

# Specification

## EXTERNAL AND INTERNAL

### EXTERNAL FEATURES

10 Year structural warranty cover

Double glazed high performance lockable uPVC windows

### COMMUNAL AREAS

Stairs and lift to upper floors

Secure entrance door with intercom system

Dedicated parking space

Visitor parking

Secure private post box

Beautifully styled interiors with tiled floor to entrance hall, stairs and landing



### 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

### COMMUNAL ELECTRIC VEHICLE CHARGING POINT

2way ultra-modern OCPP compliant EV superfast charging point

EV Pay-to-charge smartphone integration



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## TURNKEY FINISH

### KITCHENS

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

Contemporary white sanitary ware and chrome fittings

Shower bath with thermostatic shower and shower screen

All en-suites have thermostatic showers

Feature downlighters

### FLOOR COVERINGS & TILES

Ceramic floor tiling to hall, 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

### 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.

