

SPECIFICATIONS

INTERNAL AND EXTERNAL

EXTERNAL FEATURES

10 Year structural warranty cover

Double glazed high performance lockable UPVC windows

GRP Composite front doors with a 5-point system

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

Paved Patio area to rear

Traditional masonry construction with self coloured render or brick and stonework to selected house types

Feature lighting to front door

INTERNAL FEATURES

Electric focal feature fire

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

Wired for satellite point

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 (where applicable)

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

Washer Dryer or free-standing washing machine depending on house type

Feature downlighters

BATHROOMS, ENSUITES & WCS

Contemporary white sanitary ware and chrome fittings

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

All en-suites have thermostatic showers

FLOOR COVERINGS & TILES

Ceramic floor tiling to kitchen/dining, utility room, hall, bathroom, en-suite and WC

Ceramic wall tiling between units to kitchen and utility

Full height tiling around bath and to shower enclosures where applicable

Splash back tiling to all wash hand basins

Carpets and underlay to lounge, bedrooms, stairs and landings

MANAGEMENT COMPANY

A management company has been formed and each purchaser will become a shareholder. An annual charge 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.