



LUMINA

CAMBERLEY

Berkeley
Designed for life



STYLISH, CONTEMPORARY AND UNCOMPROMISED. URBAN LIVING AT ITS BEST

A striking new collection of luxury Manhattan, one and two bedroom apartments in a superb town centre location, LUMINA combines the best of new build architecture with the creative re-imagining of an existing building.

The result is a statement address and a true lifestyle destination. Moments from Camberley train station, this exclusive development boasts excellent transport links, secure car parking with electric charging, a stylish hotel-style lobby, private landscaped garden, and residents' facilities including a business lounge, fitness suite and screening room.

Exclusive and refined, LUMINA will offer the ultimate urban lifestyle.

A BENCHMARK FOR LUXURY TOWN CENTRE APARTMENT LIVING

Elegant and distinctive, LUMINA's impressive architecture is a sleek and smart addition to Camberley town centre. The linear design and carefully considered blend of brick and glass creates a landmark building that reflects the Berkeley reputation for quality, innovation and superb attention to detail.



IDEALLY LOCATED
FOR WORK, REST
AND PLAY



Aerial photography of Camberley Town Centre.

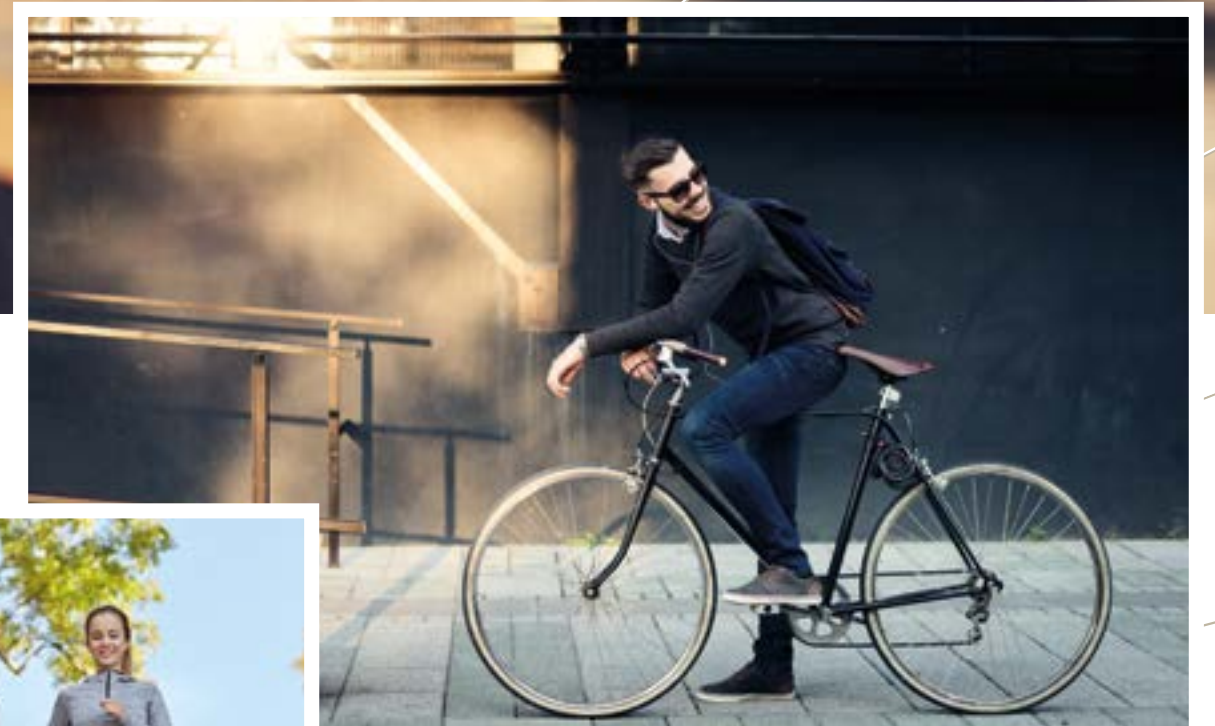
LUMINA: A COMMUNITY TO BE PART OF



CREATING PLACES PEOPLE LOVE

Berkeley create places that inspire a sense of pride, belonging and community spirit. This is achieved through listening to people and putting their wellbeing at the heart of everything we do.

