



GUINEVERE APARTMENTS

KNIGHTS
QUARTER

WINCHESTER

Berkeley
Designed for life



INTRODUCING THE STUNNING

Guinevere apartments

An exquisite collection of 1, 2 and 3 bedroom apartments situated in an outstanding position overlooking historic Winchester. In one of the city's most affluent and desirable locations, Knights Quarter boasts an impressive entrance boulevard, surrounded by magnificent grounds, combining striking architecture, spaciouly designed luxurious interiors and access to private courtyard gardens.

Development
Plan



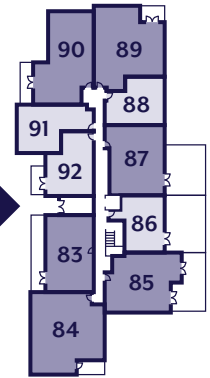


CGI IS INDICATIVE ONLY

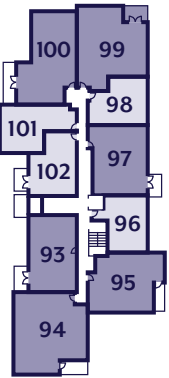
GUINEVERE APARTMENTS

Welcome to the Guinevere Apartments. A stunning collection of 1, 2 and 3 bedroom apartments located at the heart of Knights Quarter.

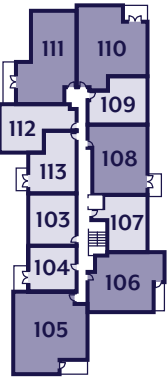
GROUND FLOOR



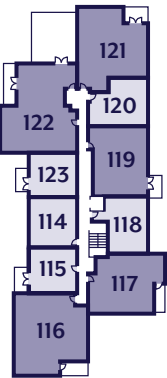
FLOOR 1



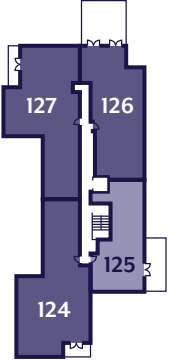
FLOOR 2



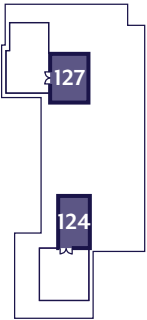
FLOOR 3



FLOOR 4



FLOOR 5

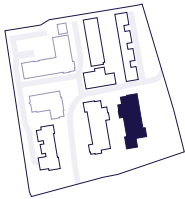


1 BEDROOM
APARTMENTS

2 BEDROOM
APARTMENTS

3 BEDROOM
APARTMENTS

NORTH



CGI IS INDICATIVE ONLY

1 bedroom apartment

3RD FLOOR · PLOT 123

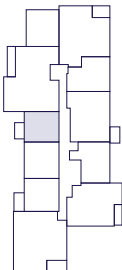


NORTH



ACCOMMODATION

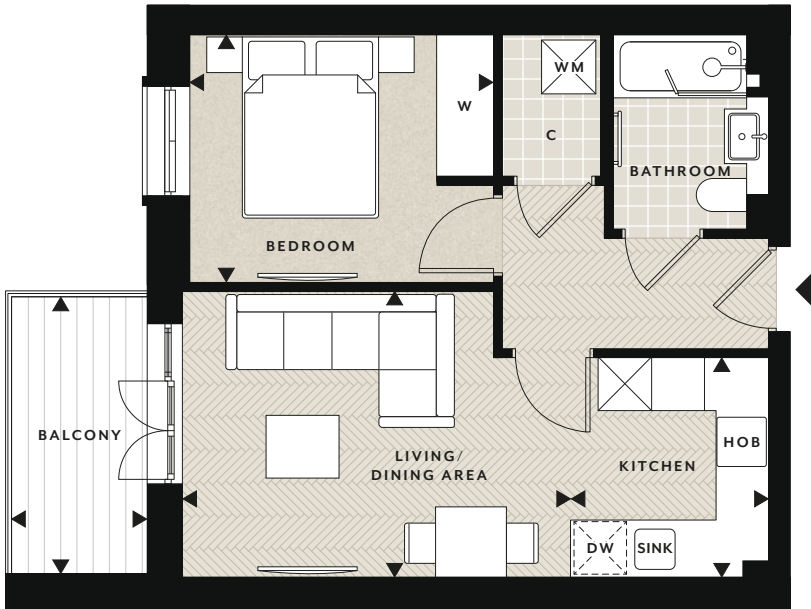
Living / Dining Area	3.69m x 2.98m	12'1" x 9'9"
Kitchen	2.82m x 2.13m	9'3" x 7'0"
Bedroom	3.54m x 2.65m	11'7" x 8'8"
Balcony	3.06m x 1.53m	10'0" x 5'0"
Total Internal Area	37.56 sq m	404 sq ft



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1 bedroom apartment

2ND, 3RD FLOORS · PLOTS 104, 115

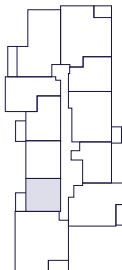


NORTH



ACCOMMODATION

Living / Dining Area	4.40m x 3.23m	14'5" x 10'7"
Kitchen	2.48m x 2.23m	8'2" x 7'4"
Bedroom	3.43m x 2.80m	11'3" x 9'2"
Balcony	3.13m x 1.53m	10'3" x 5'0"
Total Internal Area	40.42 sq m	435 sq ft



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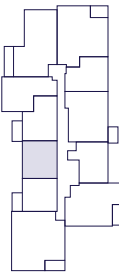
1 bedroom apartment

2ND, 3RD FLOORS • PLOTS 103, 114



ACCOMMODATION

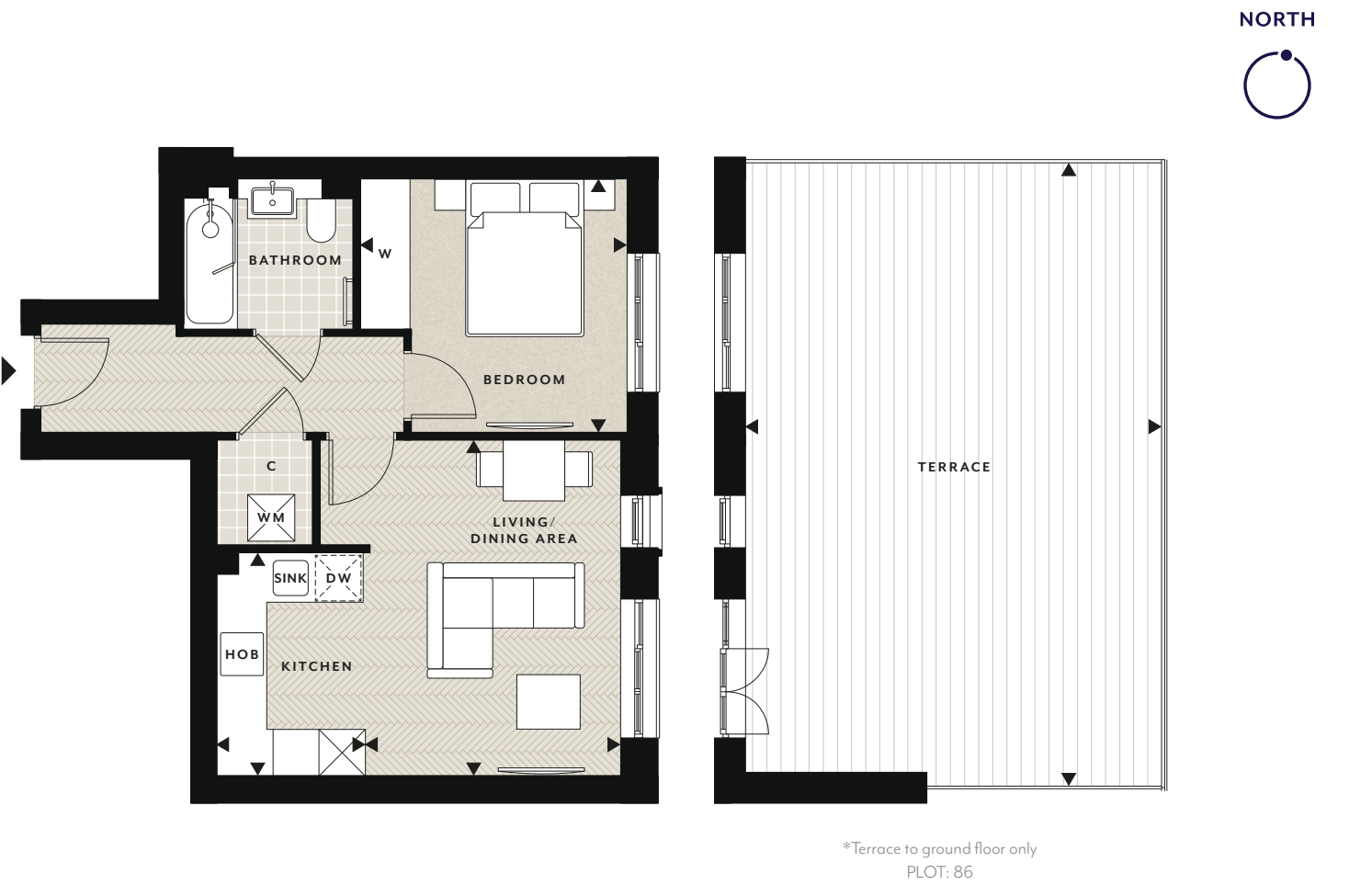
Living / Dining Area	4.34m x 3.39m	14'3" x 11'1"
Kitchen	2.52m x 2.20m	8'3" x 7'3"
Bedroom	3.38m x 3.32m	11'1" x 10'11"
Total Internal Area	45.21 sq m	487 sq ft



