



# SKYLARKS

SOUTHBOURNE

[harlequinhomes.co.uk](http://harlequinhomes.co.uk)



A Collection of  
13 luxury new one and  
two bed apartments.

Skylarks is set to become one of  
Southbourne's most distinguished and  
characterful collection of apartments.



## The best of Southbourne living

Ideally located within the highly sought after residential area of Southbourne, Skylarks offers the ultimate combination of luxury and coastal living.

A perfect base to explore award winning local sandy beaches, coastal nature reserves as well as all of the amenities of Southbourne High Street and neighbouring Christchurch.



## Traditional Architecture with Contemporary Elements

Offering timelessly elegant Arts and Craft inspired architecture with generous proportions inspiring interiors and a good location this is one of Southbourne's most desirable residential opportunities.

- Double glazed windows
- Composite high security front entrance door
- 10 Year Warranty



### Kitchen:

- Individually luxury designed kitchens
- Task-lighting under all high levelled wall units
- Integrated kitchen appliances including induction hob, electric ovens, extractor hood, fridge freezer, dishwasher and washing machine



### Flooring:

- Amtico (or similar) flooring in all apartment hallways, bathrooms and kitchen / living rooms
- Carpet in bedrooms

### Security:

- Video entry phone in all apartments
- Multi-locking point system to front door of each apartment

### Bathrooms:

- Contemporary luxury white sanitary ware
- Porcelain wall tiling and floor tiling
- Contemporary brassware
- Under-sink individual vanity units in all bathrooms
- Polished chrome towel rails
- Contemporary branded wall or ceiling-mounted shower head with separate handheld shower and wall-mounted controls

### Lighting & electrical:

- Energy-efficient, recessed LED down-lighting in kitchens and bedrooms
- Telephone and data points to all principal rooms
- Sky + connectivity in living room and master bedroom

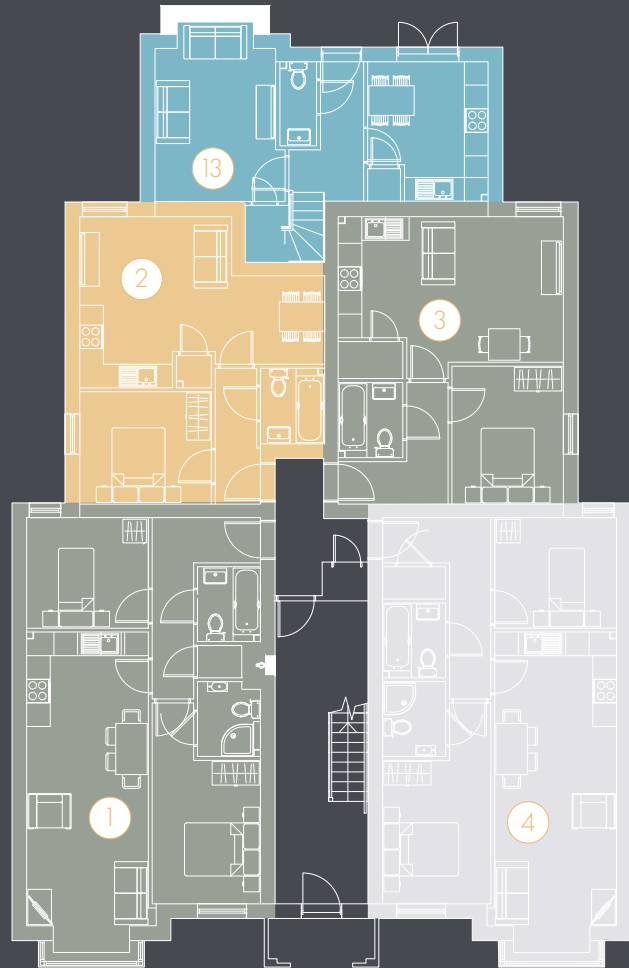


## External layout

- Landscaped communal gardens
- Tarmac to driveway and parking areas
- Security and ambiance lighting
- Communal cycle storage and refuse areas
- Parking