Residents of LUMINA will not only enjoy exceptional homes in a convenient location, but will also benefit from a welcoming atmosphere and a unique sense of belonging. With exclusive residents' facilities, our aim is to create a vibrant community through shared communal areas and spaces designed to be enjoyed together.



YOUR PLACE TO SHINE

In every apartment, spacious, light-filled living areas complemented by a designer specification provide the perfect place to relax or entertain. Aspirational yet comfortable, LUMINA is perfect for today's modern lifestyle.



INTERIORS TO COME HOME TO...



INSPIRING INTERIORS DESIGNED BY
johnson ribolla

A LANDSCAPED SANCTUARY

This tranquil green space offers a place for residents to relax and enjoy a peaceful retreat from the fast-paced nature of everyday life.

CHIC STYLE AND ELEGANT DESIGN

Specialising in creating timeless interiors at some of London's most sought-after addresses, the highly regarded interior design company Johnson Ribolla are behind the chic and effortlessly eye-catching interiors at LUMINA.

Inspired by the juxtaposition between the leafy countryside and the urban hub of London, the visionary collaboration of acclaimed architect Giacomo Ribolla and brilliantly creative interior designer Jane Johnson has resulted in a design style that would sit comfortably in a Shoreditch apartment, but with a relaxed and refined ambience.



johnson ribolla

"Our overall design approach has been to create a chic and tailored interior to suit this new Berkeley Homes development"

/ Jane Johnson



"We have used a palette of soft greens and blues to contrast with more industrial materials – black metal, dark smoked oak, and metal mesh. To temper these extremes there are pale oak floors, splashes of burnt orange and geometric rugs in black and ivory wool. Throughout the public areas there is beautiful lighting and bespoke joinery, while the different spaces house a collection of modern furniture and art."

/ Jane Johnson



Introducing personality and character into each apartment, Johnson Ribolla has designed bold, contemporary kitchens and bathrooms for the residents of LUMINA to enjoy. Setting new standards in both design and detail, it's this lofty ambition which has allowed the creation of interior spaces that will deliver a lasting impression on both residents and visitors alike.

Photography courtesy of Johnson Ribolla and depicts previous Berkeley schemes.



A FIVE STAR WELCOME

From the moment you walk through the entrance door, you will always come home to something exceptional at LUMINA.



RESIDENTS' BUSINESS LOUNGE

This sophisticated space offers soft seating, WiFi and meeting areas. Stay connected and work your way in your exclusive state-of-the-art business lounge.





Image is indicative only.

FITNESS SUITE

Whether it's a fast paced HIIT session or a reinvigorating hour of yoga, take advantage of the fitness space at LUMINA to stay energised and embrace the benefits of a healthy lifestyle.

PRIVATE SCREENING ROOM

Staying in is the new going out. Enjoy time with friends and family in the private screening room viewing movies past and present or watch major sporting events in a world of cinematic splendour.

PARKING & STORAGE

KEEP YOUR HOME CLUTTER FREE

Located on the same floor as your apartment, LUMINA offers residents the opportunity to secure a secondary storage space[†]. A perfect solution for hiding away golf clubs or other bulky items and keeping your new home clutter free.



SECURE PARKING WITH SUSTAINABILITY IN MIND

Accessed via automatic registration plate recognition, a private parking deck is located on the 2nd floor, providing secure allocated parking* and electric charging points for the residents of LUMINA.

*Car parking spaces are allocated to selected apartments, please speak to a Sales Executive for further details. Access is via the adjacent public car park and has a permanent height restriction of 1.8m.

[†]Speak to a Sales Executive for further details regarding additional storage facilities.

CENTRAL TO LIFE



Camberley offers a wide choice of shopping, dining and leisure facilities – all within easy walking distance of LUMINA.