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1 bedroom apartment

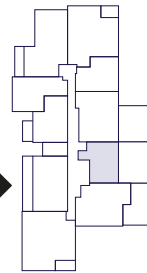
GROUND, 1ST, 2ND, 3RD FLOORS • PLOTS 86, 96, 107, 118



*Terrace to ground floor only
PLOT: 86

ACCOMMODATION

Living / Dining Area	4.37m x 3.33m	14'4" x 10'11"
Kitchen	2.90m x 1.92m	9'6" x 6'4"
Bedroom	3.48m x 3.30m	11'5" x 10'10"
Terrace*	8.12m x 5.42m	26'8" x 17'9"
Total Internal Area	45.28 sq m	487 sq ft



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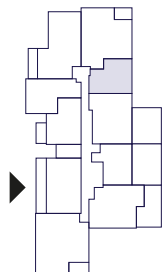
1 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS • PLOTS 88, 98, 109, 120



ACCOMMODATION

Living / Dining Area	4.12m x 3.29m	13'6" x 10'10"
Kitchen	3.16m x 1.92m	10'4" x 6'4"
Bedroom	3.68m x 3.08m	12'1" x 10'1"
Total Internal Area	46.67 sq m	502 sq ft



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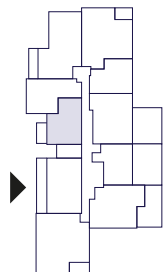
1 bedroom apartment

GROUND, 1ST, 2ND FLOORS • PLOTS 92, 102, 113



ACCOMMODATION

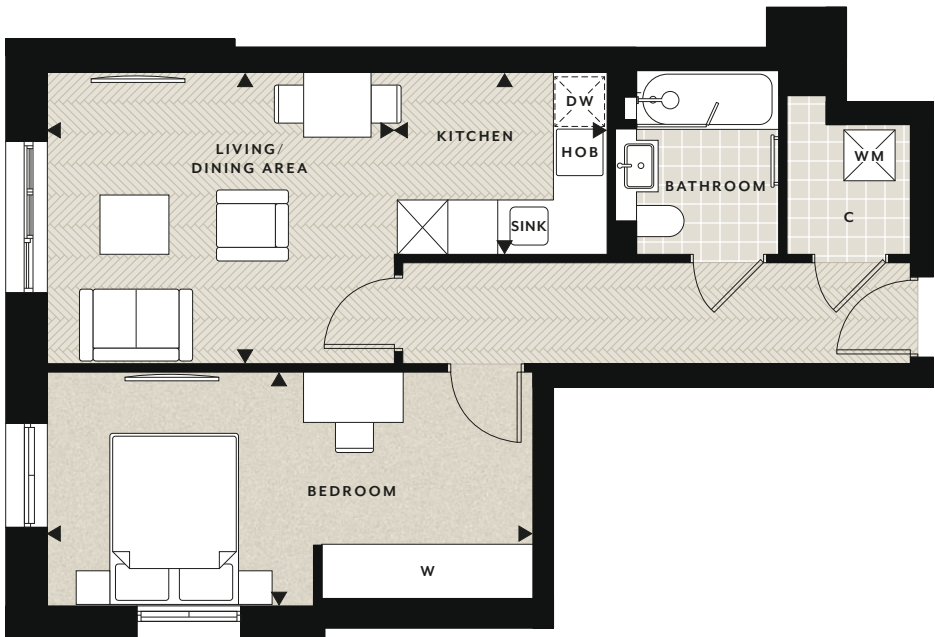
Living Area	3.44m x 3.07m	11'3" x 10'1"
Kitchen / Dining Area	3.97m x 3.07m	13'0" x 10'1"
Bedroom	4.53m x 3.48m	14'10" x 11'5"
Balcony	3.06m x 1.53m	10'0" x 5'0"
Terrace*	4.12m x 1.70m	13'6" x 5'7"
Total Internal Area	50.38 sq m	542 sq ft



