

SPECIFICATION

EXTERNAL FEATURES

- Beautifully designed homes by Kevin Cartin Architects Ltd.
- 10 Year NHBC Structural Warranty
- Double glazed high performance lockable UPVC windows
- High performance front doors with a 5 point locking system
- Mains gas central heating system with a high energy efficient boiler
- High thermal insulation and energy efficiency rating
- Front and rear gardens top soiled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- Traditional masonry construction with render & brickwork or stonework on selected plots
- Feature light to front and rear doors

INTERNAL FEATURES

- Multi-fuel stove including granite hearth
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point and security alarm
- White painted doors with chrome ironmongery
- Painted skirting, architraves, stair handrails & balustrades
- All internal walls and ceilings painted throughout
- Smoke, heat and CO2 detectors as standard





KITCHENS & UTILITY ROOMS

A choice of fully fitted kitchens and utility rooms

Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher and fridge freezer

Washer Dryer to kitchen
(washing machine to utility room where applicable)

Feature downlights

BATHROOMS, ENSUITES & W.C.'S

Contemporary white sanitary ware with chrome fittings

Shower over bath with shower screen (except where separate shower is provided in main bathroom)

All ensuites have thermostatic showers

Feature downlights to main bathroom and ensuite

FLOOR COVERINGS & TILES

Ceramic floor tiling to kitchen/dining area, utility room, hall, store, bathroom, ensuite & WC

Ceramic wall tiling between units to kitchen and utility with full height tiling to shower enclosures and above bath

Splash back tiling to all wash hand basins

Carpets to lounge, bedrooms, stairs and landing

A management company has been formed and each purchaser will become a shareholder. An annual fee will be payable to the management company to allow for all common areas to be maintained.

Lotus Homes reserve the right to vary specifications to a similar or higher quality.