Quick-garden.co.uk



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

Product #AV2572

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

£60,120.00

~~£60,603.00~~ / You save £483.00

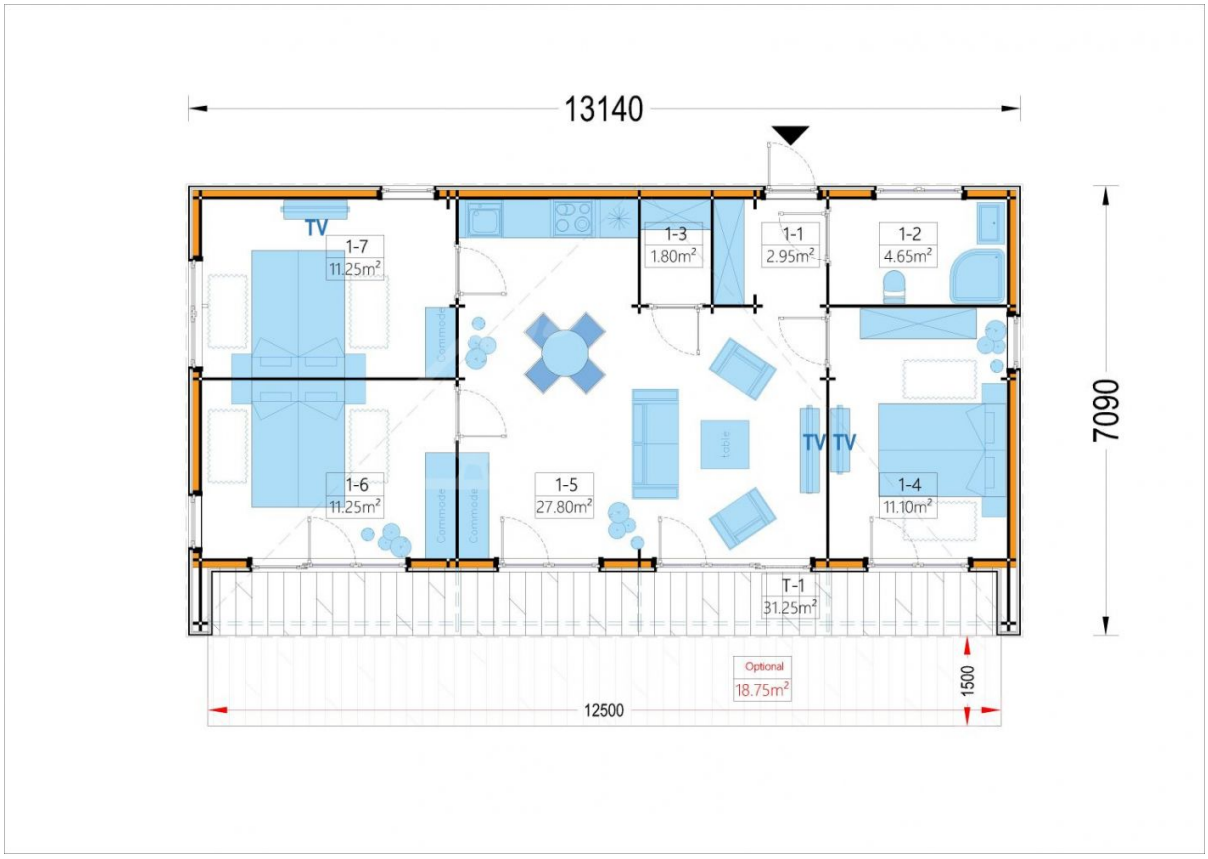
The price includes:
wooden building kit (walls, external cladding, roof, floor), insulation, external PVC doors & windows (white), hardware kit, delivery, offloading, VAT.

