



FEEL AT HOME



southernquarter

RYDE, ISLE OF WIGHT



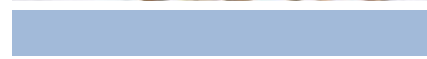
NEW OPPORTUNITIES

RELAX, UNWIND AND ENJOY SOME ISLAND LIVING

SOUTHERN QUARTER IS DESIGNED AS A CONTEMPORARY VILLAGE COMBINING MODERN ARCHITECTURE WITH THE TRADITIONAL, FRIENDLY WAY OF LIFE THAT VILLAGES HAVE ALWAYS OFFERED.



THERE REALLY IS SOMETHING FOR EVERYONE,
INCLUDING SINGLES, COUPLES AND FAMILIES.
EXACTLY AS A VILLAGE SHOULD BE.



A NEW START

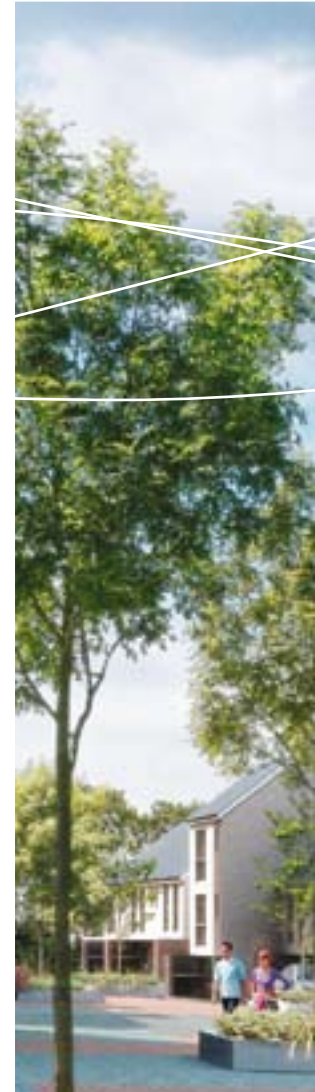
IN RYDE'S NEW VILLAGE QUARTER

Southern Quarter offers a great opportunity to those who want their own home, but find that high property prices and modest incomes make it impossible to buy outright. Southern Housing Home Ownership is making a number of homes at Southern Quarter available on a shared ownership basis.

Shared ownership is sometimes called part-buy part-rent, and that's exactly what it is. You buy a share of the total value of the property with a mortgage, and pay a reduced rent on the remaining percentage. The result is that monthly

repayments are lower than they would be if you were buying outright, but you are still a home owner and able to benefit from a percentage of any profit you might make, if and when you sell. You can also, if you wish, buy further shares in your home at a later date, all the way up to 100% ownership. And at Southern Quarter you can choose from a range of beautifully designed stylish homes including one and two bedroom apartments.

Some of the homes at Southern Quarter will also be available on an Intermediate Rent basis.





VIBRANT

BE PART OF A COMMUNITY LIFESTYLE

CONVENIENCE



DEFINING VILLAGE LIFE



AROUND THE VILLAGE

A SAFE PLACE TO LIVE

Southern Quarter looks different. This is definitely a village for the twenty-first century. The homes appeal to the eye with their clean modern lines and natural materials, which seem to belong to their environment: wood, stone, render. Yet the shapes and forms of the buildings still have resonance with traditional village streetscapes.

Within the village, family homes and apartment buildings of all tenures share neighbourhoods. There are gardens and mature trees to give welcome breathing spaces. A number of 'Homezones' are also included; these are

areas where cars, although still allowed through, have to go at a slow safe speed to respect the needs of pedestrians, especially children.

Southern Quarter's location close to the High Street means that you're conveniently placed for all the amenities you need. A short walk will bring you to Ryde's many shops and excellent restaurants. Schools for all ages are also within reach on foot.



SPECIFICATION OVERVIEW

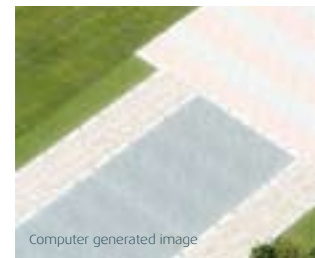
FRESH, INSPIRING LIVING

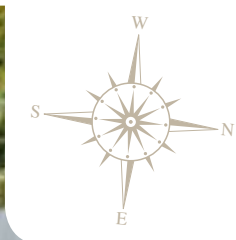
Smart modern interiors are a feature of all the homes at Southern Quarter. Details include fitted kitchens by Howden and stylish white bathrooms with chrome fittings.

A number of eco-friendly features make it easy to live a greener lifestyle here. High standards of insulation, energy efficient lighting, heating and kitchen appliances, dual-flush WC's and low-flow taps

encourage the conservation of water and energy. Good for your bills, good for the environment too.

As a result all Southern Quarter homes have been awarded an EcoHomes 'Very Good' rating.