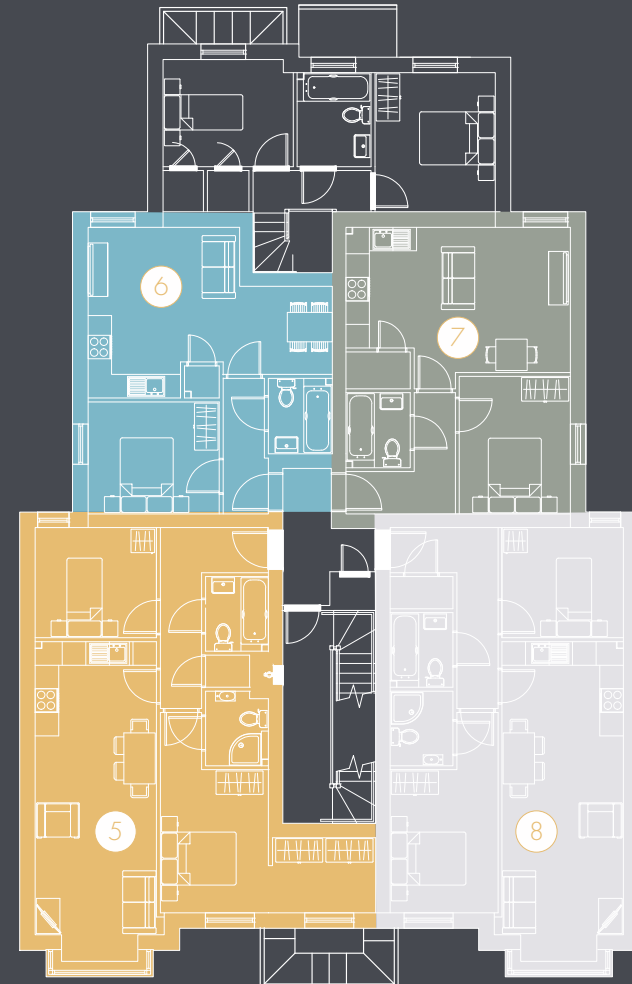
## Ground Floor Layout



1 Apartment 1 (£325,000)    3 Apartment 3 (£230,000)    13 Apartment 13 (£425,000)

2 Apartment 2 (£220,000)    4 Apartment 4 (£310,000)

## First Floor Layout



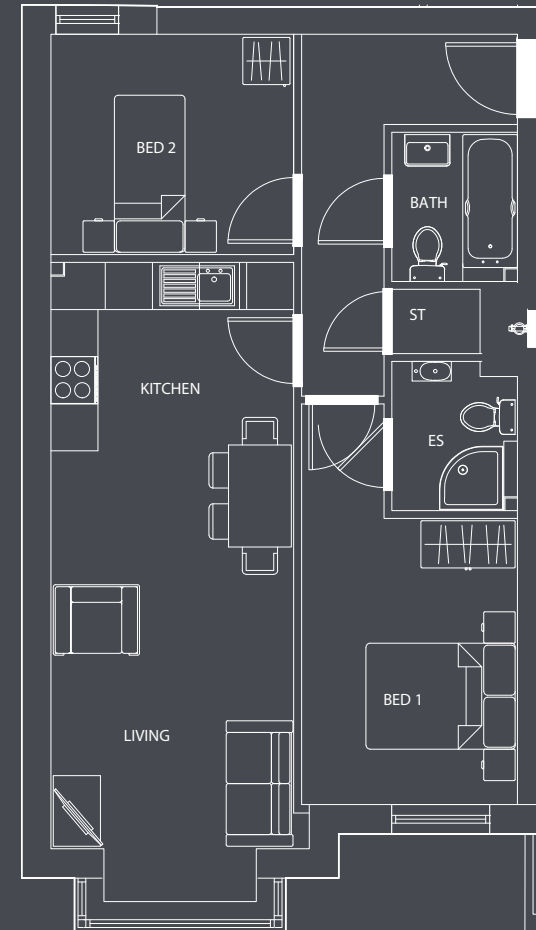
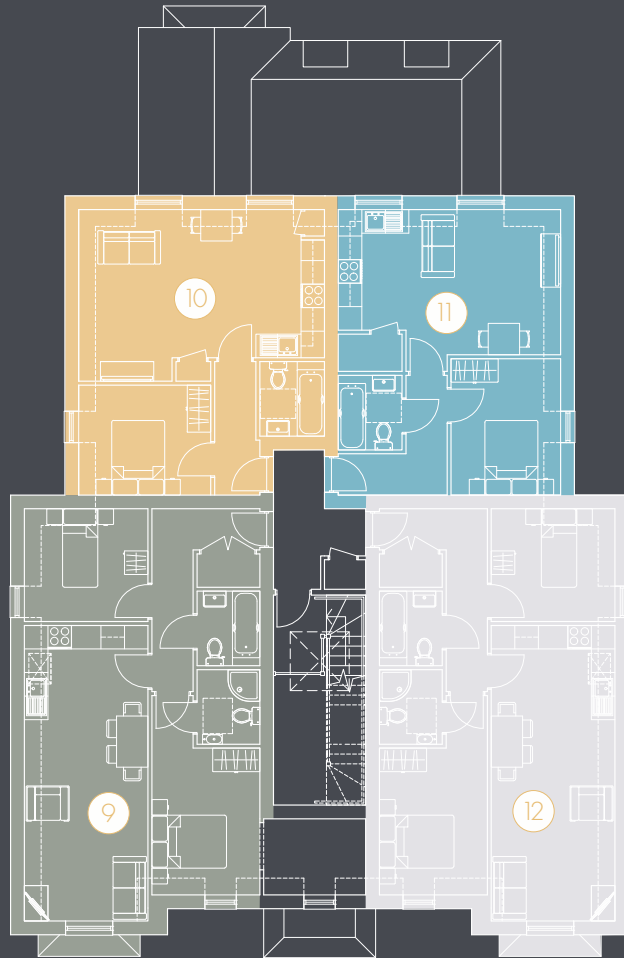
5 Apartment 5 (Reserved)    7 Apartment 7 (£230,000)