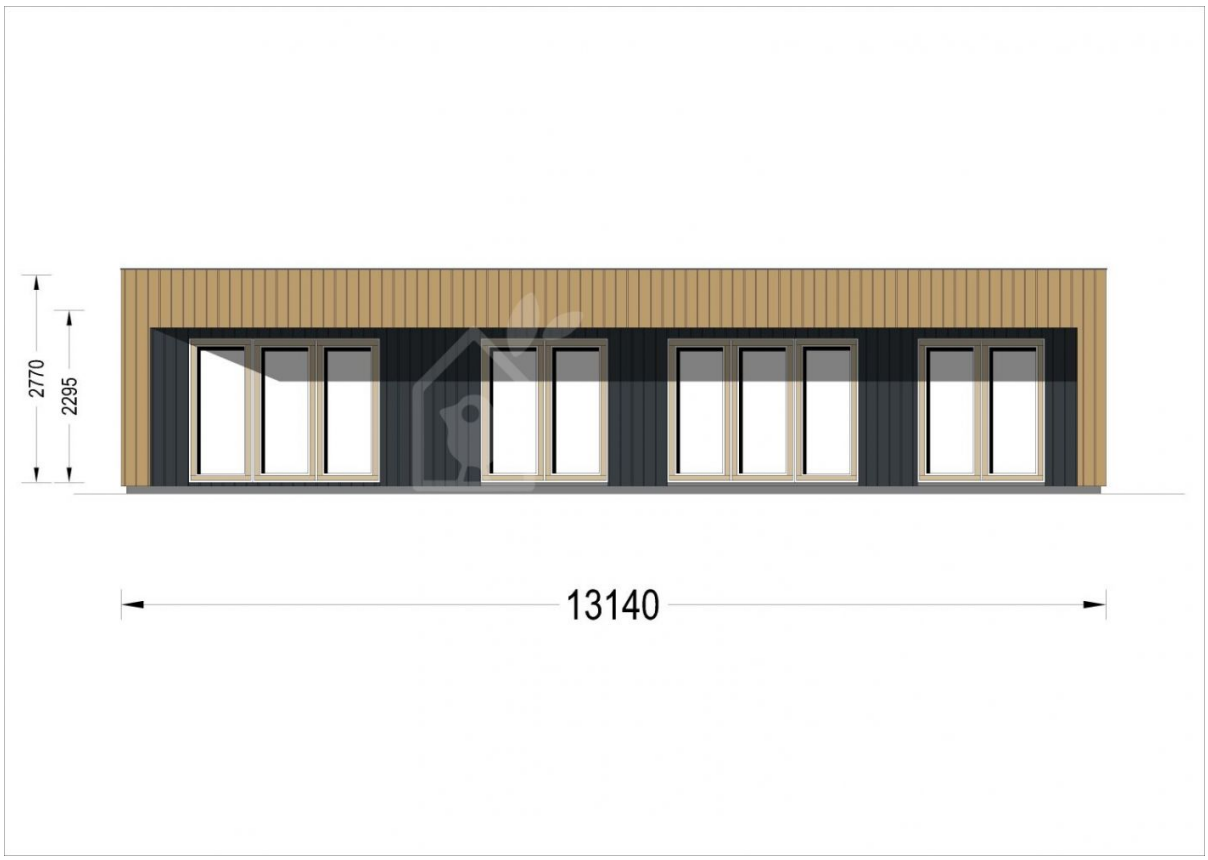
Visit our website to make sure this is the current price: https://www.quick-garden.co.uk/AV2572

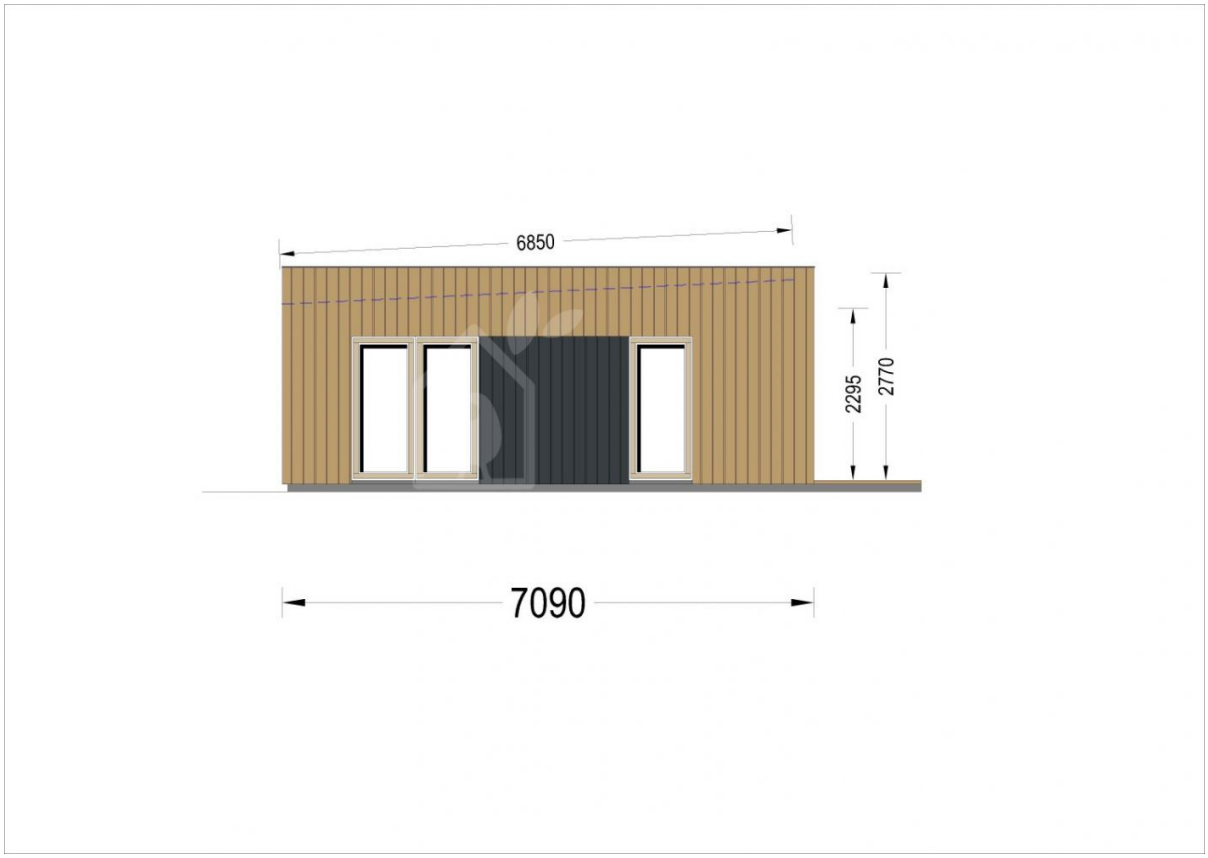
Finance available. Contact us!

