

# QUADRA

BASINGSTOKE

A NEW COLLECTION OF CONVENIENTLY LOCATED 1 BEDROOM APARTMENTS





**QUADRA**



Computer enhanced photograph indicative only

# QUADRA

Superb new  
apartments from  
an award winning  
developer.







Computer enhanced photograph indicative only

## Quality contemporary living

Quadra is an exciting opportunity to invest in a fantastic one bedroom apartment located in Viables, a highly desirable area of Basingstoke.

This former commercial building has been fully refurbished to create 35 light and airy apartments. Each home benefits from extensive glazing and has been carefully designed to maximise space and comfort, perfect for young professionals getting onto the property ladder or as a sound buy to let investment.



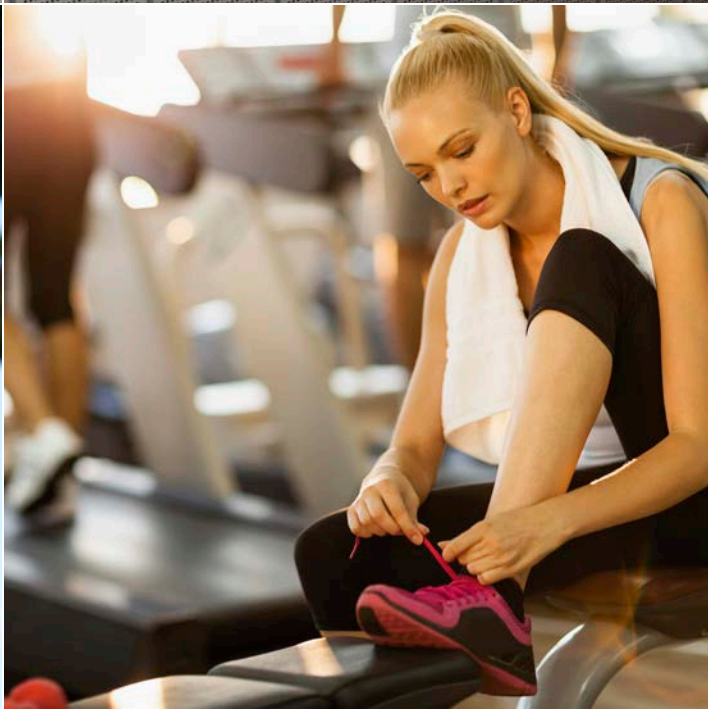
Photograph depicts previous Inland Homes interior





## From buzzing business to green pastures, Basingstoke has it covered

Basingstoke has come a long way since its origins as a Saxon market town. These days it is home to the headquarters of many leading businesses and has a great reputation as a vibrant town, with excellent transport links, which is surrounded by stunning countryside.







Quadra is located just over a mile from Basingstoke's town centre and is well placed to make the most of shops, bars and restaurants in both the 'Top of the Town' and 'Festival Place' areas. You can also enjoy the town's lively cultural offerings, with a visit to The Anvil, The Forge or The Haymarket Theatre, or 'Basingstoke Live', Britain's biggest free music festival.

When it comes to leisure options, there's plenty to keep you active, from the Basingstoke Aquadrome, one of Britain's biggest flume attractions, to indoor skydiving and dry ski centre.

For those looking for less strenuous exercise, the countryside to the south is breathtaking, making it perfect for weekend walks. The east offers charming country villages like Rotherwick, or you can head west to explore 'Jane Austen country', dotted with traditional hamlets such as North Waltham and Oakley. You can also enjoy a pleasant stroll along the nearby Basingstoke Canal to the ruins of the King John Castle.

When it comes to getting around it couldn't be easier. The M3 is just minutes away and Basingstoke Station, just 1.5 miles away on foot, can transport you to London Waterloo in 42 minutes,\* with direct services to Bournemouth, Birmingham and Manchester, ideal for business trips or weekends away.

