



Squire House

BILLERICAY



**A COLLECTION OF CONTEMPORARY
STARTER SUITES, ONE & TWO
BEDROOM APARTMENTS WITH SMART
HOME TECHNOLOGY ON BILLERICAY'S
VIBRANT HIGH STREET**



Computer generated imagery is indicative only.

With its buzzing high street location and easy access to surrounding green spaces and the train station, Squire House offers the best of Billericay living.

Just feet from your front door you'll find an impressive choice of restaurants and cafés, and one of the area's most-loved local pubs, as well as a great selection of shops.



THE CHEQUERS
Pop over the road for drinks and a bite at this local favourite.



HIGH STREET
Situated on Billericay's vibrant high street, Squire House offers an incredibly convenient location, right in the heart of the action.

B I L L E R I C A Y



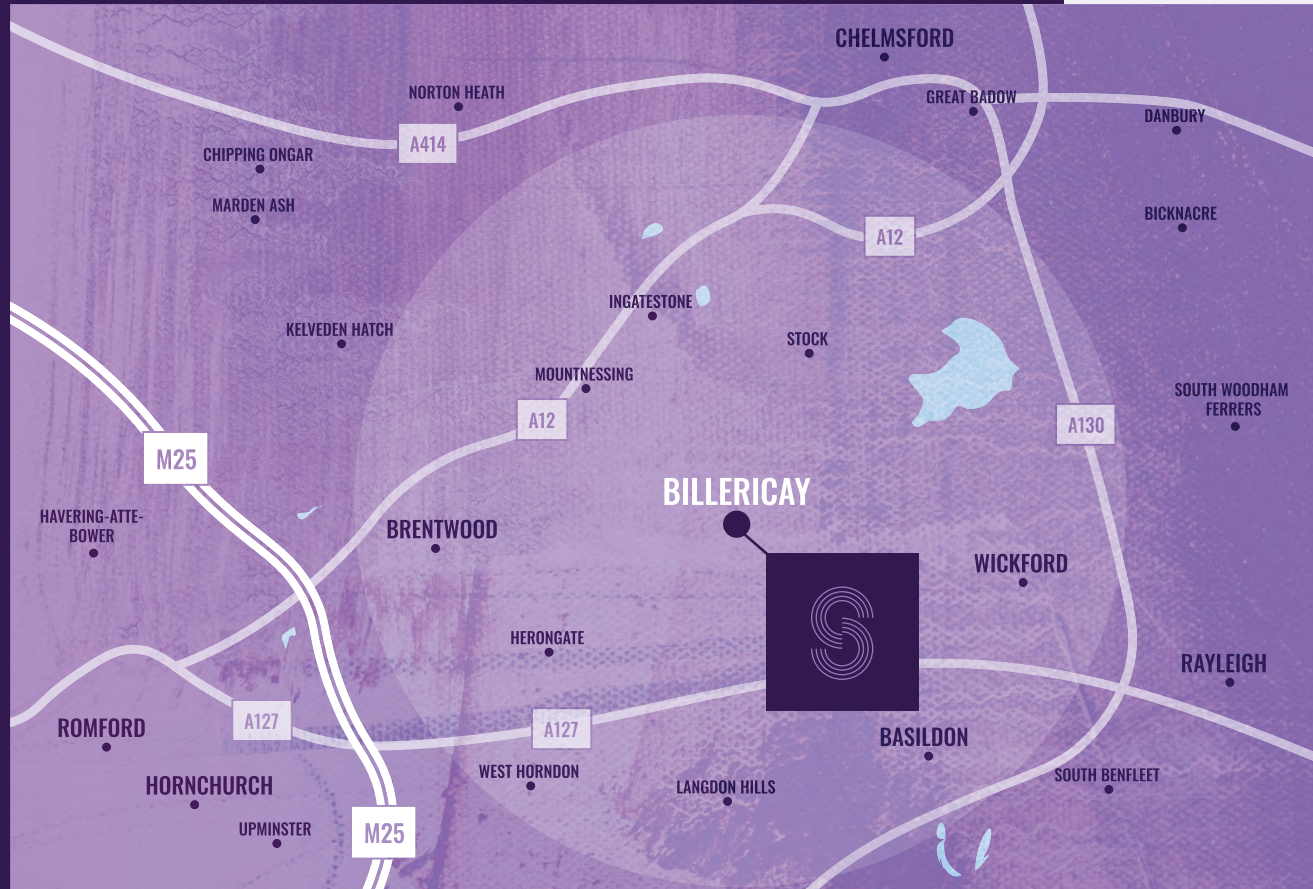
NORSEY WOOD
Just a short walk to the fresh air and picturesque trails of Norsey Wood nature reserve.