Call us **02070 994 301** Mon-Fri: 8am-5pm
clients@quick-garden.co.uk • www.quick-garden.co.uk

Specifications & detailed sketches



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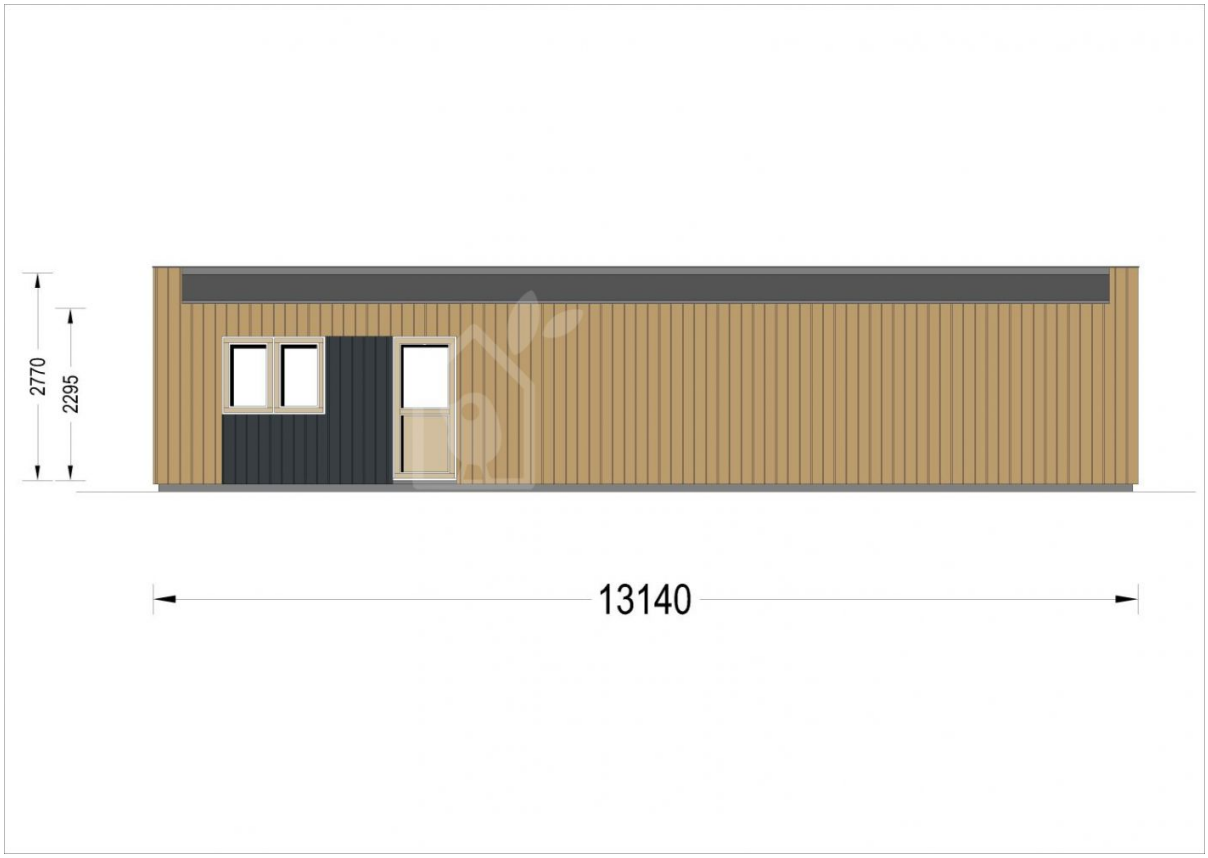
