

SPECIFICATIONS

INTERNAL AND EXTERNAL

EXTERNAL FEATURES

10 Year structural warranty cover
Double glazed high performance lockable uPVC windows

COMMUNAL AREAS

Stairs to upper floors
Secure entrance door with intercom system
Dedicated parking space
Visitor parking
Secure private post box
Fully decorated communal area

ELECTRIC VEHICLE CHARGING POINT

2way ultra-modern OCPP compliant EV superfast charging point
EV Pay-to-charge smartphone integration



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
Comprehensive range of electrical sockets throughout, including TV and telephone points
Wired for satellite point
Painted internal doors with chrome ironmongery
Painted moulded skirting and architraves
All internal walls and ceilings painted throughout
Smoke, Heat and CO2 detectors as standard

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.



SPECIFICATIONS

TURNKEY FINISH

KITCHENS & UTILITY ROOMS

Fully fitted kitchen with choice of doors, worktop with matching upstands, glass splash back and handles.

Built-in oven and hob with extractor hood. Integrated fridge-freezer, dishwasher and washer dryer

Feature downlighters

BATHROOMS, ENSUITES & WCS

Contemporary white sanitary ware and chrome fittings

Shower bath with thermostatic shower and shower screen

All en-suites have thermostatic showers

FLOOR COVERINGS & TILES

Ceramic floor tiling to kitchen/dining, bathroom and en-suite

Tiling around bath and to shower enclosures

Splash back tiling to all wash hand basins

Carpets and underlay to lounge, bedrooms and hall