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1 bedroom apartment

GROUND, 1ST, 2ND FLOORS • PLOTS 91, 101, 112

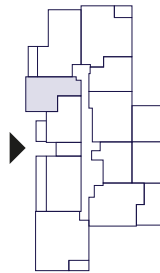


NORTH



ACCOMMODATION

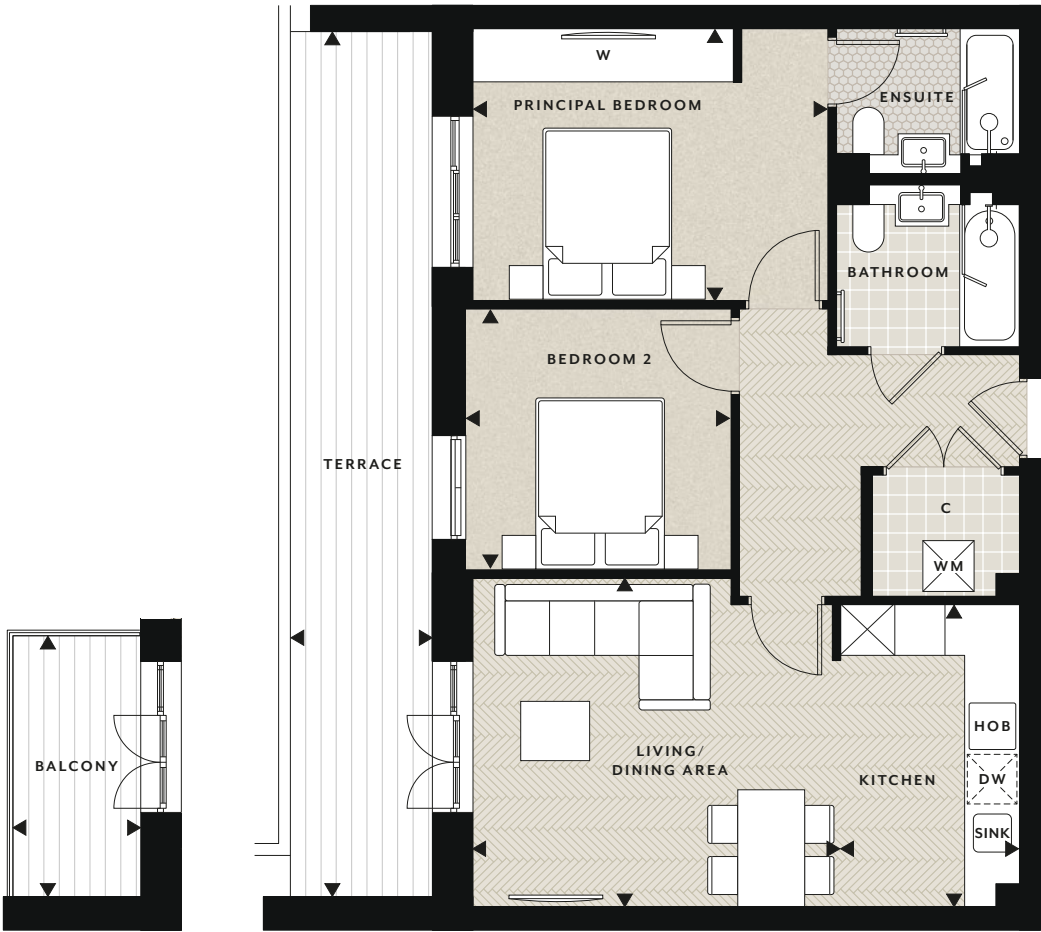
Living / Dining Area	4.16m x 3.49m	13'8" x 11'5"
Kitchen	2.55m x 2.18m	8'4" x 7'2"
Bedroom	5.81m x 2.80m	19'1" x 9'2"
Total Internal Area	52.44 sq m	565 sq ft



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2 bedroom apartment

GROUND, 1ST FLOORS • PLOTS 83, 93



NORTH

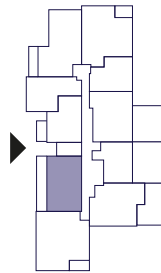


*Balcony to first floor only
PLOT: 93

ACCOMMODATION

Living / Dining Area	4.39m x 3.94m	14'5" x 12'11"
Kitchen	3.62m x 2.15m	11'11" x 7'1"
Principal Bedroom	4.24m x 3.26m	13'11" x 10'8"
Bedroom 2	3.18m x 3.11m	10'5" x 10'2"

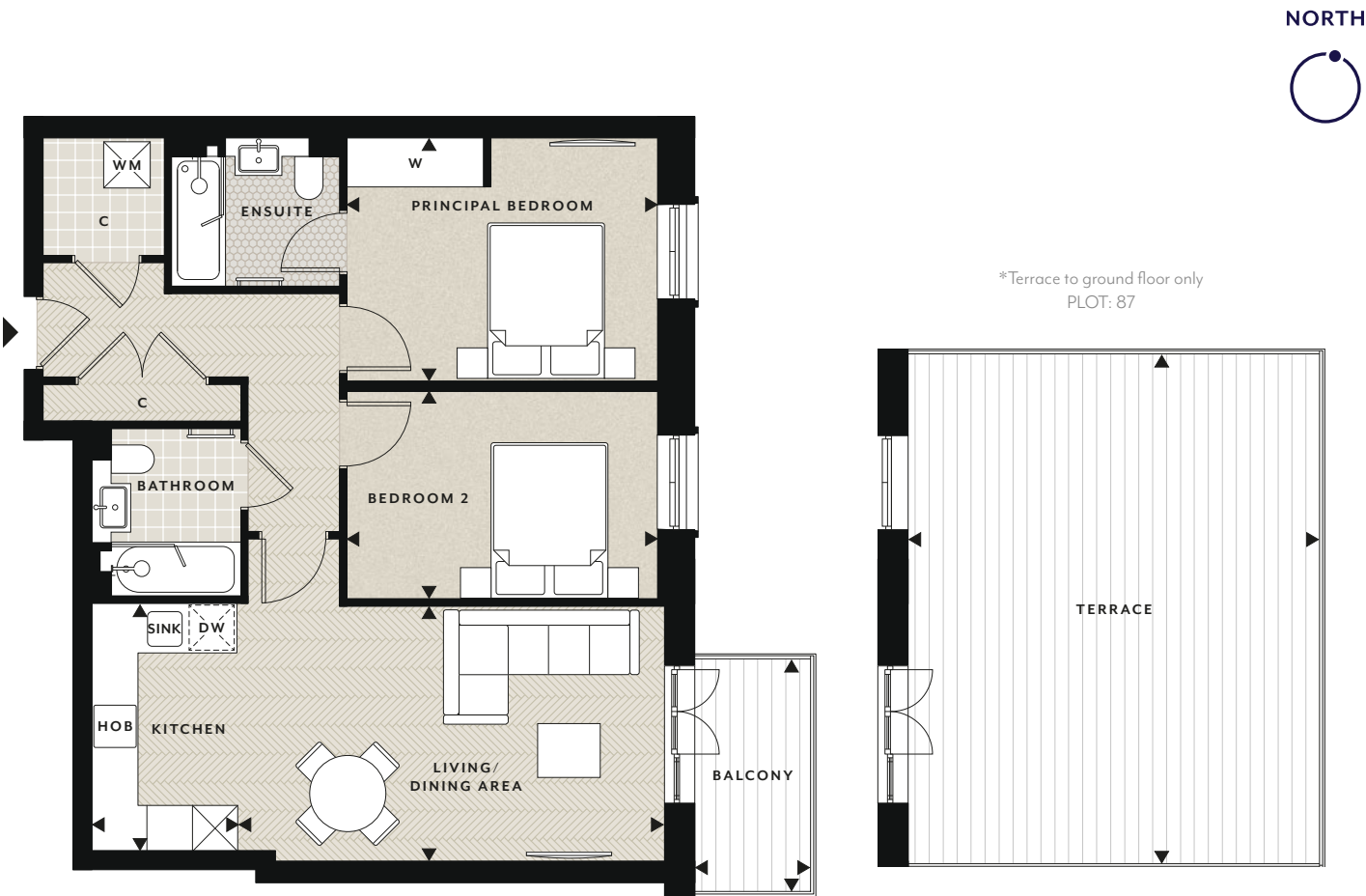
Balcony*	3.13m x 1.53m	10'3" x 5'0"
Terrace	10.36m x 1.70m	34'0" x 5'7"
Total Internal Area	69.05 sq m	743 sq ft



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2 bedroom apartment

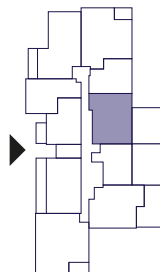
GROUND, 1ST, 2ND, 3RD FLOORS • PLOTS 87, 97, 108, 119



ACCOMMODATION

Living / Dining Area	5.62m x 3.36m	18'5" x 11'0"
Kitchen	3.26m x 1.92m	10'8" x 6'4"
Principal Bedroom	4.09m x 3.21m	13'5" x 10'6"
Bedroom 2	4.09m x 2.73m	13'5" x 8'11"