\*Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk)





# DEVELOPMENT LAYOUT



# GROUND FLOOR

<b>APARTMENT 1</b>	Kitchen / Living Room 5.57m x 4.02m    18'8" x 13'2"
	Bedroom 3.45m x 2.96m    11'4" x 9'8"
<b>APARTMENT 2</b>	Kitchen / Living Room 5.77m x 4.34m    18'11" x 14'3"
	Bedroom 2.98m x 2.65m    9'9" x 8'8"
<b>APARTMENT 3</b>	Kitchen / Living Room 5.91m x 5.30m    19'5" x 17'5"
	Bedroom 3.66m x 2.98m    12'0" x 9'9"
<b>APARTMENT 4</b>	Kitchen / Living Room 5.75m x 4.19m    18'10" x 13'9"
	Bedroom 3.24m x 2.57m    10'8" x 8'5"
<b>APARTMENT 5</b>	Kitchen / Living Room 5.75m x 5.57m    18'10" x 18'3"
	Bedroom 3.36m x 3.06m    11'0" x 10'1"
<b>APARTMENT 6</b>	Kitchen / Living Room 5.00m x 4.91m    16'5" x 16'1"
	Bedroom 3.23m x 2.71m    10'7" x 8'11"
<b>APARTMENT 7</b>	Kitchen / Living Room 7.06m x 4.13m    23'2" x 13'7"
	Bedroom 3.34m x 2.58m    11'0" x 8'6"
<b>APARTMENT 8</b>	Kitchen / Living Room 7.06m x 4.06m    23'2" x 13'4"
	Bedroom 3.23m x 2.52m    10'7" x 8'3"
<b>APARTMENT 9</b>	Kitchen / Living Room 5.77m x 4.49m    18'11" x 14'9"
	Bedroom 3.14m x 2.95m    10'4" x 9'8"
<b>APARTMENT 10</b>	Kitchen / Living Room 5.40m x 3.30m    17'9" x 10'10"
	Bedroom 3.07m x 2.71m    10'1" x 8'11"
<b>APARTMENT 11</b>	Kitchen / Living Room 5.65m x 3.77m    18'6" x 12'4"
	Bedroom 3.09m x 2.67m    10'2" x 8'9"

