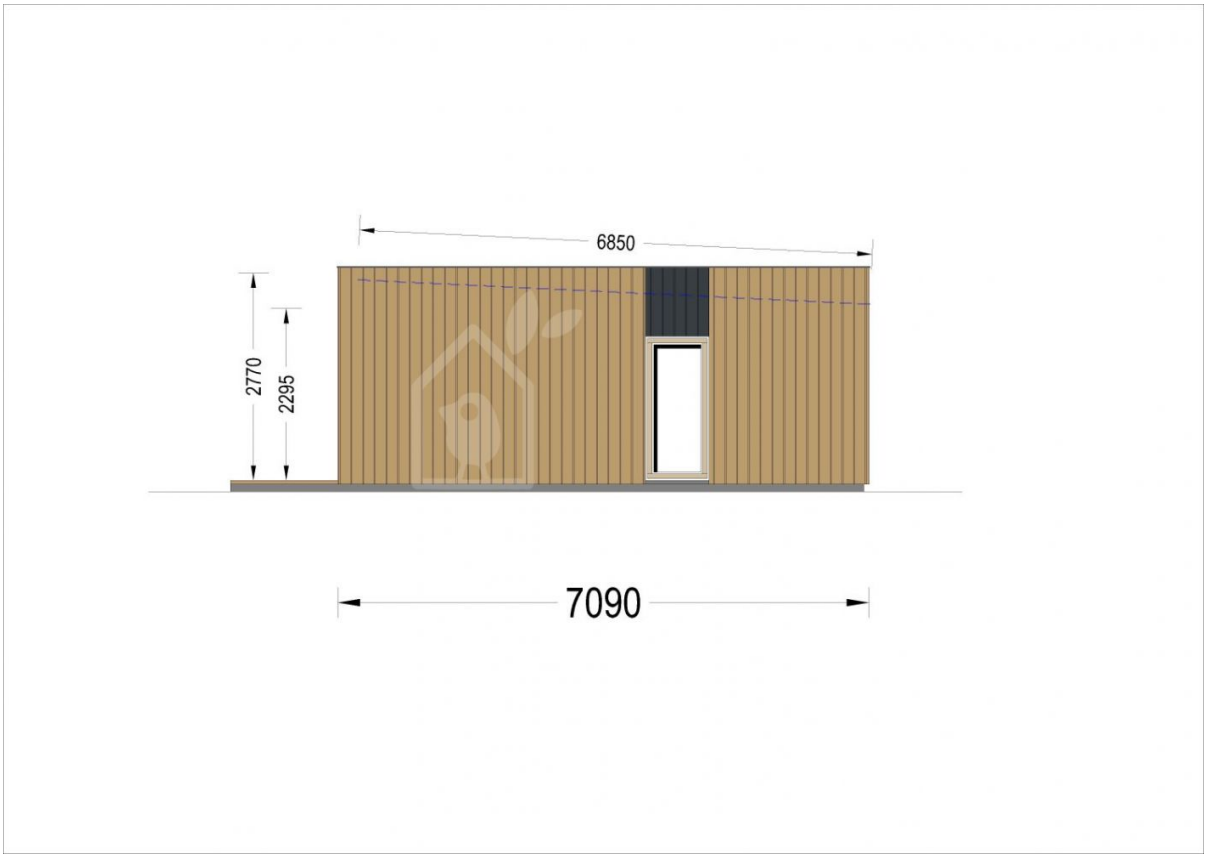
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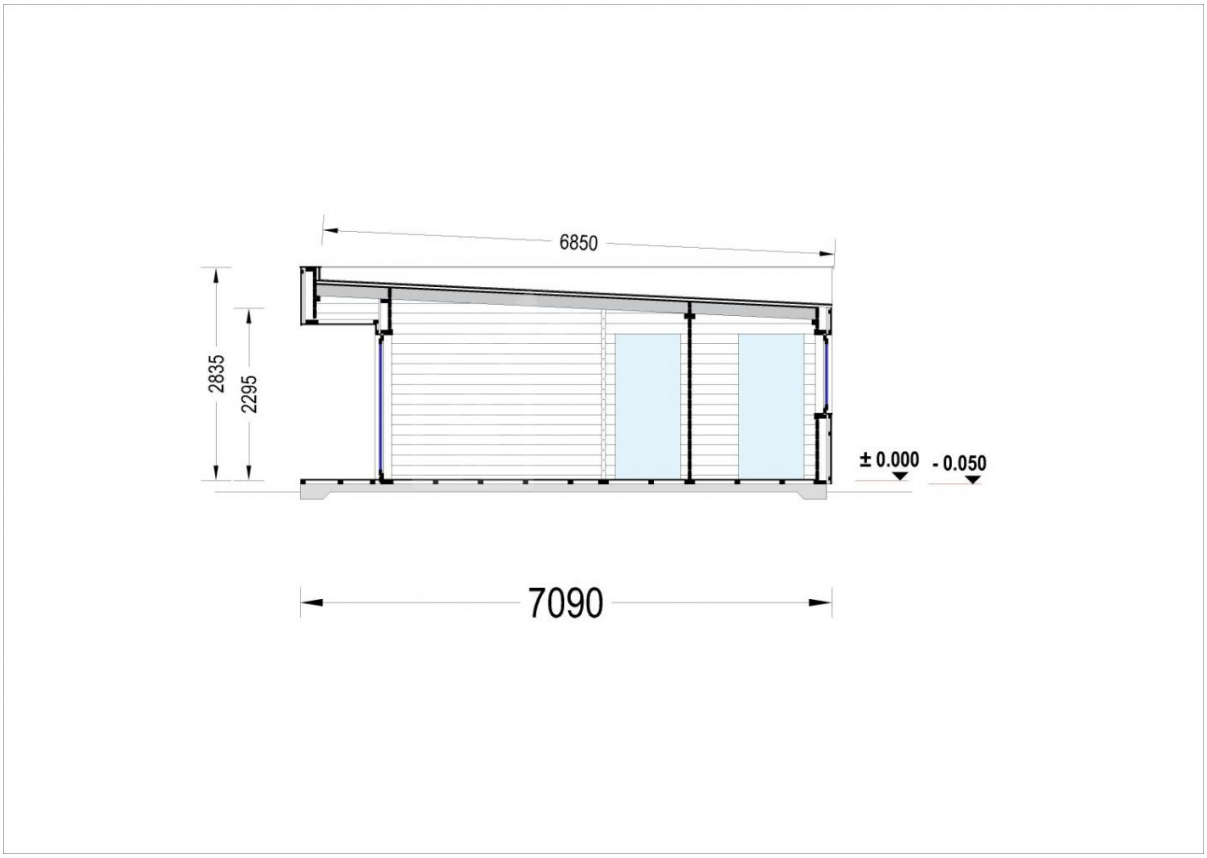
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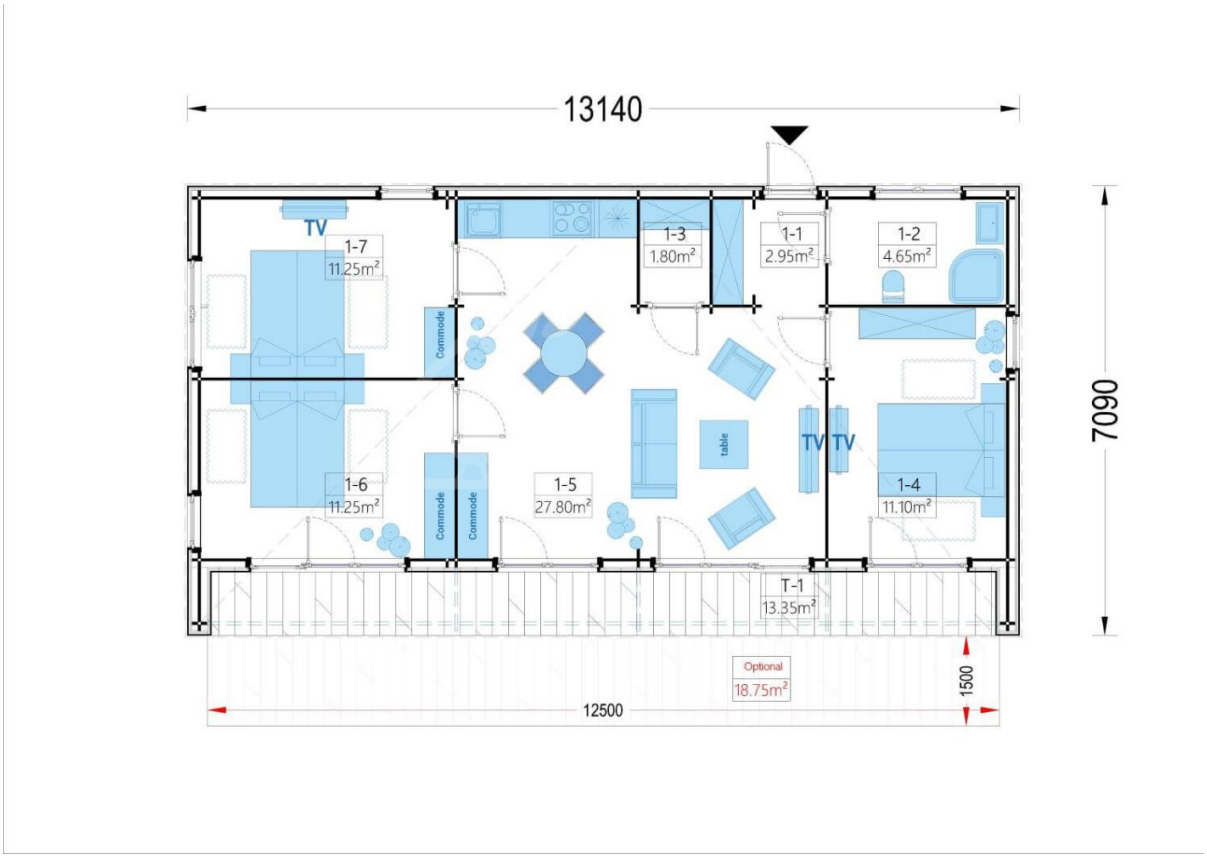
13140
TV
1-7
11.25m²
1-3
1.80m²
1-1
2.95m²
1-2
4.65m²
Commode
table
TV TV
1-6
11.25m²
Commode
Commode
1-5
27.80m²
1-4
11.10m²
T-1
13.35m²
Optional
18.75m²
1500
12500
7090