SITE PLAN - SOUTHERN QUARTER

Southern Quarter is a mixed tenure development made up of private sale, social rent and new build homebuy units

MODERNITY



ECO-FRIENDLY FEATURES AS STANDARD



DETAILED SPECIFICATION

KITCHENS

High quality fitted wall and base units from the Greenwich Range by Howden Joinery. Ceramic wall tiling. Stainless steel sink, with draining board. The work top is 38mm high pressure laminate in ebony. A special recycle bin is built in.

KITCHEN APPLIANCES

A high quality Bosch stainless steel electric hob, with matching Bosch stainless steel single fan oven are fitted ready for you. These properties have a top end Vent Axia whole house air extract system, combined with oven hood, which takes air from all room areas and draws in fresh air to replace it.

BATHROOMS

A high quality coordinated white bathroom suite from the Twyford range, comprising 1700 x 700 steel bath, wash hand basin and WC. Chrome plated taps are from the Bristan range.

Two bedroom apartments have an en-suite bathroom in the master bedroom, combining compact efficiency with functionality.

WALLS AND CEILINGS

The building is of contemporary modern construction; timber framed with cedar cladding and rendered elevations. Internal partitions are studwork. All walls and ceilings are decorated, with tiled areas in the bathroom and kitchen.

CENTRAL HEATING

All apartments have gas central heating with combination boiler and are fitted with wall mounted radiators.

FLOORS

The kitchens, bathrooms and en-suites have vinyl sheet floor finish, whilst the bedrooms, living rooms and hallways are carpeted throughout in the Rutland range in Beech (or similar).



DETAILED SPECIFICATION continued...

T.V. AND TELEPHONE

A communal aerial array to receive analogue, digital and satellite television, including Sky+ is fitted to all flats (NB: Subscription required for this service). Telephone, cable and TV points are provided in living room and bedrooms 1 and 2.

DOORS

All internal doors are 2 panel white moulded design. The flat entrance doors are manufactured to high security standard with mortice dead bolt locking and mortice secondary lock and latching. High quality stainless steel door handles on a rose are fitted through out. Communal entrance doors will be fitted with security entry phone system.

WINDOWS

The windows are very high quality composite timber and aluminium, double glazed.

ELECTRICAL

13amp white power sockets are fitted throughout. White flush light switches are provided in all rooms. Low voltage ceiling down lighters are fitted in kitchens lounges, bathrooms and hallways. A fused spur is provided for an alarm system to be fitted.

EXTERNAL

All flats have access to communal grounds and partially enclosed bin storage for rubbish bins and most have storage areas for bicycles.

INTERNAL COMMON AREAS

The entrance halls and staircase walls and ceilings are dry lined and painted in vinyl matt emulsion, the floors and stairs will be finished with 'supercord' carpet.

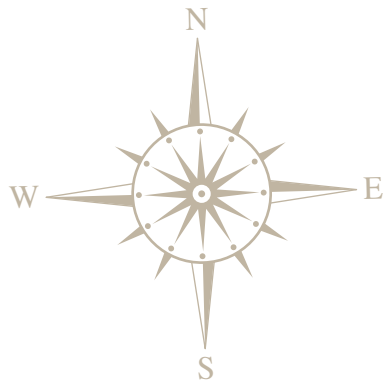
WARRANTY

All homes benefit from a 10 year NHBC warranty.



DESIGN

ATTENTION TO DETAIL



Yarmouth mainly serves ferries bound for Lymington on the mainland. Lymington to Yarmouth is the shortest and fastest vehicle route to the Island taking just 30 minutes and offering a near 24 hour service all year round.

LYMINGTON / YARMOUTH
CAR FERRY ROUTE

YARMOUTH
Mainland Ferry Links

THE NEEDLES
Lighthouse and Rocks

FRESHWATER BAY
Coastal Beach Town

Train Routes: Island Line Trains operate train services between Ryde and Shanklin, calling at: Smallbrook Junction, Brading, Sandown, Lake and Shanklin. They also operate steam railway links between Smallbrook Junction and Wootton. Services further afield include: Portsmouth Harbour, Portsmouth & Southsea, Havant, Guildford, Woking and London Waterloo.

GETTING AROUND

It's very easy to get mobile on the Isle of Wight, with many types of public transport available daily. Whether you want to jump on a bus to the nearest supermarket, or plan a trip around the Island, you'll find an economical and comfortable service that runs regularly.

Ryde is just a short sea crossing from Portsmouth or Southsea. Hovertravel run services between Ryde Esplanade and Southsea in under 10 minutes, offering a frequent service running 7 days a week. FastCat catamarans, the fastest passenger service between Portsmouth Harbour and Ryde Pier Head, run every hour and half hourly at peak times.