6 Apartment 6 (£220,000)    8 Apartment 8 (£328,000)

## Second Floor Layout

## Apartment 1

£325,000



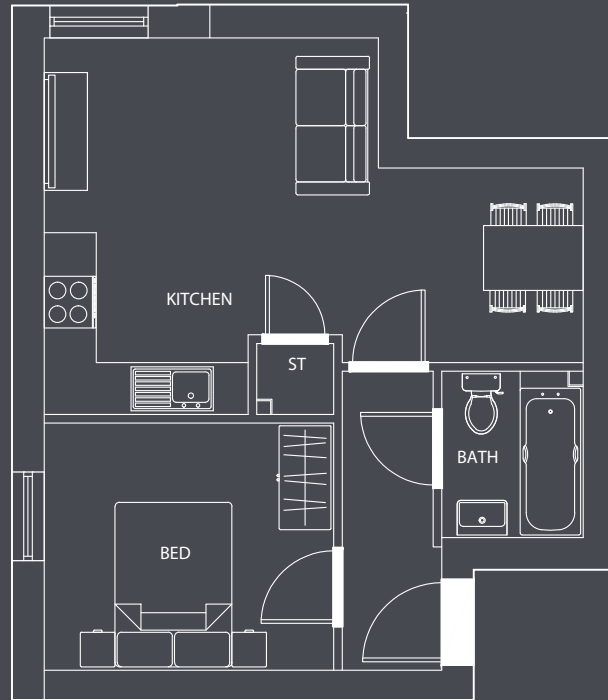
- 9** Apartment 9 (£330,000)
- 11** Apartment 11 (£225,000)
- 10** Apartment 10 (£230,000)
- 12** Apartment 12 (£325,000)

<b>Kitchen/ Living:</b>	8.4m x 3.5m
<b>Bedroom One:</b>	4m x 2.6m
<b>Bedroom Two:</b>	3.5m x 3m
<b>Total Area</b>	63 sqm



## Apartment 2

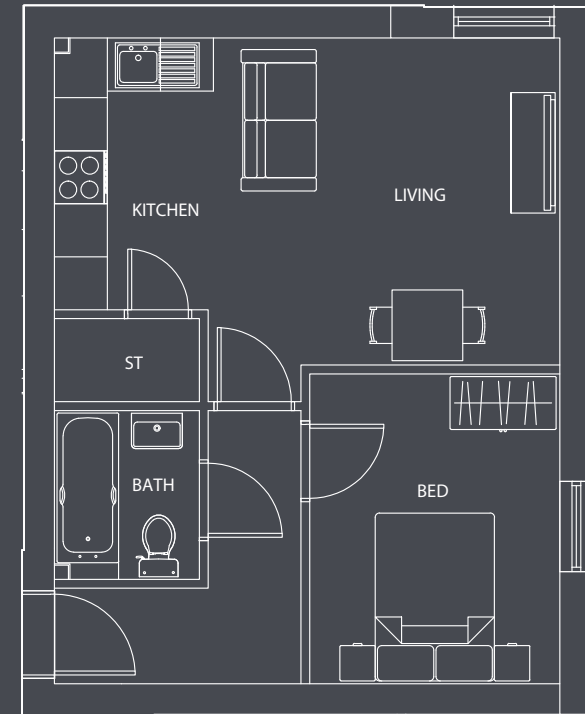
£220,000



<b>Living:</b>	4.3m x 3.9m
<b>Kitchen:</b>	2.5m x 2.4m
<b>Bedroom:</b>	3.4m x 2.8m
<b>Total Area</b>	39.4 sqm

## Apartment 3

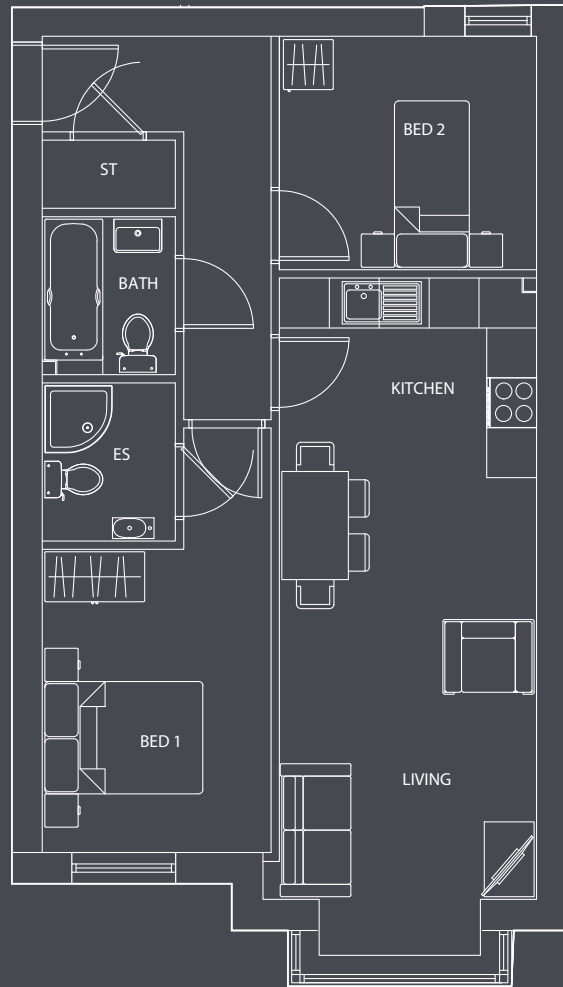
£230,000



<b>Kitchen/ Living:</b>	5.5m x 3.7m
<b>Bedroom:</b>	3.7m x 2.7m
<b>Total Area</b>	41.2m