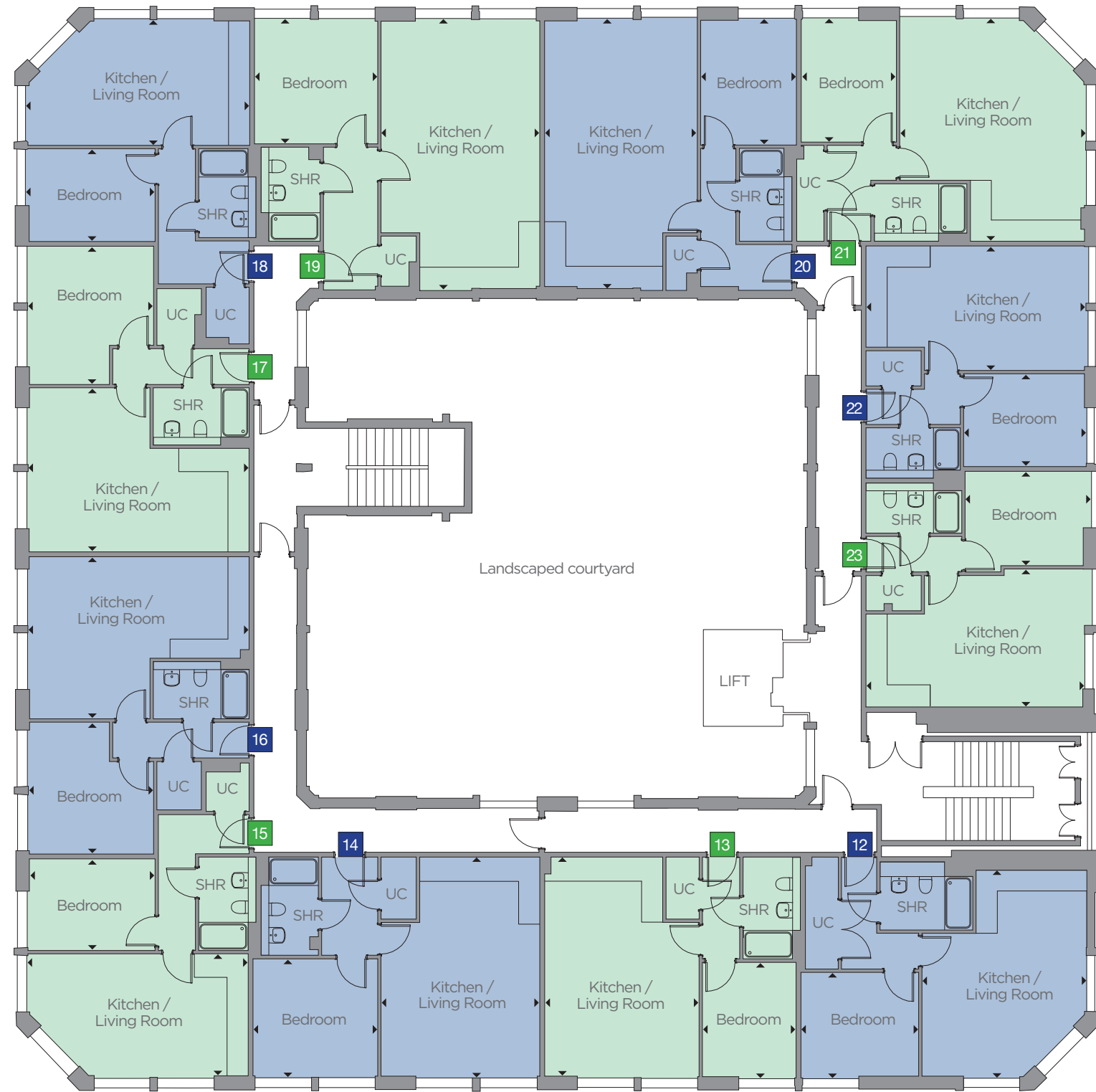


\*Site plan and landscaped courtyard indicative only

SHR Shower Room UC Utility Cupboard  
All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and Shower Room layouts are indicative only.

# FIRST FLOOR

- APARTMENT 12**  
Kitchen / Living Room  
6.05m x 4.69m 19'10" x 15'4"  
Bedroom  
3.35m x 3.14m 11'0" x 10'3"
- APARTMENT 13**  
Kitchen / Living Room  
6.18m x 4.38m 20'3" x 14'5"  
Bedroom  
3.23m x 2.66m 10'7" x 8'9"
- APARTMENT 14**  
Kitchen / Living Room  
6.35m x 4.50m 20'10" x 14'9"  
Bedroom  
3.54m x 3.48m 11'7" x 11'5"
- APARTMENT 15**  
Kitchen / Living Room  
6.36m x 3.43m 20'10" x 11'3"  
Bedroom  
3.52m x 2.60m 11'7" x 8'6"
- APARTMENT 16**  
Kitchen / Living Room  
6.19m x 4.60m 20'4" x 15'1"  
Bedroom  
3.74m x 3.66m 12'3" x 12'0"
- APARTMENT 17**  
Kitchen / Living Room  
6.17m x 4.66m 20'3" x 15'3"  
Bedroom  
3.92m x 3.68m 12'10" x 12'1"
- APARTMENT 18**  
Kitchen / Living Room  
6.41m x 3.53m 21'0" x 11'7"  
Bedroom  
3.73m x 2.63m 12'3" x 8'8"
- APARTMENT 19**  
Kitchen / Living Room  
7.68m x 4.50m 25'2" x 14'9"  
Bedroom  
3.63m x 3.49m 11'11" x 11'6"
- APARTMENT 20**  
Kitchen / Living Room  
7.45m x 4.34m 24'5" x 14'3"  
Bedroom  
3.52m x 2.71m 11'7" x 8'11"
- APARTMENT 21**  
Kitchen / Living Room  
6.40m x 5.23m 21'0" x 17'2"  
Bedroom  
3.44m x 2.70m 11'3" x 8'10"
- APARTMENT 22**  
Kitchen / Living Room  
6.33m x 3.53m 20'9" x 11'7"  
Bedroom  
3.51m x 2.63m 11'6" x 8'8"
- APARTMENT 23**  
Kitchen / Living Room  
6.16m x 3.88m 20'2" x 12'9"  
Bedroom  
3.31m x 2.67m 10'10" x 8'9"