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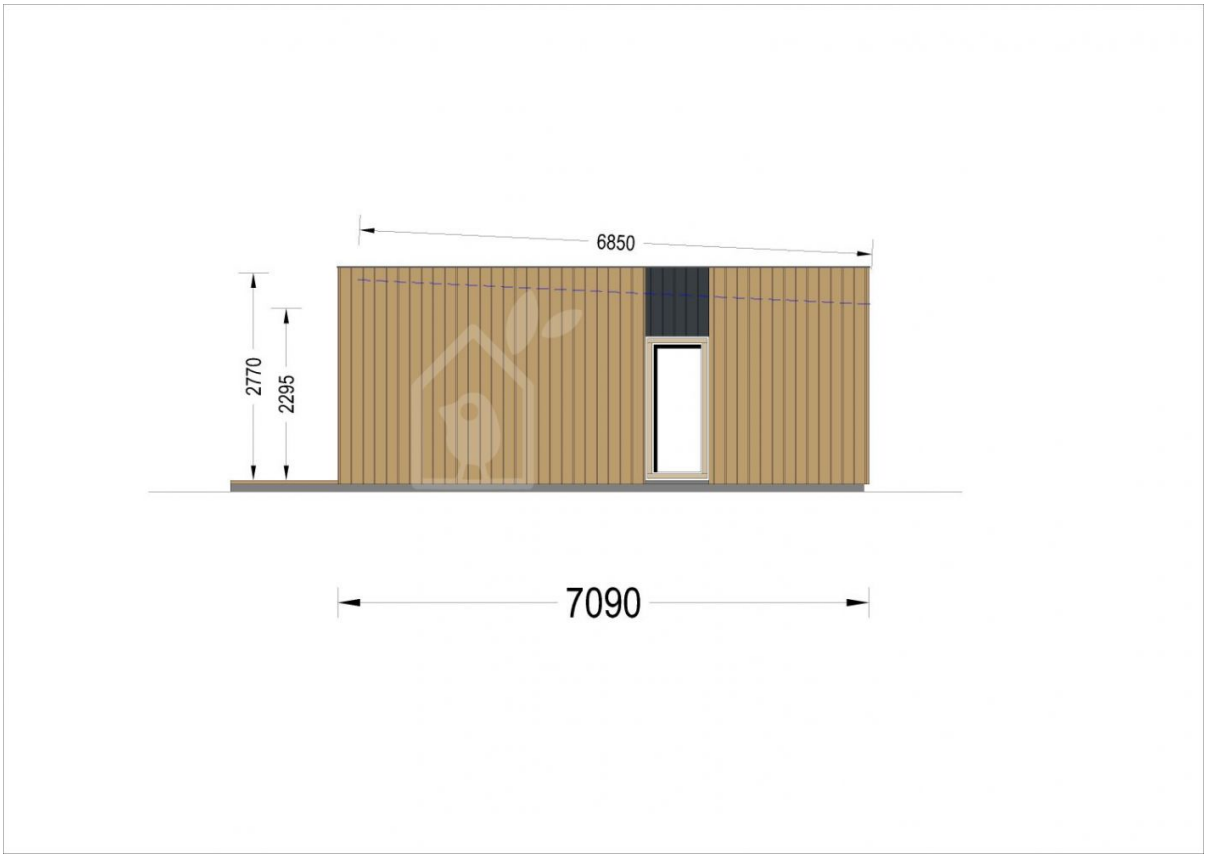
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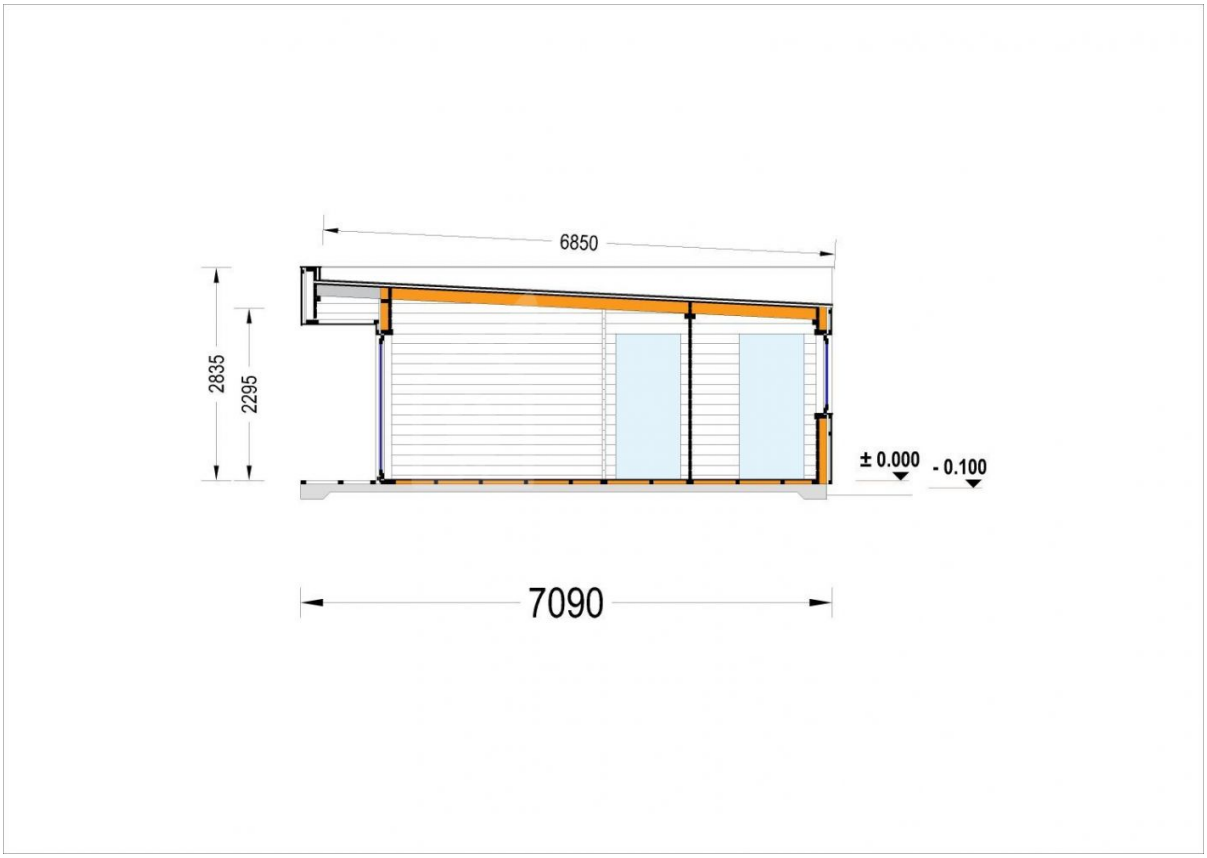
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Product specifications