When it comes to eating and drinking out, it's all on your doorstep, from casual all-day hang-outs to fine-dining restaurants. Catch up with friends over pancakes at The Brunch & Bottle, and tuck into authentic Thai cuisine at the Giggling Squid. Or take your evening up a level with sophisticated seafood at Felix, and tapas with a twist at Pasha.

For more fun and games, head to nearby Hackers for mini-golf with a difference, and Players Lounge for comedy, club nights and live music.

All this, and you can be at Billericay's well-connected train station within a short walk, and swiftly towards central London in just 34 minutes.



Key places

- DINING
- DRINKS
- SHOPS
- LEISURE

TRAIN

	CHELMSFORD 21 minutes
	SOUTHEND AIRPORT 22 minutes
	STRATFORD (FOR WESTFIELD) 24 minutes
	LONDON LIVERPOOL ST 34 minutes
	CANARY WHARF 37 minutes

DRIVE

	BRENTWOOD 13 minutes
	M25 (J28) 15 minutes
	CHELMSFORD 17 minutes
	BLUEWATER SHOPPING CENTRE 32 minutes
	STANSTED AIRPORT 41 minutes

WALK

	THE BRUNCH & BOTTLE 1 minute
	WAITROSE 3 minutes
	MILL MEADOWS 6 minutes
	BILLERICAY STATION 7 minutes
	NORSEY WOOD 13 minutes



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SPECIFICATIONS

KITCHEN

- Zola soft matt kitchen cabinets in UF indigo blue/blue, graphite/light grey or light grey/light grey
- Quartz worktops
- Etrouno 400 - Under-mounted sink
- Bosch appliances
- 4 ring induction hob
- Integrated oven
- Cascata chrome tap
- Smoked mirror splashback
- LED lights under the kitchen wall units
- Integrated dishwasher
- Integrated microwave
- Integrated washer/dryer
- 70/30 integrated fridge/freezer

BATH / SHOWER ROOMS

- Lusso Senza wall hung rimless matte toilet including cistern, frame and matte black flush plate
- Lusso Stone Ethos resin wall hung basin
- Lusso Stone matt black monobloc mixer tap
- Nova Low Profile Shower Tray
- Recessed mirror alcoves with feature lighting
- Recessed niches with feature lighting in shower
- Heated towel rail
- Kudos - glass shower screen
- Porcelain Bouti Aman matt tile to shower rooms (fully tiled)

DOORS, FLOORING, SKIRTS, ARCS, SWITCHES & SOCKETS

- Vicaima Laccor internal doors in satin white
- Athena Lever matt black on round rose handles
- Vicaima Essential Naturdor front door in marina grey
- iSteel double sliding door set**
- White bevelled edge MDF and architrave
- Brushed stainless sockets and switches
- Luvanto flooring in pearl oak to kitchen and living areas
- Silver carpets to bedrooms excluding units 1, 2, 3, 5, 9, 15, 16, 18 which will have the Luvanto running throughout

** In units 1, 2, 3, 5, 9, 15, 16, 18

GENERAL

- ICW 10 Year Warranty
- Pre-wired for Sky
- HIK Vision system with KH8 series indoor station
- Built-in ceiling speakers to kitchen/living areas
- Smart home technology
- Smart smoke alarm
- LED spotlights throughout
- Heatstore Dynamic intelipanel plus heaters
- Parking to selected apartments
- Large communal garden

CHOOSE YOUR FINISH

Residents at Squire House have the opportunity of selecting from a range of finishes for kitchen cabinets.* For more information contact your sales advisor.



