



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 and 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
- Wired for security alarm
- Oak internal 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 downlighters to kitchen

BATHROOMS, ENSUITES & WCS

- 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 tiling to shower enclosures and above bath
- Splash back tiling to all wash hand basins
- Carpets to lounge, bedrooms, hall, stairs and landings

A management company will be 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. Some of the properties may 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.