



Specification

External Features

- Beautifully designed homes by KCA Architects Ltd.
- 10 Year 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 coloured render or brickwork
- 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
- Wired for security alarm
- 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 if utility option selected)
Feature downlighters to kitchen

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 en-suites have thermostatic showers
Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

Ceramic floor tiling to kitchen/dining, utility room, bathroom, en-suite 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 wash hand basins
Carpets to lounge, bedrooms, hall, stairs and landing

A management company has been formed by Lotus Homes and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained. Many of the properties qualify, subject to property valuation and customers satisfying NICHAs criteria and application, for the NI Co-Ownership Scheme, www.co-ownership.org

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