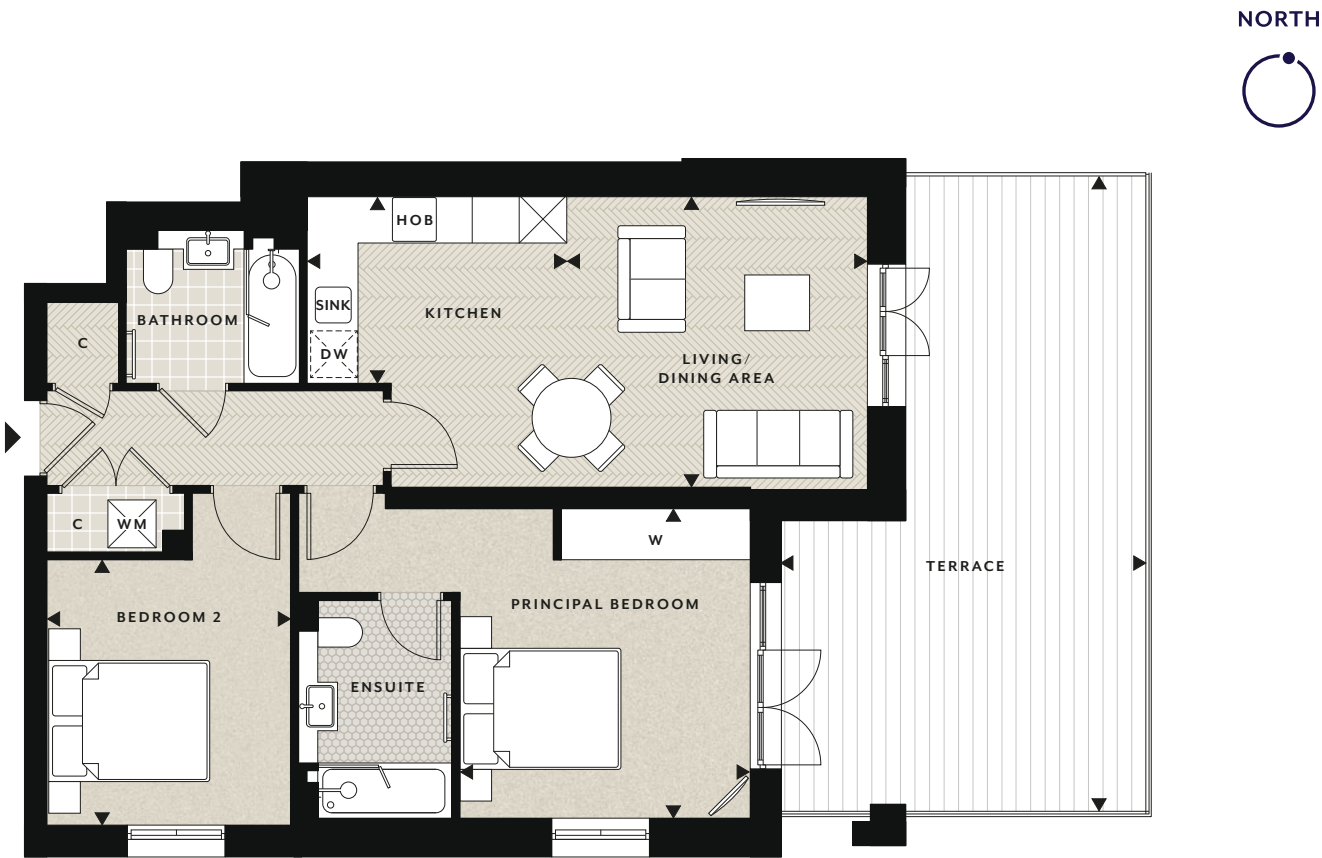
Balcony	3.06m x 1.53m	10'0" x 5'0"
Terrace*	6.71m x 5.42m	22'0" x 17'9"
Total Internal Area	73.44 sq m	791 sq ft



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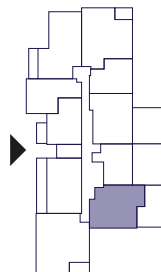
2 bedroom apartment

GROUND FLOOR • PLOT 85



ACCOMMODATION

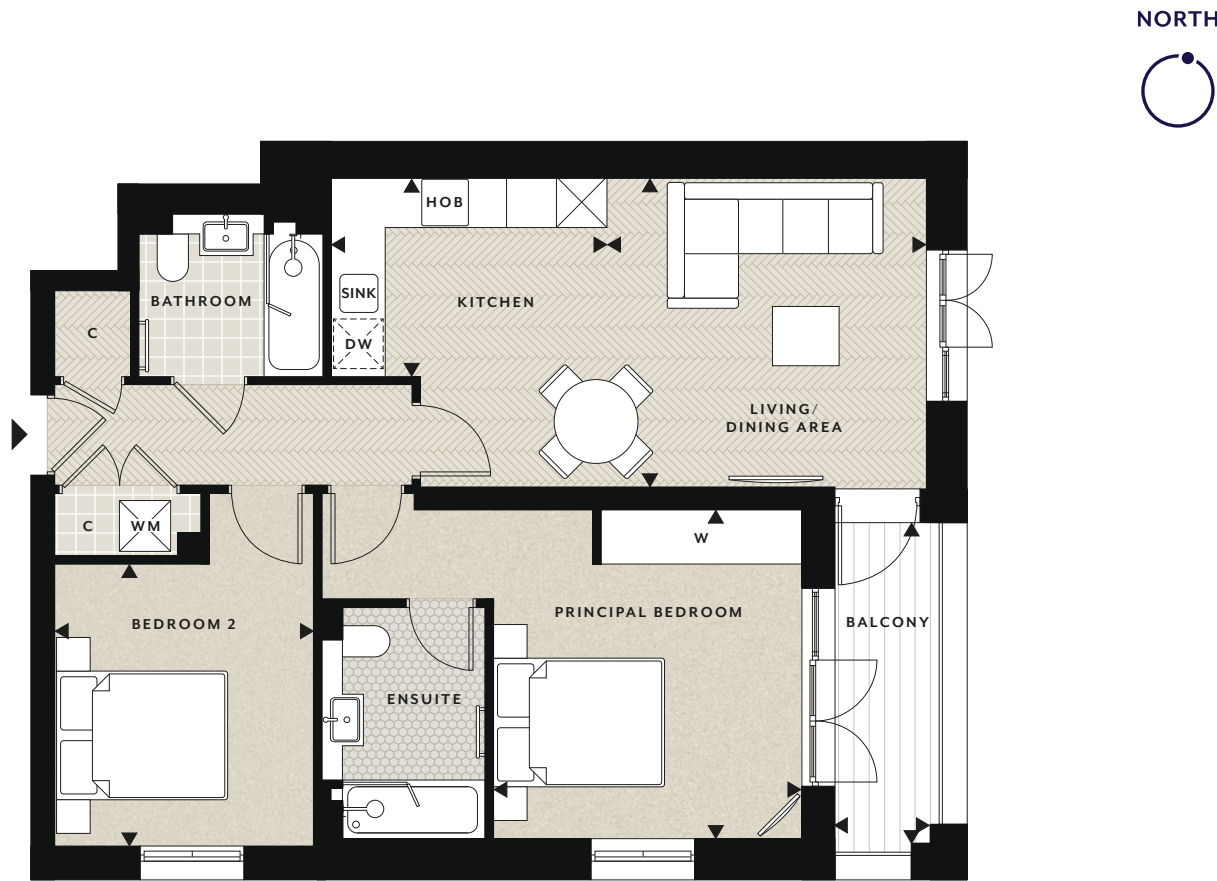
Living / Dining Area	3.82m x 3.70m	12'6" x 12'2"
Kitchen	3.30m x 2.38m	10'10" x 7'10"
Principal Bedroom	3.94m x 3.69m	12'11" x 12'1"
Bedroom 2	3.37m x 3.10m	11'1" x 10'2"
Terrace	8.08m x 4.63m	26'6" x 15'2"
Total Internal Area	74.47 sq m	802 sq ft



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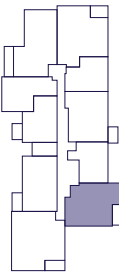
2 bedroom apartment

1ST, 2ND, 3RD FLOORS • PLOTS 95, 106, 117



ACCOMMODATION

Living / Dining Area	3.82m x 3.70m	12'6" x 12'2"
Kitchen	3.30m x 2.38m	10'10" x 7'10"
Principal Bedroom	3.96m x 3.69m	13'0" x 12'1"
Bedroom 2	3.37m x 3.10m	11'1" x 10'2"
Balcony	3.84m x 1.14m	12'7" x 3'9"
Total Internal Area	74.48 sq m	802 sq ft



