

Specifications

Internal and external

External Features

Beautifully designed homes by Alan Patterson Design LLP.

10 Year warranty cover

Double glazed high performance lockable UPVC windows

High performance front doors with a 5-point locking

Mains gas central heating system with a high energy efficiency boiler

High Thermal Insulation & Energy Efficiency Rating

Front and rear gardens top soiled and seeded

Tarmac driveway

Timber fencing to rear garden boundaries

Traditional masonry construction with render or brickwork

Feature light to front door and rear doors

Internal Features

Wood burning stove including granite hearth. Secondary fireplace in selected house types

Comprehensive range of electrical sockets throughout, including TV and telephone points

Wired for satellite point

Wired for security alarm

Painted internal doors with chrome ironmongery

Painted moulded 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, fridge freezer

Washer Dryer or freestanding washing machine depending on house type

Feature downlighters to kitchen

Bathrooms, Ensuites & WCs

Contemporary white sanitary ware and chrome fittings

Bath with shower mixer. Separate shower provided in main bathroom with rain fall shower

All Ensuites have thermostatic rainfall showers

Feature down lighters to Main Bathroom and ensuite

Floor Coverings & Tiles

Ceramic floor tiling to kitchen/dining, utility room, hall, store, bathroom, Ensuite and 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 WHBs

Carpets and underlay to lounge, bedrooms, stairs and landing

Management company

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.

Disclaimer: Lotus Homes reserve the right to vary specifications to a similar or higher standard.