## Apartment 4

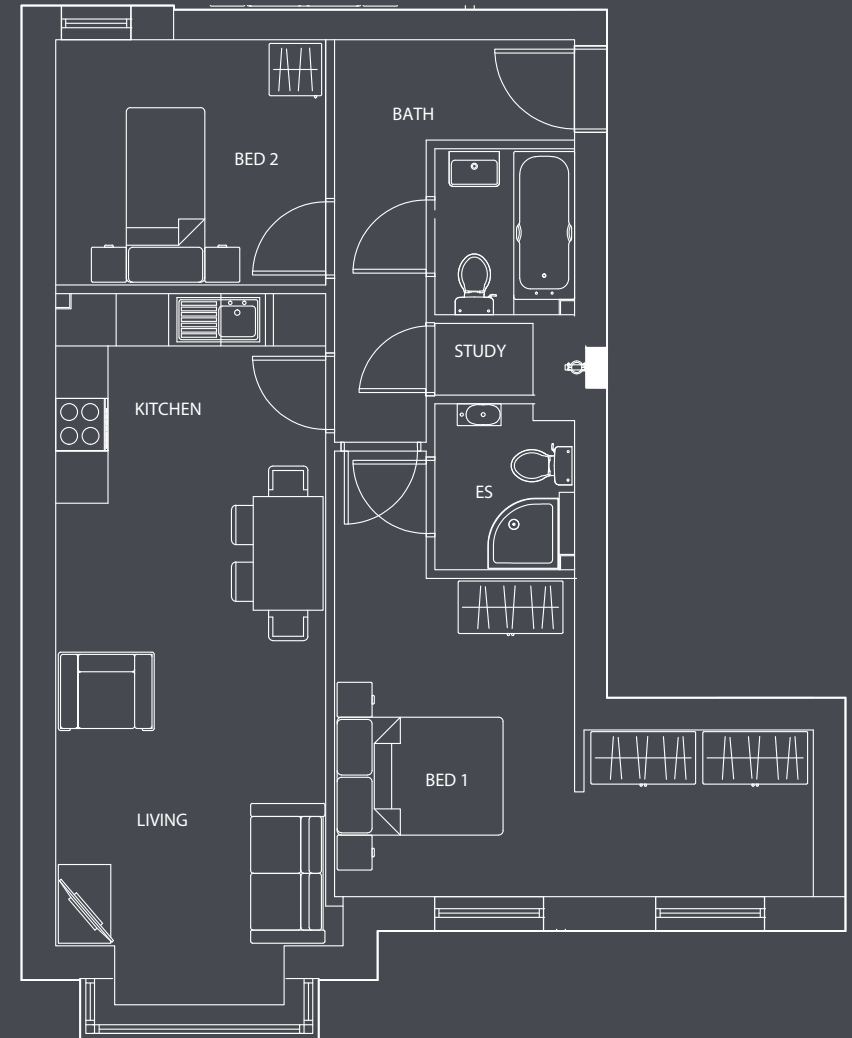
£310,000



<b>Kitchen/ Living:</b>	8.4m x 3.5m
<b>Bedroom One:</b>	4m x 2.6m
<b>Bedroom Two:</b>	3.5m x 3m
<b>Total Area</b>	63 sqm

## Apartment 5

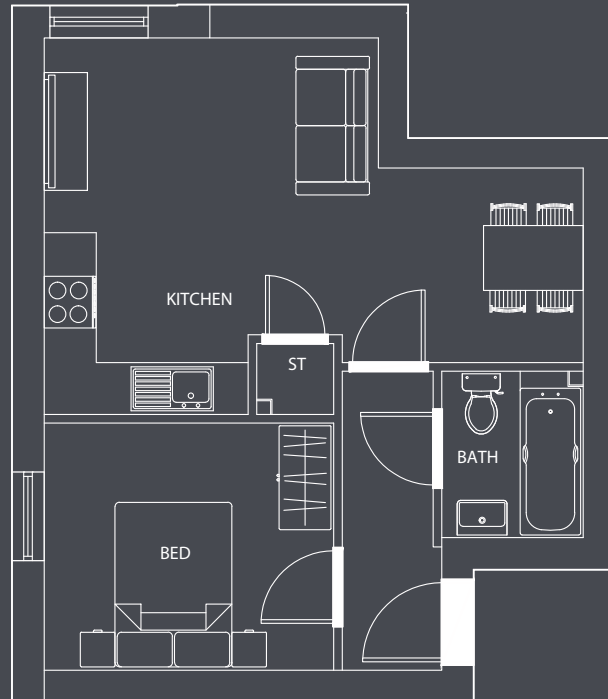
Reserved



<b>Living/Kitchen:</b>	8.4m x 3.5m
<b>Bedroom One:</b>	4m x 2.6m
<b>Bedroom Two:</b>	3.5m x 3m
<b>Study:</b>	2.6m x 2m
<b>Total area</b>	88.2 sqm

## Apartment 6

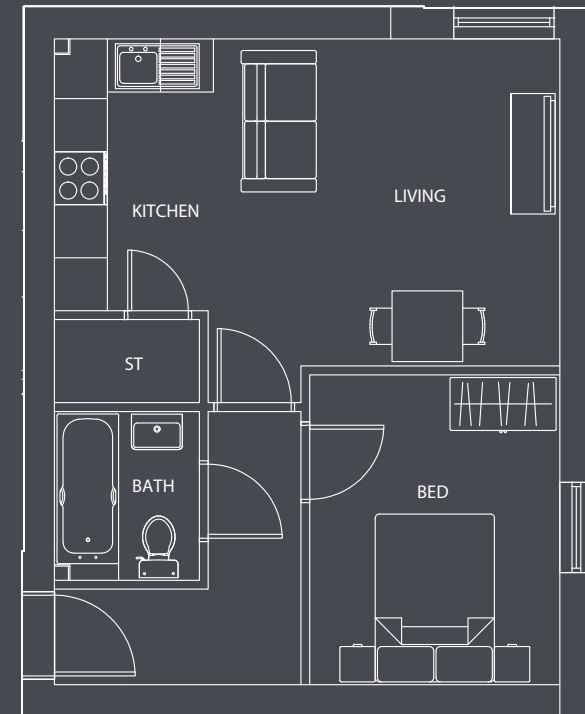
£220,000



<b>Living:</b>	4.3m x 3.9m
<b>Kitchen:</b>	2.5m x 2.4m
<b>Bedroom:</b>	3.4m x 2.8m
<b>Total Area</b>	39.4 sqm