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2 bedroom apartment

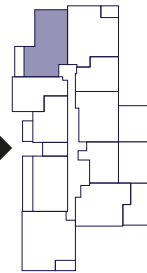
GROUND, 1ST, 2ND FLOORS • PLOTS 90, 100, 111



ACCOMMODATION

Living Area	4.31m x 3.40m	14'2" x 11'2"
Kitchen / Dining Area	5.87m x 2.72m	19'3" x 8'11"
Principal Bedroom	4.00m x 3.27m	13'1" x 10'9"
Dressing Room	2.86m x 2.20m	9'5" x 7'3"

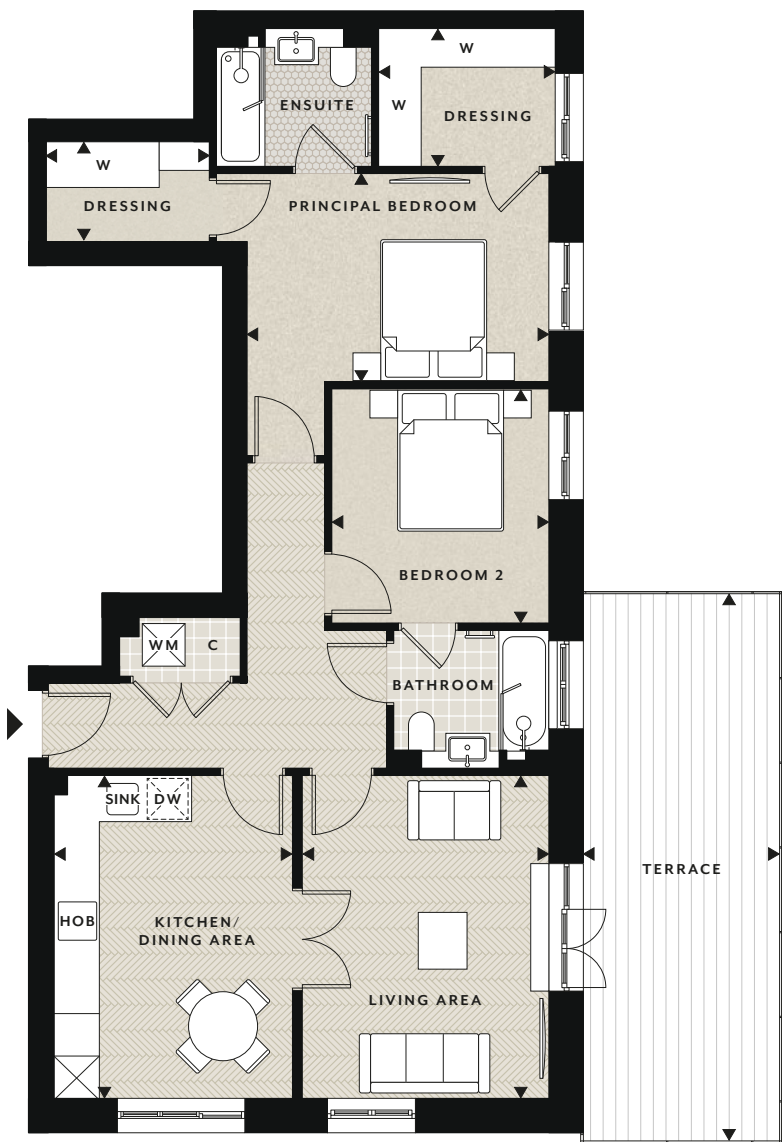
Bedroom 2	3.85m x 3.08m	12'8" x 10'1"
Balcony	5.41m x 1.25m	17'9" x 4'1"
Total Internal Area	84.19 sq m	906 sq ft



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2 bedroom apartment

4TH FLOOR · PLOT 125

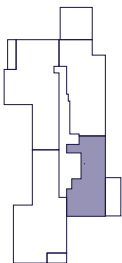


NORTH



ACCOMMODATION

Living Area	4.58m x 3.52m	15'0" x 11'7"	Dressing Room 2	2.31m x 1.42m	7'7" x 4'8"
Kitchen / Dining Area	4.58m x 3.39m	15'0" x 11'1"	Bedroom 2	3.31m x 3.08m	10'10" x 10'1"
Principal Bedroom	4.28m x 2.94m	14'1" x 9'8"	Terrace	7.76m x 2.78m	25'6" x 9'1"
Dressing Room 1	2.50m x 1.96m	8'2" x 6'5"	Total Internal Area 87.63 sq m 943 sq ft		

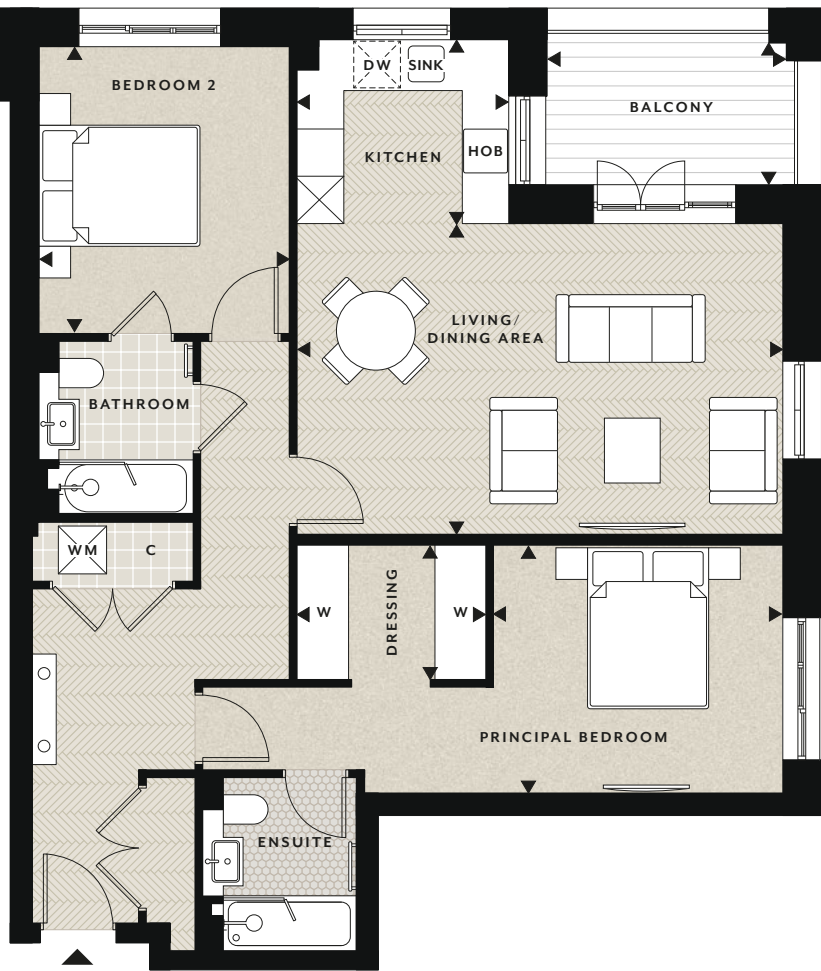


▶▶	▶	W	C	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

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2 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 89, 99, 110, 121

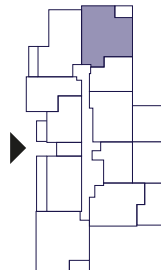


NORTH



ACCOMMODATION

Living / Dining Area	6.18m x 3.95m	20'3" x 13'0"	Bedroom 2	3.65m x 3.18m	12'0" x 10'5"
Kitchen	2.34m x 2.70m	7'8" x 8'10"	Balcony	3.05m x 1.81m	10'0" x 5'11"
Principal Bedroom	3.68m x 3.16m	12'1" x 10'4"	Total Internal Area 90.20 sq m 971 sq ft		
Dressing Room	2.40m x 1.71m	7'10" x 5'7"			