THE PERFECT BALANCE FOR MODERN LIVING

Given its central location, LUMINA represents a new modern urban quarter. An enviable social scene is on offer with two popular shopping centres, a bustling High Street and a great selection of restaurants, bars and cafés.

Whether it's a knockout meal, an indulgent shopping spree, a few drinks with friends or a lazy Sunday in the park, all this and more can be yours within a few steps of your front door. For those seeking a culture fix, live music, theatre and touring comedians can be seen at Camberley Theatre, while the latest blockbuster films can be caught at Vue Cinema.

You are also ideally placed to explore the neighbouring towns, villages and magnificent countryside, and of course, London.



ALL IN THE LOCATION

DISTANCE BY CAR



Farnborough	4.1 Miles	Windsor	14.5 Miles
Fleet	7.8 Miles	Heathrow Airport	18.1 Miles
Farnham	10 Miles	Basingstoke	18.5 Miles
Bracknell	8.8 Miles	Reading	18.8 Miles
Woking	10.9 Miles	London	32 Miles
Guildford	14.2 Miles		



Travel times taken from Google Maps and are correct at time of print. Map is indicative only.

WELL CONNECTED

BY TRAIN FROM CAMBERLEY STATION

ASCOT
12 MINS

BRACKNELL
25 MINS

WOKING
42 MINS

READING
45 MINS

LONDON WATERLOO
1 HOUR 13 MINS

GUILDFORD
48 MINS

BASINGSTOKE
1 HOUR 20 MINS

SOUTHAMPTON
1 HOUR 40 MINS



LUMINA is as ideally placed for commuting as it is for spending days in the countryside or at the coast. With Camberley station opposite, travelling into the Capital couldn't be easier with trains into London Waterloo taking just over an hour or trains from nearby Farnborough station taking only 35 minutes.



Travel times taken from National Rail and are correct at time of print.



THE FUTURE'S BRIGHT

Major town centre development in the last few years as well as further investment and an exciting vision will deliver a multi-million pound regeneration of The Square shopping centre, the creation of state-of-the-art leisure facilities and the establishment of a new cultural quarter on London Road.

Popularity and ever-improving connections are driving an evolution that extends into almost every aspect of life. These ambitious plans will mean an exciting new chapter in Camberley's history – with LUMINA at the centre of this thriving, progressive town.

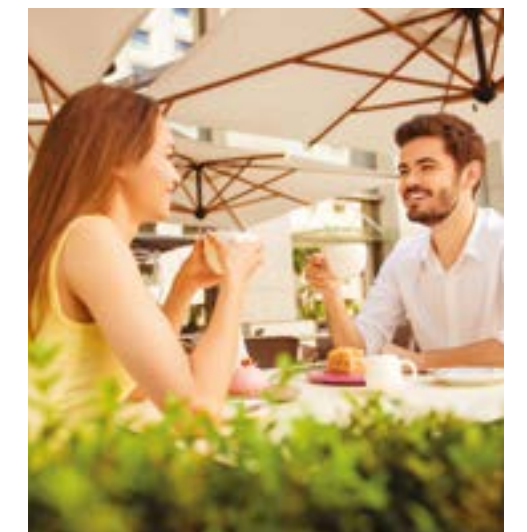


Image credit: Smart Soho

A TASTE OF THE WORLD ON YOUR DOORSTEP

The diverse choice of eateries in Camberley, including cosy gastropubs and bistros, coffee shops, high street and independent cafés and restaurants, reflects the very nature of the town itself; a mixture of the modern and the traditional. From the mouthwatering burgers at 7Bone Burger Co and aromatic Indian feasts at Mehdi – to the mild-to-wild Tex-Mex flavours at Chiquito and the Sunday roasts at the charming 16th century Crown and Cushion pub, there's something here to suit every taste and every occasion.



RETAIL THERAPY

When it comes to indulging in a little retail therapy, Camberley is well served by a choice of high street names as well as a selection of independent shops and boutiques. Complementing these, The Atrium and The Square shopping centres provide a welcome environment to shop, meet, eat and drink where you can find everything to fulfil your beauty, home, fashion and lifestyle needs.