## Apartment 7

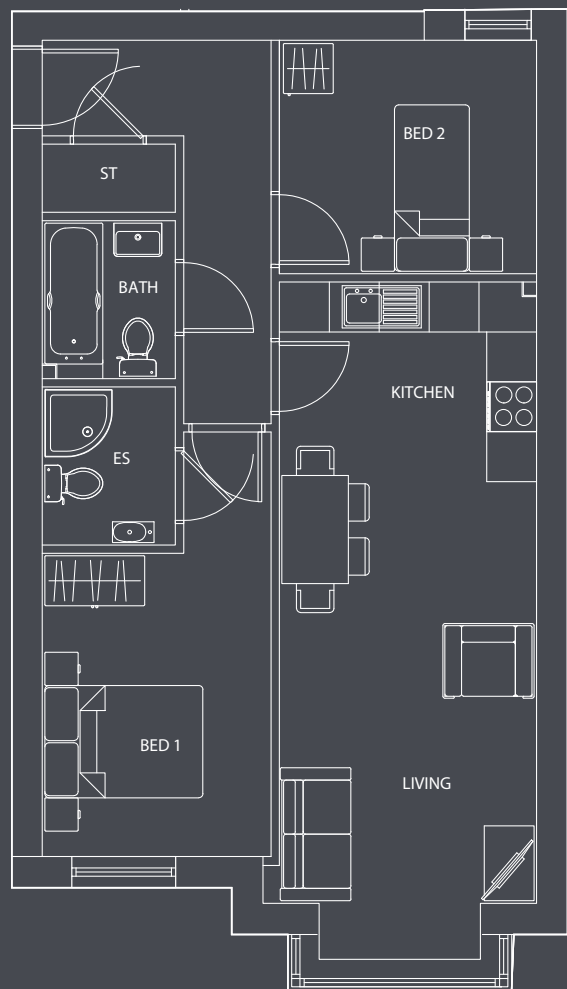
£230,000



<b>Kitchen/ Living:</b>	5.5m x 3.7m
<b>Bedroom:</b>	3.7m x 2.7m
<b>Total Area</b>	41.2m

## Apartment 8

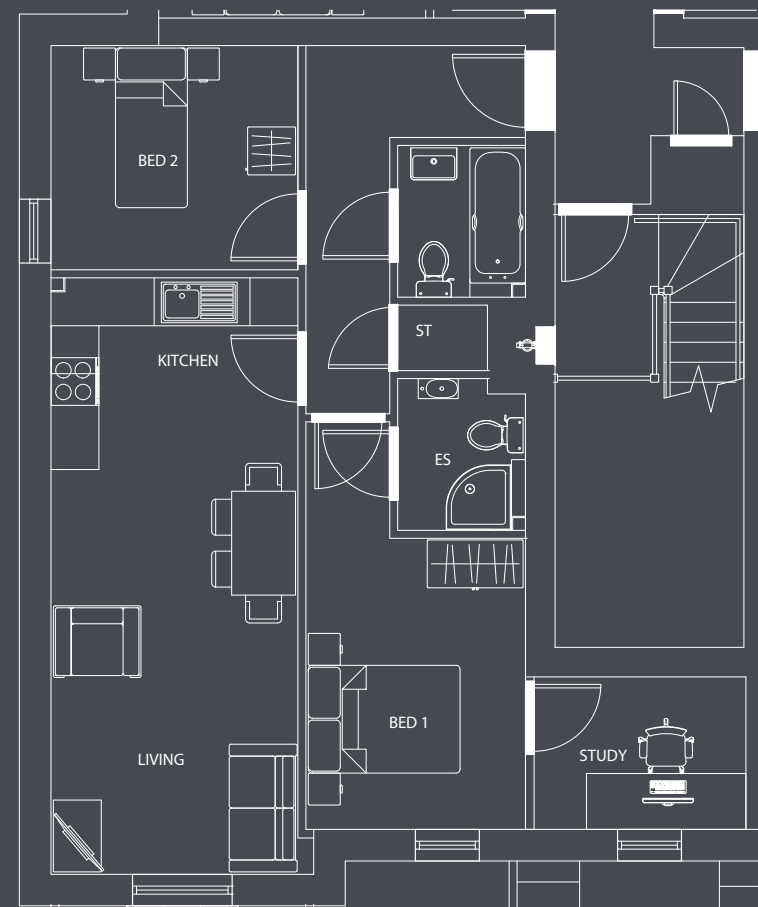
£328,000



<b>Kitchen/ Living:</b>	8.4m x 3.5m
<b>Bedroom One:</b>	4m x 2.6m
<b>Bedroom Two:</b>	3.5m x 3m
<b>Total Area</b>	63 sqm