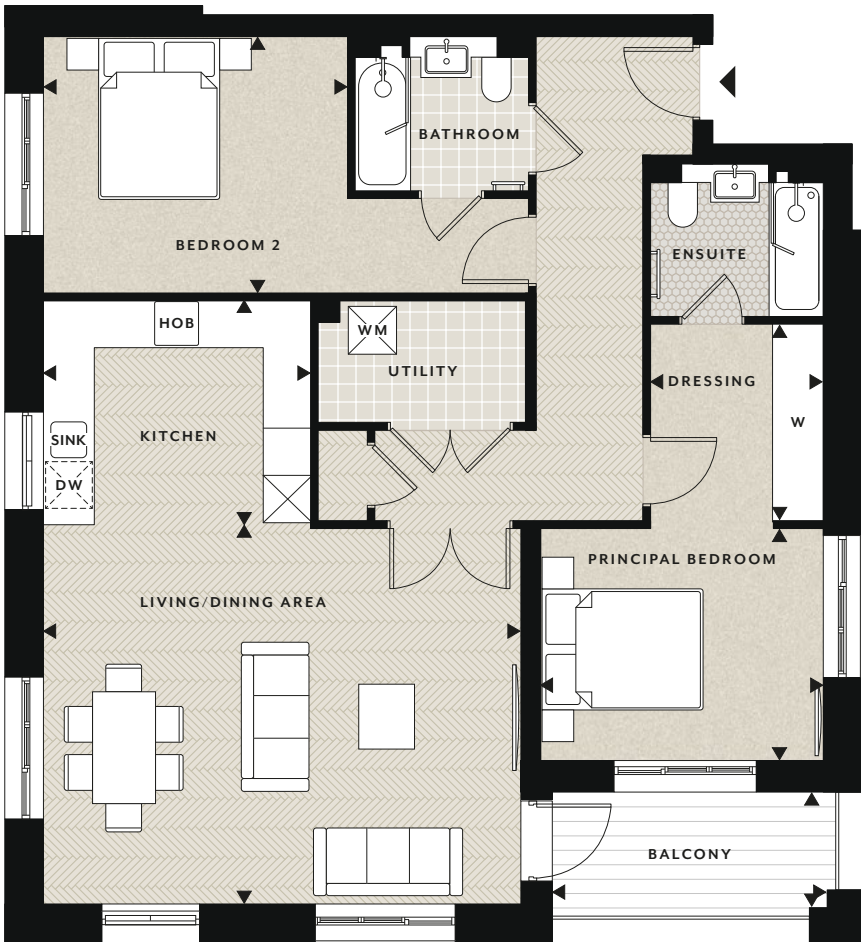


▶▶	▶	W	C	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

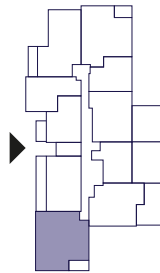
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2 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS • PLOTS 84, 94, 105, 116



NORTH



ACCOMMODATION

Living / Dining Area	6.08m x 4.82m	19'11" x 15'10"
Kitchen	3.40m x 2.85m	11'2" x 9'4"
Principal Bedroom	3.60m x 2.95m	11'10" x 9'8"
Dressing Room	2.50m x 2.20m	8'2" x 7'3"

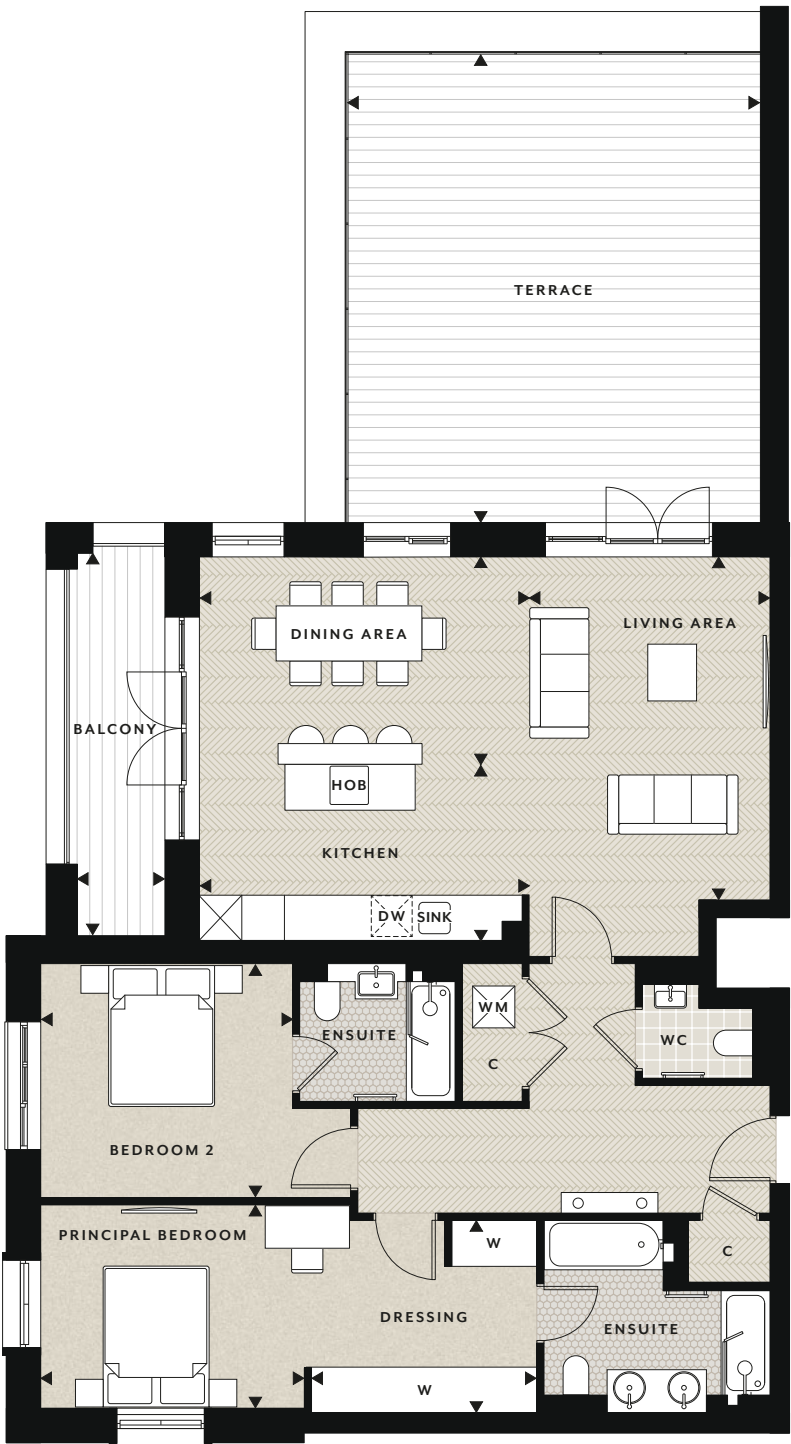
Bedroom 2	3.87m x 3.26m	12'8" x 10'8"
Balcony	3.50m x 1.47m	11'6" x 4'10"
Total Internal Area	99.77 sq m	1074 sq ft



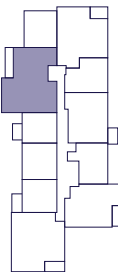
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2 bedroom apartment