The Meadows Shopping Centre is located nearby where you will find an extensive Marks & Spencer store. Set over two floors this store offers an M&S Foodhall, a large homeware department along with a dazzling array of clothing lines for men, women and children.



HOUSE OF FRASER
SINCE 1849

Jack Wills

TONI&GUY
HAIRDRESSING

H&M

next

SONY®

RIVER ISLAND

PANDORA™

TAKING TIME OUT



Whether you want to unwind in a relaxing spa, participate in fast-action sports or surround yourself with the tranquillity of nature, living at LUMINA lets you indulge in a huge variety of leisure pursuits very close to home.

WITHIN A 15 MINUTE DRIVE

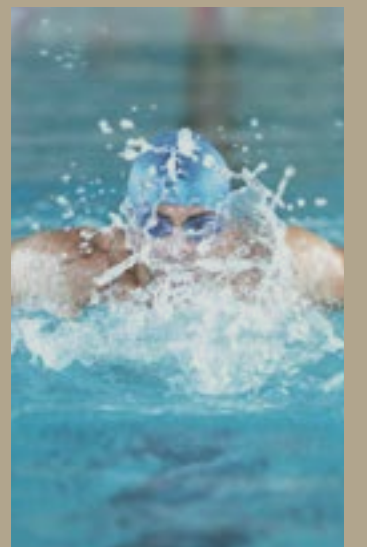
Pennyhill Park and Spa: set in over 123 acres of glorious countryside, this sprawling luxury hotel offers eight indoor and outdoor pools, hot tubs, a health spa, three-hole golf course and tennis courts.

Swinley Forest: stretching over 2,600 acres from Bracknell to Bagshot, this woodland is a perfect destination for walking, horse riding and cycling, including 24km of all-weather mountain bike trails.

Lightwater Country Park: 145 acres of heathland, woodland, meadows and ponds offering walking trails, fishing, tennis and football.

Basingstoke Canal: enjoy 32 miles of pleasant walks along one of the most beautiful canals in Britain, or from Easter to September, hire pedalos, canoes, kayaks or rowing boats.

Frimley Lodge Park: 59 acres of woodland, meadows and parkland offering picnic areas, a trim trail, a pitch & putt course as well as football and cricket pitches.



DISTINCTIVE BY DESIGN

At Berkeley we pride ourselves on creating not just remarkable homes, but outstanding places to live.

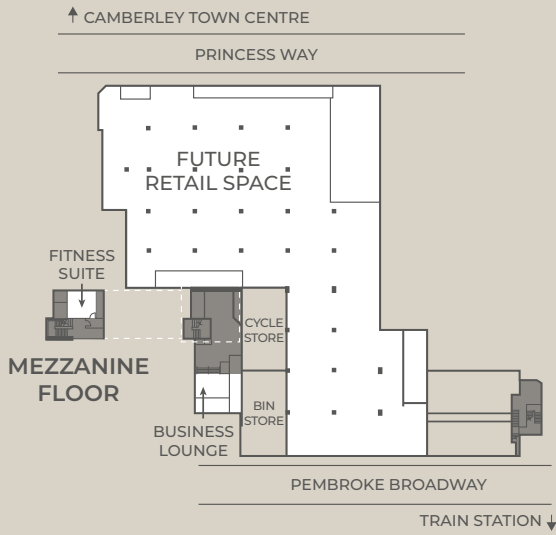
We are proud of our reputation for creating stylish, contemporary homes of an exceptional calibre, blending design expertise with excellent craftsmanship to achieve a modern luxury characteristic of a Berkeley Home.

Photography of previous Berkeley development, indicative only.