Product specifications

Bedrooms	3
Material	Slow grown spruce
Bathrooms	1
Doors	1 * 85 x 192 cm (entrance door) , 5 * 85 x 192 cm (internal)
Roof Area	92 m²
Floor area	70.80 m²
Windows	1 * 138 x 105 cm, 4 * 161 x 192 cm (balcony door), 7 * 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
Roof Slope Ratio	3°
Anti Rot Warranty	10 Year
Living space	61.40 m²
Total Number of Rooms	7
Roof Covering Material	Optional
External dimensions (WxD), Metric	1315 cm x 710 cm

Select product features according to your needs

Clear water-based primer for interior	+£420.00

PVC windows & doors (White)		+£9,822.00
TIKKURILA Ultra Classic paints	White	+£644.00
	Brown	+£676.00
	Yellow	+£892.00
	Clear	+£485.00
Terrace kit (1.5x13.0)		+£1,607.00
Roof coverage – self-adhesive bitumen sheet		+£3,564.00
Steel gutter system Ruukki	Anthracite Grey	+£830.00
PVC windows & doors (Anthracite)		+£13,402.00
EPDM Roof Covering Material		+£3,299.00
Timber frame base	With metal ground screws (Kaya3)	+£7,354.00
	With PVC pedestals (Kaya3)	+£4,374.00
Woodshed 2.2m x 1.44m		From +£599.00
Vinyl flooring	Grey	+£3,728.00
	Oak	+£3,728.00

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.
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.
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.
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.