## Apartment 9

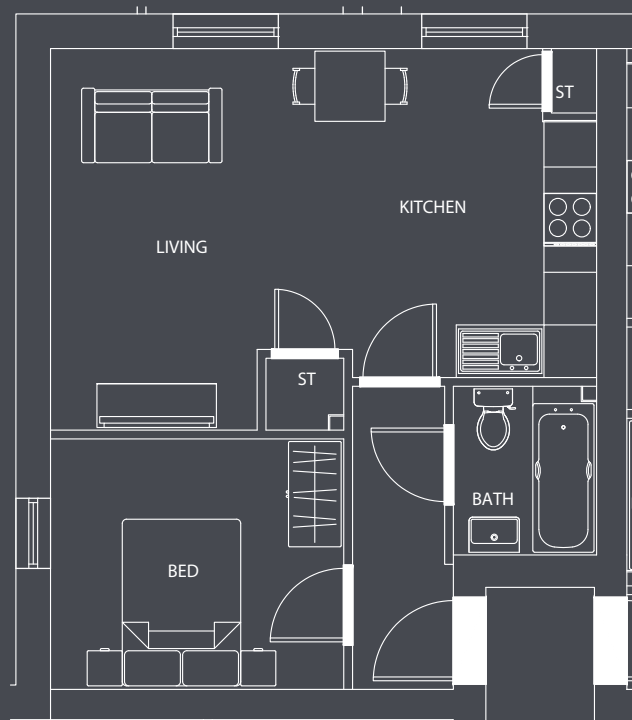
£330,000



<b>Kitchen/ Living:</b>	7.5m x 3.5m
<b>Bedroom One:</b>	4m x 2.6m
<b>Bedroom Two:</b>	3.5m x 3m
<b>Study:</b>	2.6m x 2m
<b>Total Area</b>	66.3 sqm