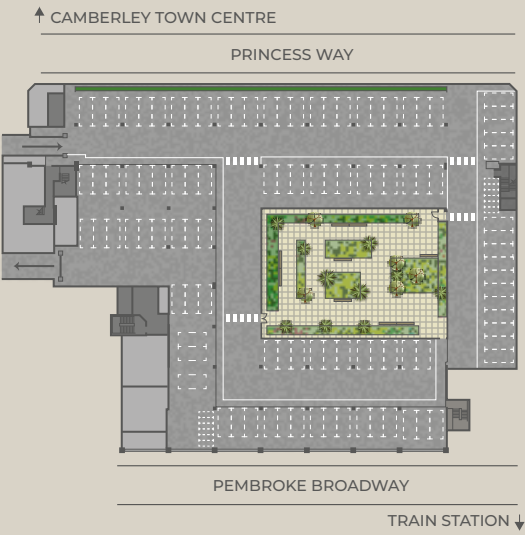
WELCOME
TO THE
APARTMENTS

PLOT LOCATOR

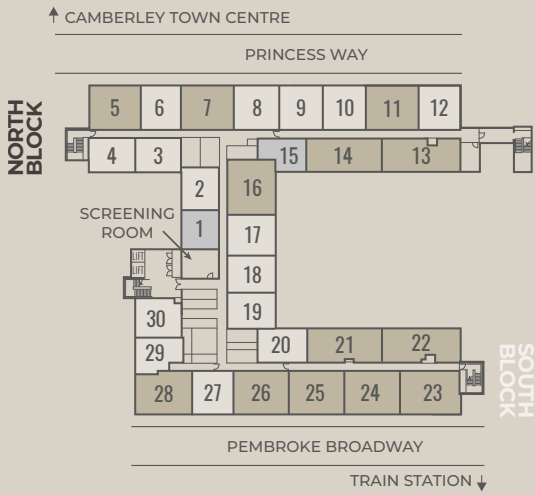
INTRODUCING THE APARTMENTS



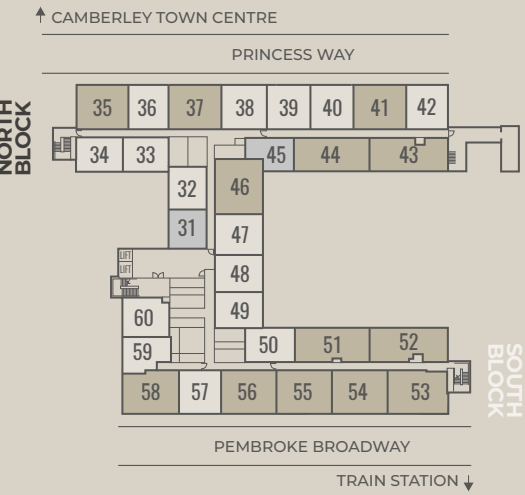
Ground Floor



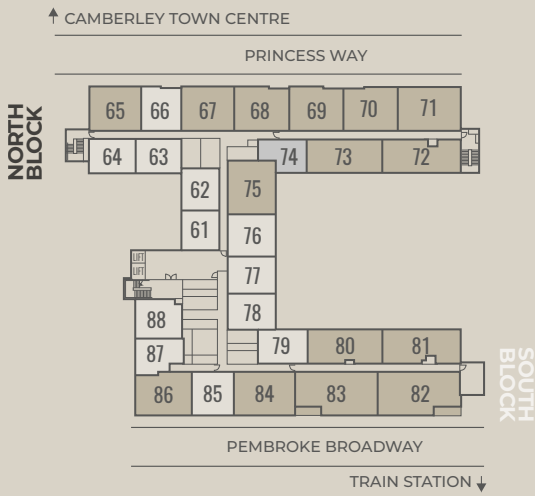
First Floor
(Car Park and Garden Terrace)