Indigo Blue



Light Grey



Graphite Grey.

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*Terms and conditions apply and are subject to being available at the build stage.

FLOOR PLANS FIRST FLOOR



APARTMENT 1	Living / Kitchen	4.52m x 4.29m	14'09" x 14'1"
	Bedroom	3.15m x 3.10m	10'4" x 10'2"
APARTMENT 2	Living / Kitchen	4.84m x 4.29m	15'0" x 14'1"
	Bedroom	3.15m x 3.10m	10'4" x 10'3"
APARTMENT 3	Living / Kitchen	5.54m x 4.38m	18'2" x 14'4"
	Bedroom	3.45m x 3.12m	11'4" x 10'2"
APARTMENT 4	Living / Kitchen	8.74m x 3.33m	27'9" x 10'11"
	Bedroom	6.45m x 2.75m	21'1" x 9'0"
	Terrace	5.95m x 4.08m	19'6" x 13'5"
APARTMENT 5	Living / Kitchen	4.75m x 3.89m	15'7" x 12'9"
	Bedroom	3.50m x 3.05m	11'6" x 10'0"
	Terrace	3.20m x 2.79m	10'6" x 9'2"

APARTMENT 6	Living / Kitchen	6.03m x 5.37m	19'9" x 17'7"
	Bedroom	4.63m x 3.01m	15'2" x 9'11"
APARTMENT 7	Living / Kitchen	8.27m x 4.06m	27'2" x 13'4"
	Bedroom	4.48m x 2.66m	14'8" x 8'9"
APARTMENT 8	Living / Kitchen	9.25m x 5.37m	30'4" x 17'7"
	Bedroom	5.80m x 2.65m	19'0" x 8'8"
APARTMENT 9	Living / Kitchen	5.73m x 4.29m	18'10" x 14'1"
	Bedroom	3.15m x 3.10m	10'4" x 10'2"

FLOOR PLANS SECOND FLOOR



APARTMENT 10	Living / Kitchen	6.03m x 5.37m	19'9" x 17'7"
	Bedroom	4.63m x 3.10m	15'2" x 10'3"
APARTMENT 11	Living / Kitchen	8.27m x 4.06m	27'2" x 13'4"
	Bedroom	4.48m x 2.65m	14'8" x 8'8"
APARTMENT 12	Living / Kitchen	6.99m x 4.85m	22'11" x 15'10"
	Bedroom	5.19m x 3.19m	17'0" x 10'6"
	Terrace	2.01m x 1.84m	6'7" x 6'0"
APARTMENT 14	Living / Kitchen	8.70m x 3.59m	28'7" x 11'9"
	Bedroom 1	5.19m x 3.23m	17'0" x 10'7"
	Bedroom 2	4.69m x 2.60m	15'5" x 8'6"
	Terrace	2.01m x 1.84m	6'7" x 6'0"

APARTMENT 15	Living / Kitchen	4.29m x 4.14m	14'1" x 13'7"
	Bedroom	3.15m x 3.10m	10'4" x 10'2"
APARTMENT 16	Living / Kitchen	5.18m x 4.38m	17'0" x 14'4"
	Bedroom	3.15m x 3.15m	10'4" x 10'4"
APARTMENT 17	Living / Kitchen	8.74m x 3.33m	28'8" x 10'11"
	Bedroom	6.45m x 2.75m	21'1" x 9'0"
APARTMENT 18	Living / Kitchen	4.75m x 3.89m	15'7" x 12'9"
	Bedroom	3.50m x 3.05m	11'6" x 10'0"



For sales enquiries

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A development by



KLARA HOMES

IMPORTANT NOTICE:

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising therefrom. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property.

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