## Apartment 10

£230,000



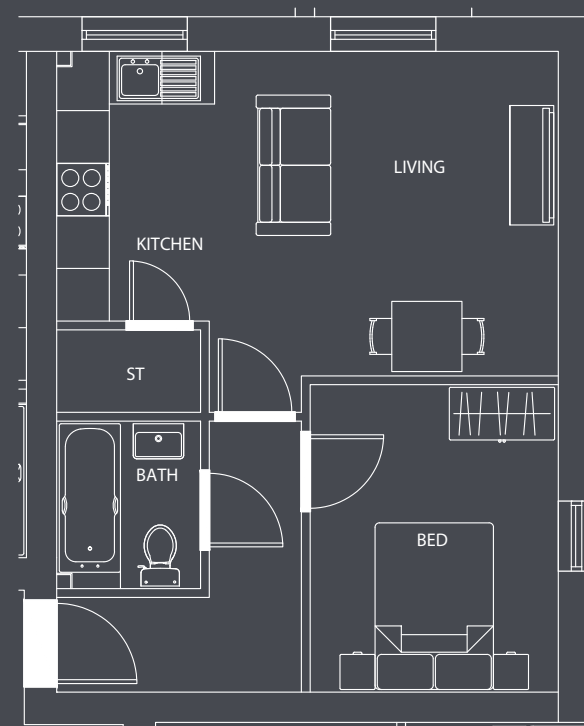
**Kitchen/ Living:** 6.2m x 4.4m

**Bedroom:** 3.3m x 2.8m

**Total Area** 43.1 sqm

## Apartment 11

£225,000



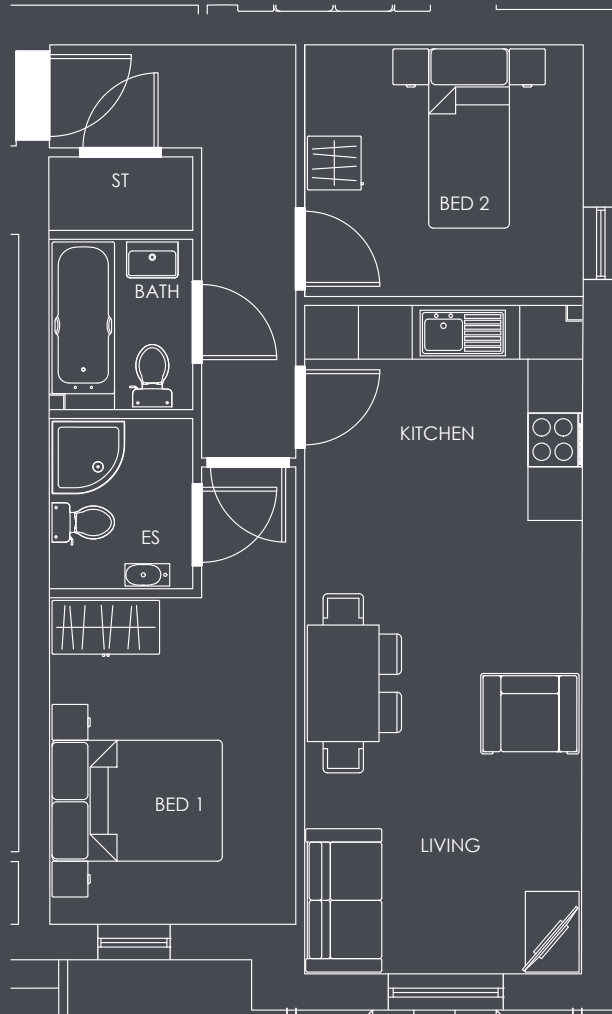
**Kitchen/ Living:** 5.5m x 3.7m

**Bedroom:** 3.7m x 2.7m

**Total Area** 41.2m

## Apartment 12

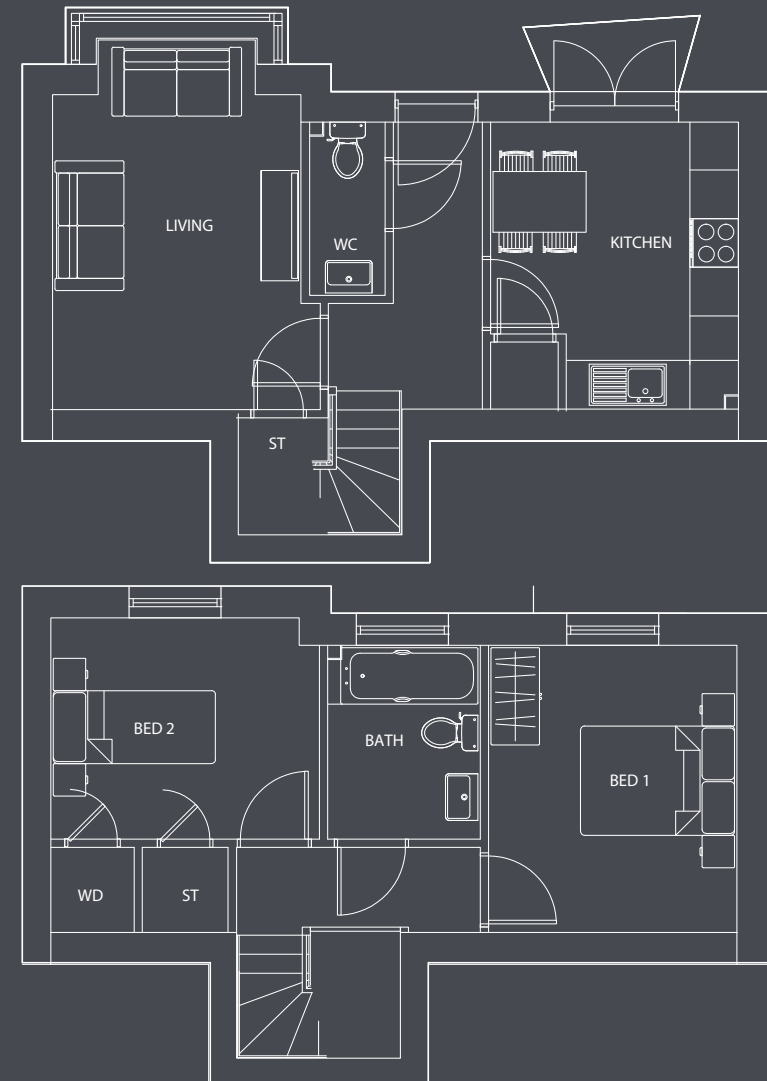
£325,000



<b>Kitchen/ Living:</b>	7.5m x 3.5m
<b>Bedroom One:</b>	4m x 2.6m
<b>Bedroom Two:</b>	3.5m x 3m
<b>Total Area</b>	61.1 sqm

## Apartment 13 - maisonette

£425,000



<b>Living:</b>	5m x 3.2m
<b>Kitchen:</b>	3.7m x 3.1m
<b>Bedroom One:</b>	3.7m x 3m
<b>Bedroom Two:</b>	3.4m x 2.7m
<b>Total Area</b>	71.9 sqm