3RD FLOOR • PLOT 122



NORTH



ACCOMMODATION

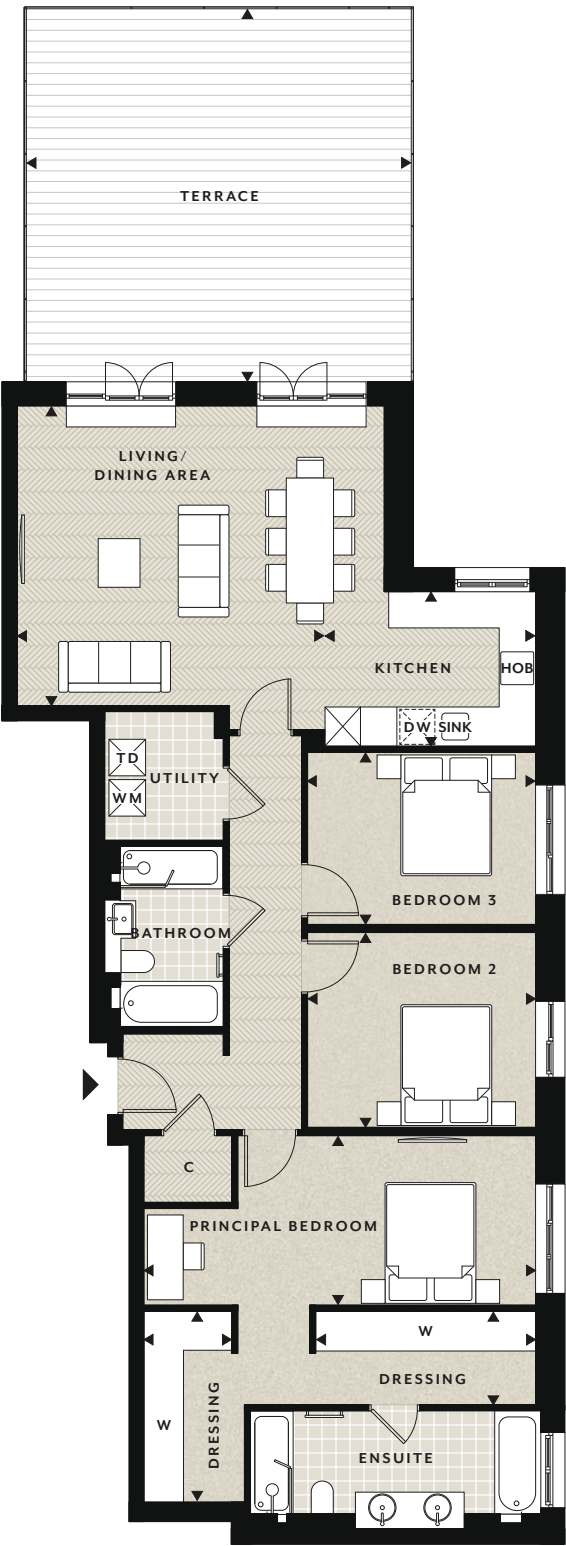
Living Area	4.86m x 3.41m	15'11" x 11'2"
Dining Area	4.67m x 2.94m	15'4" x 9'8"
Kitchen	4.67m x 2.50m	15'4" x 8'2"
Principal Bedroom	3.73m x 2.88m	12'3" x 9'5"
Bedroom 2	3.60m x 3.32m	11'10" x 10'11"
Balcony	5.41m x 1.25m	17'9" x 4'1"
Terrace	6.64m x 5.85m	21'9" x 19'2"
Total Internal Area	110.67 sq m	1191 sq ft



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3 bedroom apartment

4TH FLOOR • PLOT 126



NORTH



ACCOMMODATION

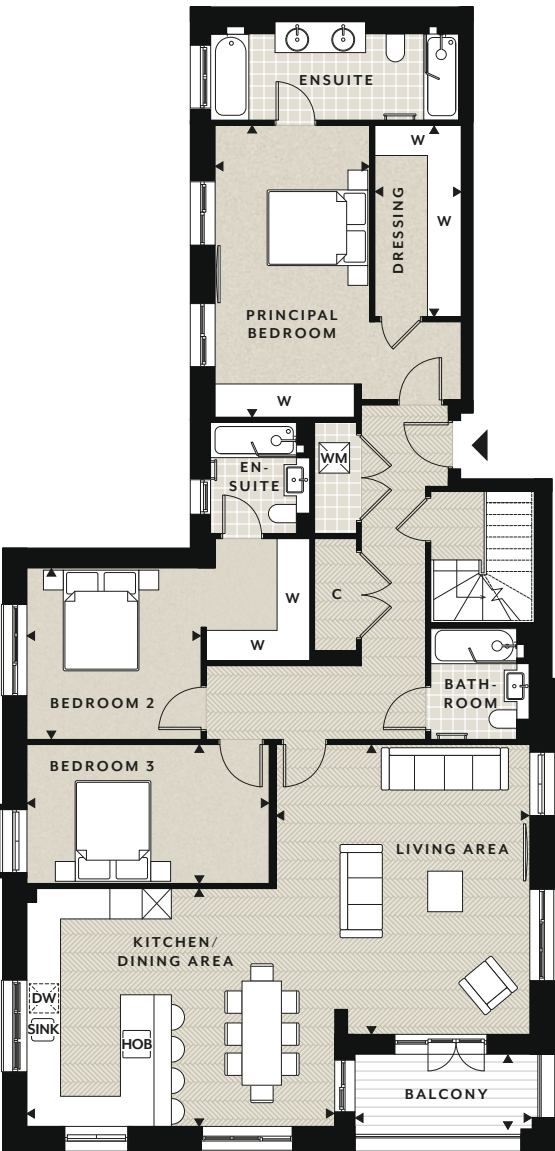
Living / Dining Area	4.95m x 5.08m	16'3" x 16'8"
Kitchen	3.49m x 2.56m	11'5" x 8'5"
Principal Bedroom	4.92m x 2.80m	16'2" x 9'2"
Dressing Room 1	3.63m x 1.55m	11'11" x 5'1"
Dressing Room 2	3.16m x 1.45m	10'4" x 4'9"
Bedroom 2	3.77m x 3.24m	12'4" x 10'8"
Bedroom 3	3.77m x 2.87m	12'4" x 9'5"
Terrace	6.37m x 6.17m	20'11" x 23'3"
Total Internal Area	126.32 sq m	1360 sq ft



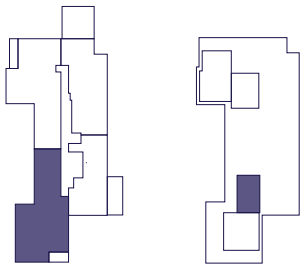
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3 bedroom apartment

4TH & 5TH FLOOR • PLOT 124



NORTH



ACCOMMODATION

Living Area	5.01m x 5.72m	16'5" x 18'9"
Kitchen / Dining Area	6.08m x 4.70m	19'11" x 15'5"
Principal Bedroom	5.76m x 3.05m	18'11" x 10'0"
Dressing Room	3.78m x 1.70m	12'5" x 5'7"
Bedroom 2	3.43m x 3.38m	11'3" x 11'1"
Bedroom 3	4.78m x 2.74m	15'8" x 9'0"
Balcony	3.50m x 1.47m	11'6" x 4'10"
Terrace	7.55m x 6.93m	24'9" x 22'9"
Sun Room	6.31m x 3.83m	20'8" x 12'7"
Total Internal Area	181.47 sq m	1953 sq ft



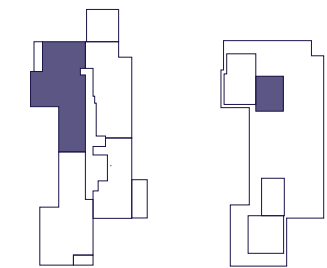
Floorplans shown for The Guinevere Apartments at Knights Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