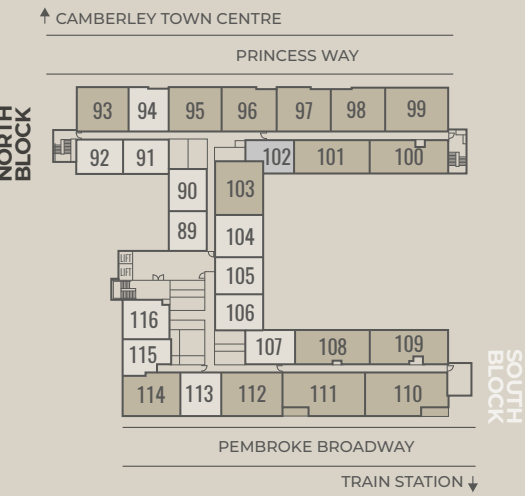
Second Floor



Third Floor



Fourth Floor



Fifth Floor



MANHATTAN APARTMENTS

PLOTS 1 & 31

ONE BEDROOM APARTMENT



Kitchen	3.47m x 2.59m	11'5" x 8'6"
Living/Dining	6.18m x 3.47m	20'3" x 11'5"
Master Bedroom	4.10m x 2.72m	13'6" x 8'11"
Total Internal Area	38.76m²	417.21 sq.ft

PLOTS 15 & 45

MANHATTAN APARTMENT



Kitchen/		
Living/Dining	5.17m x 3.29m	17'0" x 10'10"
Master Bedroom	3.42m x 2.90m	11' 3"x 9'6"
Total Internal Area	37.90m²	407.95 sq.ft

PLOTS 74 & 102

MANHATTAN APARTMENT

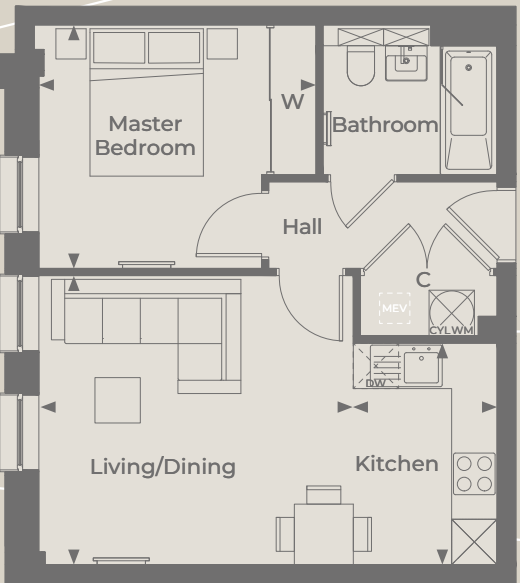


Kitchen/		
Living/Dining	5.12m x 3.39m	16'10" x 11'1"
Master Bedroom	3.38m x 2.88m	11'1" x 9'6"
Total Internal Area	38.55m²	410.11 sq.ft

ONE BEDROOM APARTMENTS

PLOTS 2 & 32

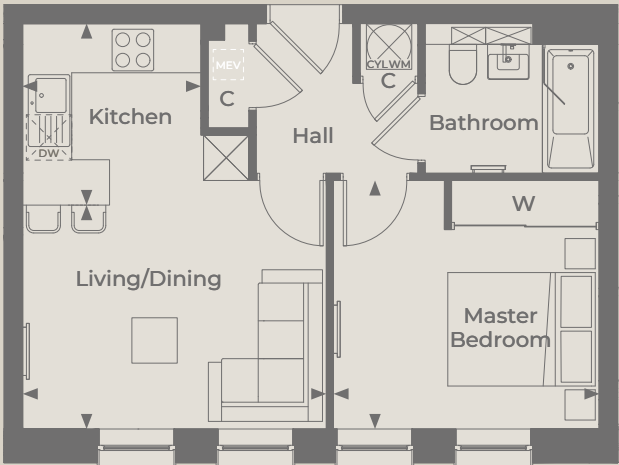
ONE BEDROOM APARTMENT



Kitchen	2.93m x 1.90m	9'7" x 6'3"
Living/Dining	4.16m x 3.82m	13'8" x 12'7"
Master Bedroom	3.66m x 3.22m	12'0" x 10'7"
Total Internal Area	43.23m²	465.32 sq.ft