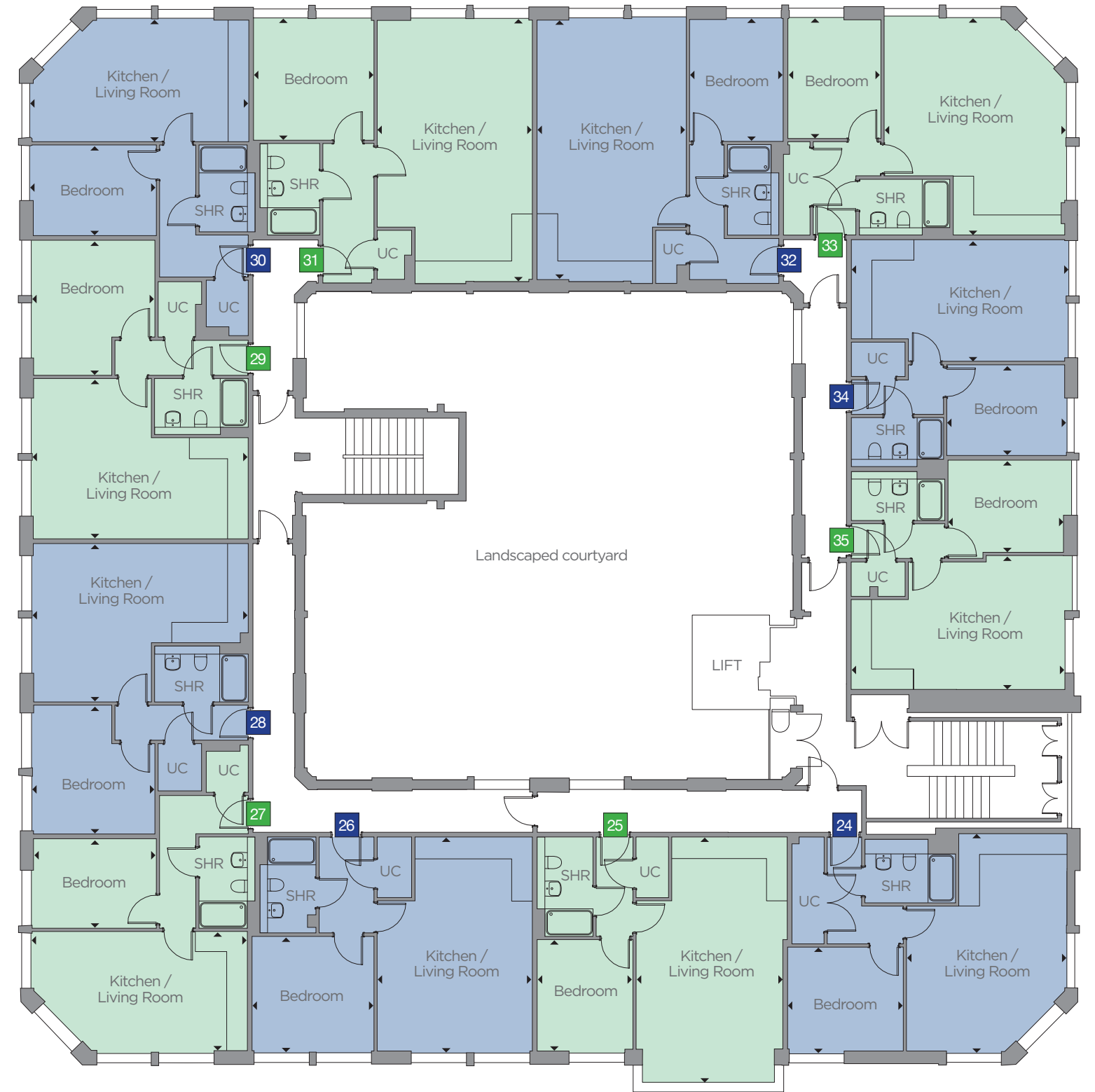


SHR Shower Room UC Utility Cupboard

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# SECOND FLOOR

- APARTMENT 24**  
Kitchen / Living Room  
6.42m x 4.69m 21'1" x 15'5"  
Bedroom  
3.35m x 3.14m 11'0" x 10'3"
- APARTMENT 25**  
Kitchen / Living Room  
7.16m x 4.26m 23'6" x 14'0"  
Bedroom  
3.20m x 2.78m 10'6" x 9'2"
- APARTMENT 26**  
Kitchen / Living Room  
6.35m x 4.50m 20'10" x 14'9"  
Bedroom  
3.54m x 3.48m 11'7" x 11'5"
- APARTMENT 27**  
Kitchen / Living Room  
6.36m x 3.43m 20'10" x 11'3"  
Bedroom  
3.52m x 2.60m 11'7" x 8'6"
- APARTMENT 28**  
Kitchen / Living Room  
6.19m x 4.60m 20'4" x 15'1"  
Bedroom  
3.74m x 3.66m 12'3" x 12'0"
- APARTMENT 29**  
Kitchen / Living Room  
6.17m x 4.66m 20'3" x 15'3"  
Bedroom  
3.92m x 3.68m 12'10" x 12'1"
- APARTMENT 30**  
Kitchen / Living Room  
6.41m x 3.53m 21'0" x 11'7"  
Bedroom  
3.73m x 2.63m 12'3" x 8'8"
- APARTMENT 31**  
Kitchen / Living Room  
7.68m x 4.50m 25'2" x 14'9"  
Bedroom  
3.63m x 3.49m 11'11" x 11'6"
- APARTMENT 32**  
Kitchen / Living Room  
7.45m x 4.34m 24'5" x 14'3"  
Bedroom  
3.52m x 2.71m 11'7" x 8'11"
- APARTMENT 33**  
Kitchen / Living Room  
6.39m x 5.23m 20'11" x 17'2"  
Bedroom  
3.44m x 2.70m 11'3" x 8'10"
- APARTMENT 34**  
Kitchen / Living Room  
6.33m x 3.53m 20'9" x 11'7"  
Bedroom  
3.51m x 2.63m 11'6" x 8'8"
- APARTMENT 35**  
Kitchen / Living Room  
6.16m x 3.89m 20'2" x 12'9"  
Bedroom  
3.31m x 2.67m 10'10" x 8'9"



SHR Shower Room UC Utility Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and Shower Room layouts are indicative only.