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	19 - 20 mm thick tongue & groove boards; 195 mm wooden rafters (with 200 mm insulation); 25 mm timber batten OSB plate
Floor	150 mm wooden foundation beams (with 150 mm insulation); 28-30 mm thick tongue & groove boards
Wall	44 mm wooden log; 150 mm timber frame (with 150 mm insulation); 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	1305 x 710 cm

Select product features according to your needs

Steel gutter system Ruukki	Anthracite Grey	+£830.00
Terrace kit (1.5x13.0 m)		+£1,607.00
Roof coverage – self-adhesive bitumen sheet		+£3,564.00
KBE 70 (Profine 70) PVC windows & doors	KBE 70 (Profine 70) PVC windows & doors (white color) KBE 70 (Profine 70) PVC windows & doors (anthracite color)	+£0.00 +£3,580.00
Recuperator VL-100U5-E		+£704.00
Timber frame base	With PVC pedestals With metal ground screws	+£4,324.00 +£7,304.00
TIKKURILA Ultra Classic paints	TIKKURILA Ultra Classic paints-White TIKKURILA Ultra Classic paints-Brown TIKKURILA Ultra Classic paints-Yellow TIKKURILA Ultra Classic paints-Clear	+£644.00 +£676.00 +£892.00 +£485.00
Clear water-based primer for interior RP Wood® (supplied in tins)		+£420.00
EPDM Roof Covering Material		+£3,299.00
Insulation package		+£0.00

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.