



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.



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

B I L L E R I C A Y



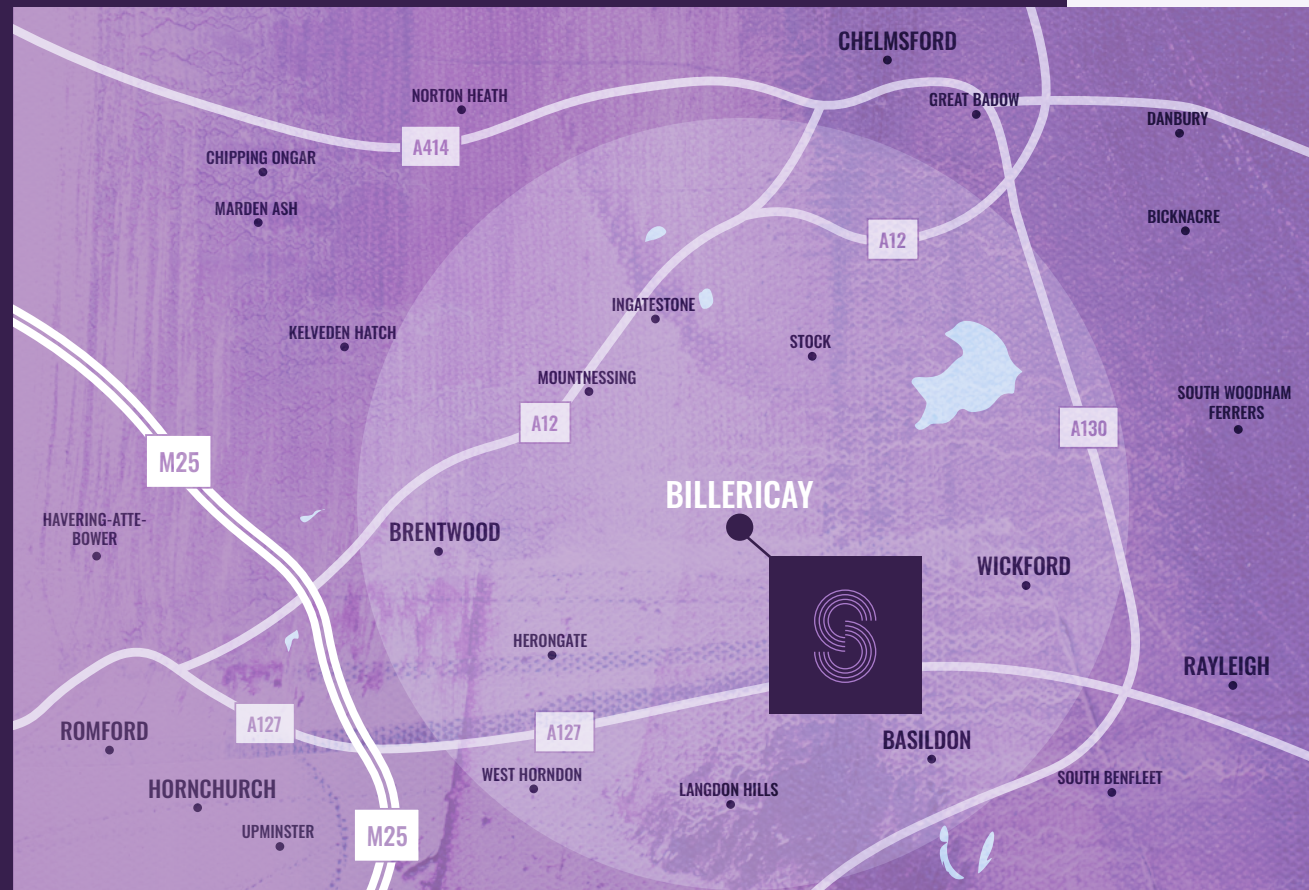
HIGH STREET
Situated on Billericay's vibrant high street, Squire House offers an incredibly convenient location, right in the heart of the action.



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.



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



Key places

- DINING
- DRINKS
- SHOPS
- LEISURE

INN ON THE GREEN

BILLERICAY THEATRE

SAINSBURY'S LOCAL

STUDIO 360

PLAYERS LOUNGE

M&S SIMPLY FOOD

Squire House

BILLERICAY

THE CROWN

PREZZO

LAYALINA

HACKERS

THE CHEQUERS

FELIX

CATER MUSEUM

WAITROSE

BILLERICAY BREWING CO.

THE BRUNCH & BOTTLE

ASK

THE RED LION

WILDWOOD

PASHA

GIGGLING SQUID

BILLERICAY

QUEEN ELIZABETH II FIELD

MAYFLOWER COMMUNITY HOSPITAL

BILLERICAY TOWN FC

OLIVER'S ITALIAN

MILL MEADOWS

THE BILLERICAY SCHOOL

BILLERICAY SPORTS & FITNESS

REIDS



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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 Lacdor 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.

Computer generated imagery is indicative only.

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

FLOOR PLANS

GROUND FLOOR



APARTMENT 19		
Living / Kitchen	7.30m x 4.33m	23'11" x 14'2"
Bedroom	3.90m x 2.73m	12'10" x 8'11"
Private Garden	7.65m x 4.19m	25'1" x 13'9"

APARTMENT 20		
Living / Kitchen	7.30m x 4.31m	23'11" x 14'2"
Bedroom	3.90m x 2.80m	12'10" x 9'2"
Private Garden	7.75m x 5.30m	25'5" x 17'5"

APARTMENT 21		
Living / Kitchen	7.86m x 3.92m	25'9" x 12'10"
Bedroom 1	4.42m x 2.53m	14'6" x 8'3"
Bedroom 2	3.54m x 2.75m	11'7" x 9'0"
Private Garden	9.55m x 4.10m	31'4" x 13'5"

FLOOR PLANS

FIRST FLOOR



APARTMENT 1		
Living / Kitchen	4.52m x 4.29m	14'9" 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"

A development by



KLARA HOMES

Klara Homes is a privately owned property development company based in Hertfordshire. With a diverse portfolio of beautifully designed homes and apartments, our premium sites present aspirational spaces for people to call 'home'. From the beginning, our ethos has been to create properties of excellence with the latest resources and interior trends, as we work to effortlessly blend functionality and style.



For sales enquiries

01992 940955

lanesexclusivehomes.co.uk

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 there from. 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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