**Quadra has been carefully designed to maximise space and comfort.**

#### **Kitchens**

- Contemporary gloss kitchen units
- Laminate worktops with matching upstands and stainless steel splashback
- Stainless steel sink and chrome mixer tap
- Stainless steel oven, ceramic hob, integrated extractor hood
- Integrated fridge / freezer
- Plumbing for washer/dryer to utility cupboard

#### **Shower Rooms**

- Contemporary white Crosswater sanitaryware with Kelly Hoppen tap
- Concealed cistern WC with soft close seat
- Shower cubicle with thermostatic shower and clear glass shower screen
- Floor tiles from Porcelanosa
- Full height Porcelanosa wall tiling to shower and half height tiling to sanitaryware walls
- Shaver point
- Chrome ladder style towel rail







### Internal Features / Decoration

- Electric heating
- Contemporary Vicaima Oak foil doors with chrome ironmongery
- Skirting boards and architraves in white satinwood
- Internal walls and ceilings finished in smooth white emulsion
- Low energy downlighters to kitchen, living room and shower room
- Pendant lighting elsewhere
- Mains control smoke alarm
- Carbon monoxide detector

### Entertainment & Communication

- TV and Sky+ point to living room and bedroom\*
- BT point to living room and bedroom\*

### Communal / External Features

- Grey u-PVC double glazed windows with white handles
- Audio entry phone
- Allocated parking to each home
- Landscaped private grounds

### Peace of Mind

10 year LABC warranty. Each home will be independently surveyed during construction by the Local Authority Building Control, who will issue their 10 year warranty certificate on completion of the home.