3 bedroom apartment

4TH & 5TH FLOOR • PLOT 127



NORTH



ACCOMMODATION

Living Area	4.86m x 3.60m	15'11" x 11'10"
Dining Area	4.51m x 3.11m	14'10" x 10'2"
Kitchen	4.51m x 2.33m	14'10" x 7'8"
Principal Bedroom	5.59m x 3.25m	18'4" x 10'8"
Dressing Room	5.59m x 1.47m	18'4" x 4'10"
Bedroom 2	3.81m x 3.18m	12'6" x 10'5"
Bedroom 3	3.81m x 2.98m	12'6" x 9'9"
Balcony	5.41m x 1.25m	17'9" x 4'1"
Terrace	9.92m x 5.94m	32'7" x 19'6"
Sun Room	6.25m x 4.96m	20'6" x 16'3"
Total Internal Area	185.93 sq m	2001 sq ft

◀▶ Measurement Points
▶ Entrance
W Fitted Wardrobe
C Cupboard
U Utility
DW Dishwasher
WM Space for Washing Machine
TD Space for Tumble Dryer

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CGI IS INDICATIVE ONLY

GUINEVERE SPECIFICATION

Individually designed kitchen

- Contemporary styled kitchen, incorporating a choice of door
- Karonia Mistral Aria work surface with feature tiled splashback
- Siemens Built-in multi-functional fan assisted oven
- Siemens Built-in microwave oven
- Siemens 60cm Induction hob
- Integrated extractor (chimney extractor where hob is within the island unit)
- Siemens Integrated fridge/freezer
- Caple Integrated wine cooler
- Siemens Integrated dishwasher (selected plots)
- Space and plumbing for separate washer/dryer within utility cupboard
- Stainless steel single bowl sink with mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

PENTHOUSE SPECIFICATION

- Silestone work surface
- Stainless Steel one and a half bowl sink
- Miele Built-in multi-functional fan assisted oven
- Miele Built-in combination microwave oven
- Miele 76cm Induction hob



Quality bathrooms

- Contemporary styled bathrooms with white sanitaryware with a choice of brushed nickel or brushed gold taps
- Mistral counter tops
- Washbasin with deck mounted taps
- Bespoke cabinetry to all bathrooms with mirror above and feature lighting
- Walk-in shower with fixed head and hand held shower to master ensuite
- Bath with shower and screen to bathroom
- Bath with hand held shower when separate walk-in/enclosed shower is included within bathroom/ensuite
- WC with dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

Heating, electrical & lighting

- Electric panel radiators with individual thermostat with integrated timer
- Centralized mechanical extract ventilation to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- Shaver sockets provided to bathroom and ensuite(s)
- LED downlights to hall, kitchen/living area, all bedrooms and bathrooms
- LED pendant lighting to dining area



Interior finishes

- Two panelled entrance door in wood finish with satin brass handle
- Two panel satin white finished door with brushed nickel or brass finish door furniture
- Full height wardrobes with shaker hinged doors or walk in wardrobe to the principal bedroom (refer to individual apartment drawing)
- Satin paint finish to all internal joinery
- Herringbone laminate wood effect flooring to hall and kitchen/living/dining area
- Tiled floor to bathrooms
- Fitted carpets to all bedrooms

PENTHOUSE SPECIFICATION

- Feature tiled floor to entrance hall
- Black metal balustrade to stairs leading to Sun Room (where applicable)



Communal areas

- Video door entry phone system linked from entrance door
- Clear toughened glass finish balustrades with stainless steel handrail and supports from basement to first floor. Metal balustrade and handrail to all other floors
- Communal secure postal boxes located on ground floor
- Tiled entrance hall, with carpeted upper floor, stairs and landings
- Lift to all apartments finished in stainless steel with mirror and tiled floor
- Emergency telephone to lift
- 13 amp single power sockets (for cleaning equipment)
- Lighting controlled by movement sensors
- Mains operated smoke detectors to all floors
- Residents Gymnasium
- Secure cycle storage area
- Communal satellite dish
- External lighting, wall mounted downlights to balconies and terraces
- Landscaped public areas
- Enclosed refuse and additional communal cycle storage
- Landlords external water supply
- Secure basement parking provided for apartments and penthouses
- Infrastructure to support electric car charging
- Concierge Service

Security and peace of mind

- High security apartment entrance door with multi point locking system
- Video entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery back up fitted to hall
- 10 Year NHBC Buildmark Scheme



Home entertainment & communications

- TV points to living and all bedrooms
- Wired for Sky Q to living area
- Communal Digital TV aerial/Satellite dish and distribution amplifier provided
- Telephone point to living room
- Cat 6 pre-wired Home Network points provided to living and principal bedroom in two bed apartments and some one bed apartments (refer to individual apartment drawings)
- USB Charging Points provided to kitchen and all bedrooms



Computer generated images are indicative only. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



OUR VISION

A commitment to the future

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.



OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

A SUPERB CUSTOMER EXPERIENCE

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

THE BERKELEY FOUNDATION

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



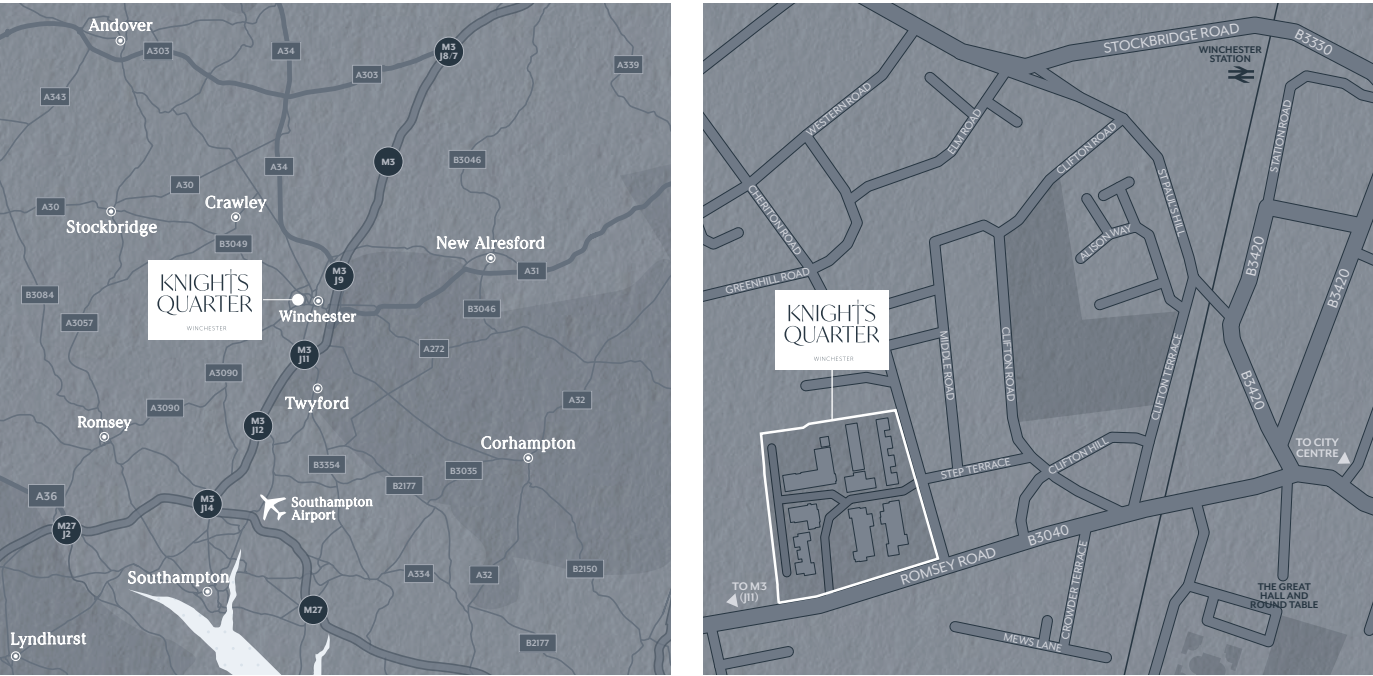
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