

SPECIFICATION

EXTERNAL FEATURES

- 10 Year structural warranty cover
- Double glazed high performance lockable UPVC windows
- GRP Composite front doors with a 5-point locking 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
- Traditional masonry construction with render or brick and stonework to selected house types
- Feature lighting to front door and rear doors

INTERNAL FEATURES

- Electric focal feature fire
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point
- Fibre optic broadband
- 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 free-standing washing machine depending on house type

BATHROOMS, ENSUITES & W.C.'S

Contemporary white sanitary ware and chrome fittings
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
Tiling around bath and to shower enclosures
Splash back tiling to all WHBs
Carpets and underlay to lounge, bedrooms, stairs and landings

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.