\*Subject to future connection by purchaser and subscription to Sky and Sky Multi-room  
Photographs depict previous Inland Homes interiors







## Inland Homes. Bringing land to life.

### Creating exciting new communities

Incorporated in the UK in 2005, Inland Homes plc is an AIM listed specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design.

As socially responsible housebuilders, our ethos is to deliver high-quality homes which suit today's lifestyle and enhance the environment in which people live.

We are committed to extensive public and community consultation in order to ensure that, where possible, local community needs and objectives are met.

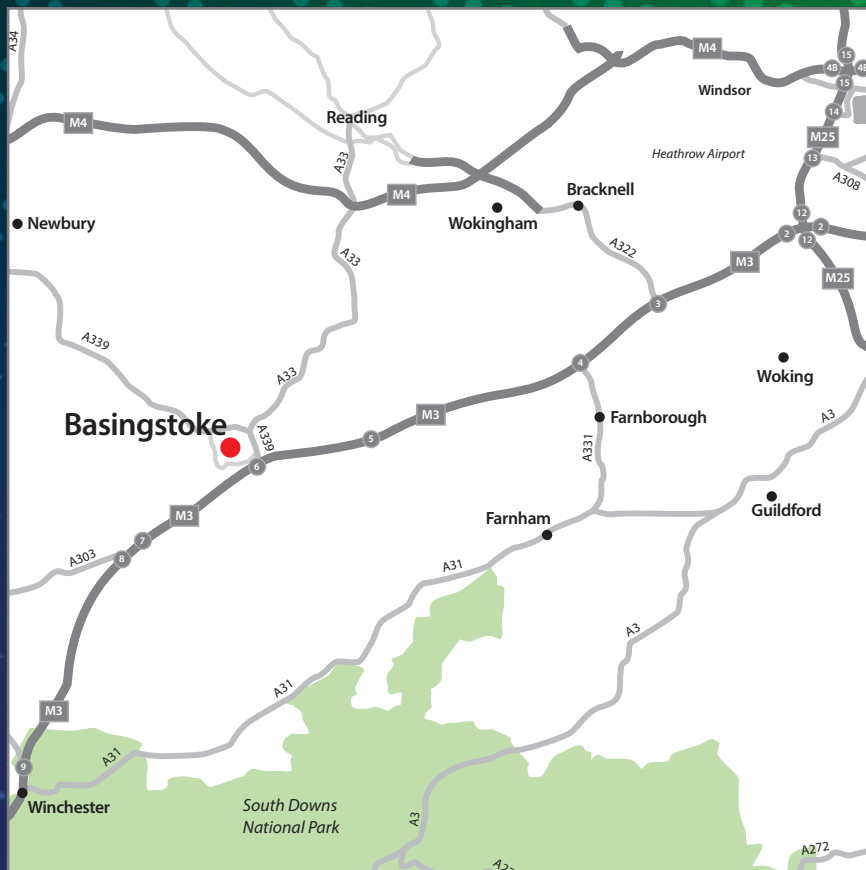
Our highly experienced team provide solutions to a variety of difficult and sensitive land situations. We create vibrant communities in which to live and work, benefitting not just those who reside there but the wider community too.

Inland's aim is to create sustainable communities and homes which set a benchmark for all future developments.

For further information please visit the Inland Homes website at [www.inlandhomes.co.uk](http://www.inlandhomes.co.uk)







## DIRECTIONS

Leave the M3 at Junction 6 and turn left onto the Ringway South (A30). At the roundabout, take the 1st exit onto Hackwood Road (A339). Continue to the next roundabout and take the 3rd exit onto Grove Road and then at the following roundabout take the 2nd exit onto The Harrow Way. At the final roundabout take the 4th exit onto Cranbourne Lane and then after approximately 350 metres turn left onto Bessemer Road. Quadra can be found 100 metres along on the left hand side.



Decimal Place, Chiltern Avenue, Amersham, Buckinghamshire HP6 5FG

[www.inlandhomes.co.uk](http://www.inlandhomes.co.uk)

Disclaimer: Plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the agents nor their clients guarantee their accuracy.

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