

# Apartment Specification

## External Features:

Beautifully designed homes by Kevin Cartin

10 Year structural warranty cover

Double glazed high performance lockable UPVC windows

High Performance front door with 5 point locking

Mains gas central heating system with energy efficient boiler

High Thermal Insulation & energy efficiency rating

## Internal Features:

Electric focal fire

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 and balustrades

All internal walls and ceilings painted through out

Smoke, Heat and CO2 detectors fitted as standard

Broad Band



# Apartment Specification

## Kitchen

A choice of fully fitted kitchens with upstands to match worktop and glass splash back

Integrated appliances including built in oven with choice of gas or electric hob, extractor hood, dishwasher fridge freezer and washer dryer

Feature downlighters to kitchen

## Bathrooms, Ensuites and WC's

Contemporary white sanitary ware and chrome fittings

Shower bath with full shower and shower screen

All ensuites have thermostatic dual drench showers

Heated chrome towel rail in main bathroom

Feature down lighters to main bathroom and ensuite

## Floor Coverings & Tiles

Ceramic floor tiling to kitchen / dining, entrance hall, store, bathroom, ensuite and WC

Full height tiling to shower enclosures and or above bath

Feature tiling to wash hand basins in main bathroom

Splash back tiling to hand basins

Carpet and underlay to lounge and bedrooms

## 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. Lease Hold ground rent to be included with management co.