PLOTS 3 & 33

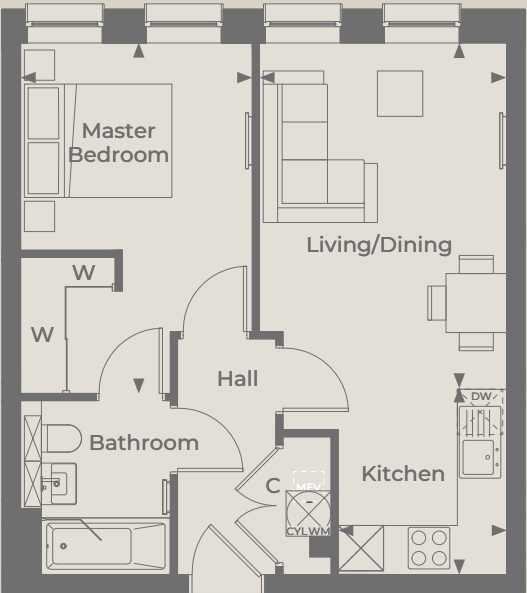
ONE BEDROOM APARTMENT



Kitchen	2.40m x 2.36m	7'11" x 7'9"
Living/Dining	4.02m x 2.69m	13'2" x 9'9"
Master Bedroom	3.51m x 3.29m	11'6" x 10'9"
Total Internal Area	40.87m ²	439.92 sq.ft

PLOTS 6 & 36

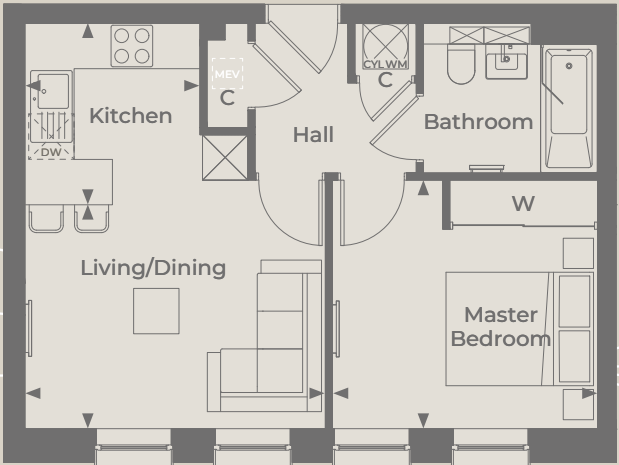
ONE BEDROOM APARTMENT



Kitchen	2.45m x 2.23m	8'1" x 7'4"
Living/Dining	4.58m x 3.27m	15'0" x 10'9"
Master Bedroom	4.64m x 3.06m	15'3" x 10'1"
Total Internal Area	45.19m ²	486.42 sq.ft

PLOTS 4 & 34

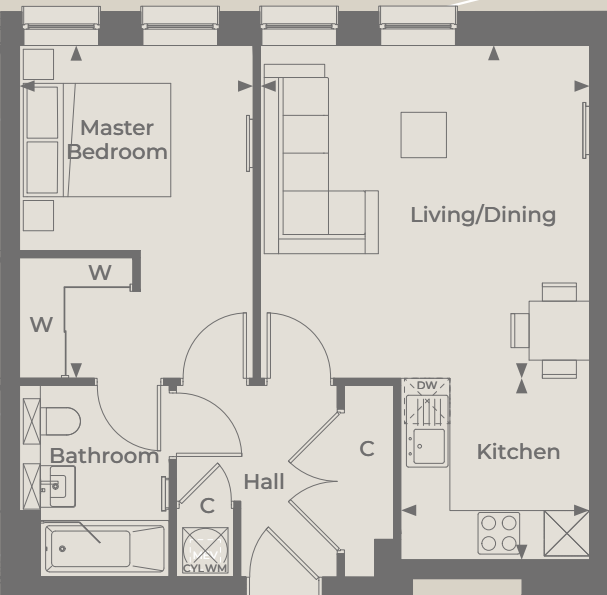
ONE BEDROOM APARTMENT



Kitchen	2.40m x 2.31m	7'11" x 7'7"
Living/Dining	3.97m x 2.69m	13'0" x 9'9"
Master Bedroom	3.51m x 3.29m	11'6" x 10'9"
Total Internal Area	40.60m ²	437.01 sq.ft