## Apartment 13 - maisonette



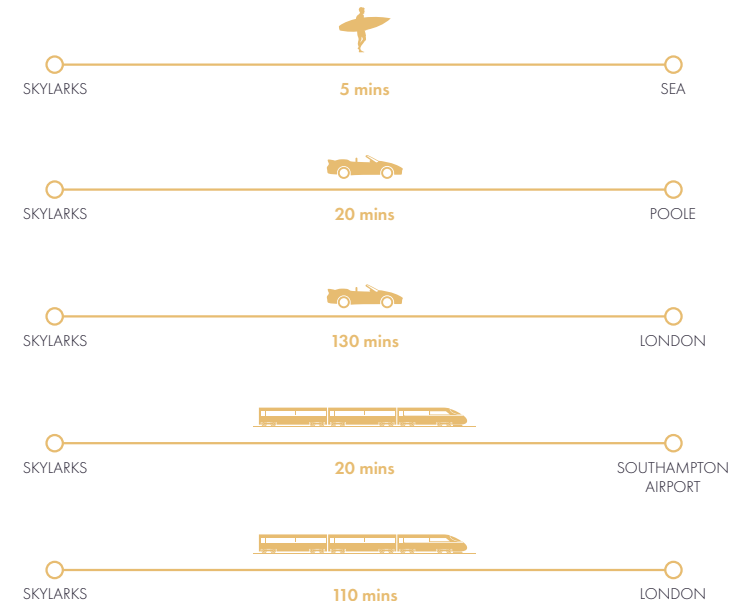
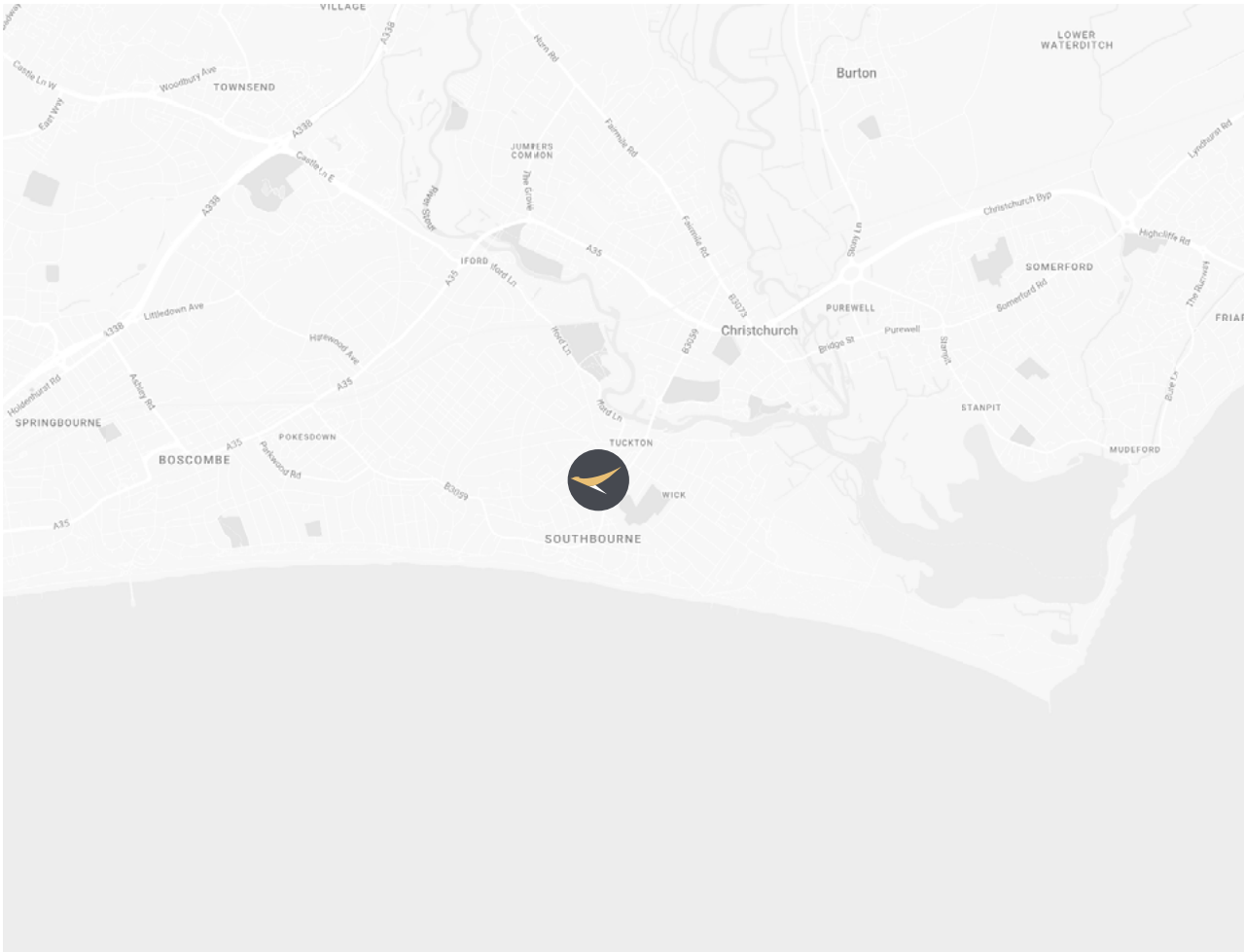
From the moment a new home appears on our architect's drawing board, through to completion and final handover to its new owner, each and every home receives our unerring attention.

We focus keenly on satisfying our homebuyers' demands in location, design and the delivery of a new home.





“To creatively design and professionally build homes which, excite and inspire our clients.”







**Location:** Throughout the South Coast of England, Harlequin Homes constantly seeks development opportunities that provide our clients with a sense of community, lifestyle and security.

**Design:** Our build designs can be contemporary or classical depending on the market, location and materials selected, but our approach to build quality and customer service is always reassuringly traditional.

**Delivery:** Constantly striving for better ways to deliver your new home is at the top of our agenda. We get excited about every home we build and we want you to enjoy that experience too. There's nothing like the feeling of being handed the keys to your brand new home and this should be the pinnacle of a great buying experience.

We also try to position ourselves at the forefront of integrating new technologies into the fabric of mainstream housing. By embracing new technology and conserving energy, we create new homes, which are designed, built and equipped for the 21st century.

So what ever your budget, you will enjoy a level of technological and environmental features that will help future-proof your investment.

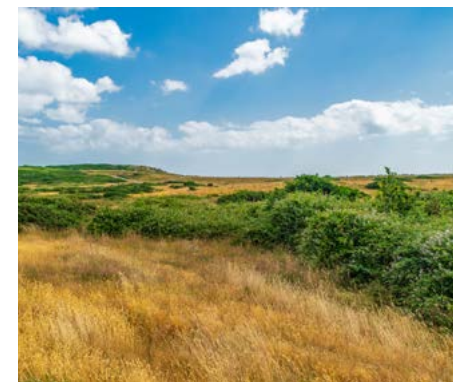




## Southbourne is a relaxed and vibrant suburb located in the East of Bournemouth.

It's enduring popularity amongst couples, families, professionals and retirees is due to the proximity of miles of wide sandy beaches, artisan independent shops, restaurants and the wealth of sports and recreational opportunities. The area benefits from great transport links and excellent schools.

Southbourne adjoins the historic and picturesque market town of Christchurch with its harbour, coastal nature reserve and bustling High Street. It is also within easy reach of the New Forest National Park and The Dorset Jurassic Coast, both designated Areas of Outstanding Natural Beauty.







Harlequin homes

[harlequinhomes.co.uk](http://harlequinhomes.co.uk)

Slades

01202 428555  
[sladeshomes.co.uk](http://sladeshomes.co.uk)