PORTSMOUTH / FISHBOURNE
CAR FERRY ROUTE

PORTSMOUTH / SOUTHSEA / RYDE
CATAMARAN
HOVERCRAFT ROUTE

RYDE
Gateway to the Island

NEWPORT
Isle of Wight county town

Southern Vectis
bus routes to and
from Ryde

3 2 6 4 9

ISLE OF WIGHT
AIRPORT

SANDOWN BAY
Coastal Beach Town

SHANKLIN

VENTNOR

Bus routes: Southern Vectis run many bus routes across the Island. The routes connecting Ryde to notable locations are shown on this map. However please refer to the Southern Vectis website for all available journey routes.
www.islandbuses.info

TRAVEL ON THE ISLE OF WIGHT

The Isle of Wight boasts efficient and convenient travel services throughout, for both residents and visitors.

BUSES

Southern Vectis run 16 different bus routes on the Island with connections to ferries at Ryde and Yarmouth. You can purchase a great range of ticket types for your particular needs, including individual and family travel for 1, 2, 7 and 28 days.

To find out more on the services and routes Southern Vectis offer, please call **0870 608 2608** or visit their website at **www.islandbuses.info**

TRAINS

All trains on the Island are operated by Island Line Trains and cover Ryde (St. John's Road/Esplanade/Pier Head), Shanklin, Lake, Sandown, Brading and Smallbrook Junction. Services run daily, starting at around 5am and running until after midnight. There are also services further afield including Portsmouth Harbour, Portsmouth & Southsea, Havant, Guildford, Woking and London Waterloo.

To find out more on the services and routes run by Island Line Trains, please call **01983 812 591** or visit their website at **www.island-line.co.uk**.

FERRY SERVICES

There are two providers of ferry services between the Island and the mainland, Red Funnel and Wightlink. Both providers offer standard passenger and vehicle ferry services and also fast speed service links.

You can contact Red Funnel on **0844 844 9988** or visit **www.redfunnel.co.uk**. Wightlink can be contacted on **0871 376 4342** or found at **www.wightlink.co.uk**.

The Isle of Wight Council provide an informative website with detailed information about different forms of travel and many other services on the Island. To benefit from this useful guide, please visit: **www.iwight.com/just_visiting/getting_around**.

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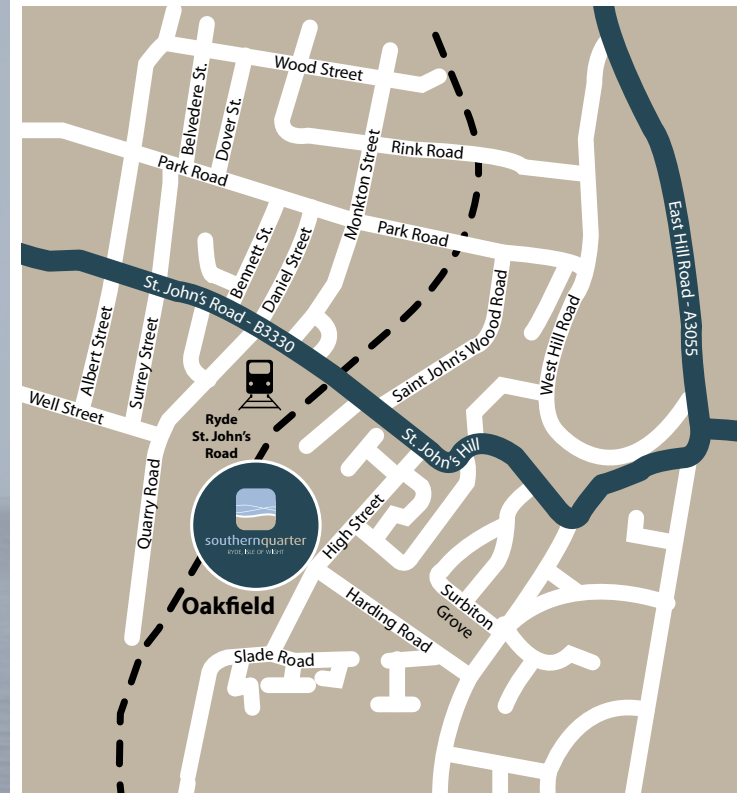
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RYDE, ISLE OF WIGHT

MEMORIES



southernquarter
RYDE, ISLE OF WIGHT

Southern Quarter
Oak Vale
High Street
Oakfield
Isle of Wight
PO33 1GD



The information in this document is indicative and is intended to act as a guide only as to the finished product.

Accordingly, due to Southern Housing Group's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991.

This information does not constitute a contract, or warranty. Southern Quarter is the marketing name and will not necessarily form part of the approved postal address. Please note: We do not allow pets in our apartments except guide dogs

The sales agent for Southern Quarter is Hose Rhodes Dickson.
For all open market sales enquiries please call HRD on:
01983 565658 or email sales@southernquarter.info



For Part Buy, Part Rent, please call:
01403 224524 or email sales@shho.org.uk



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