

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
- 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

- High speed fibre optic broadband available
- Mains gas central heating system with a high energy efficiency boiler
- High thermal insulation & energy efficiency rating
- 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.