PLOTS 8 & 38

ONE BEDROOM APARTMENT



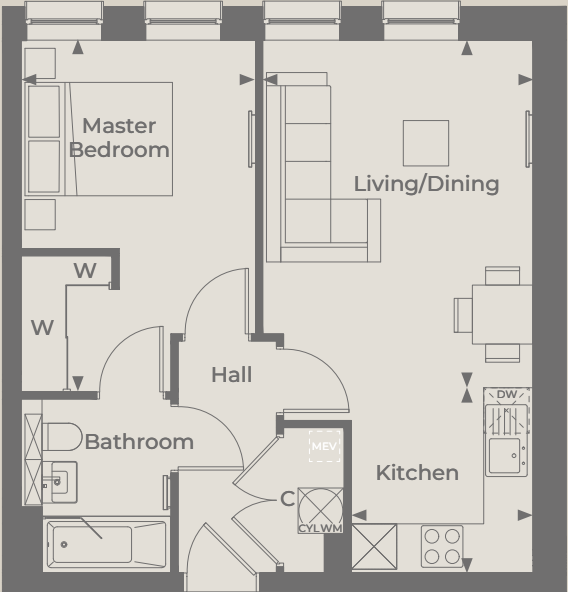
Kitchen	2.50m x 2.40m	8'2" x 7'11"
Living/Dining	4.41m x 4.35m	14'6" x 14'4"
Master Bedroom	4.40m x 3.09m	14'5" x 10'2"
Total Internal Area	52.44m ²	564.46 sq.ft

PLOTS 9 & 39

ONE BEDROOM APARTMENT



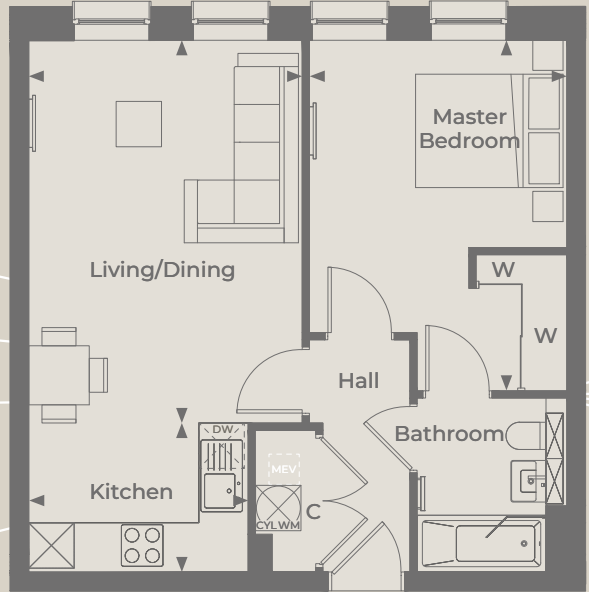
Kitchen	2.82m x 1.85m	9'3" x 6'1"
Living/Dining	4.96m x 3.98m	16'3" x 13'1"
Master Bedroom	4.63m x 3.14m	15'2" x 10'4"
Total Internal Area	50.01m ²	538.30 sq.ft



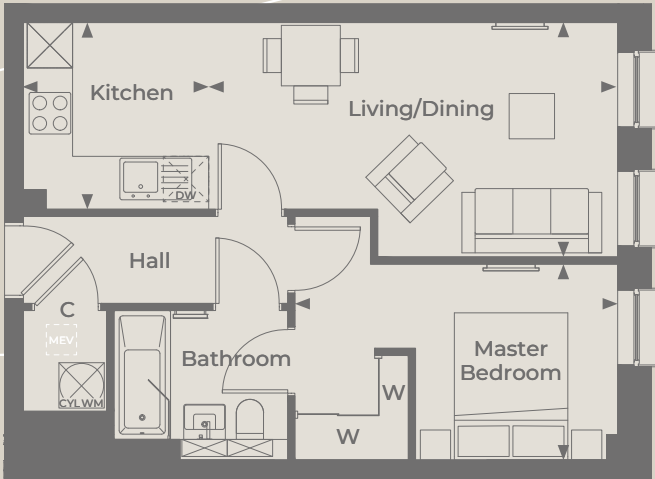
Kitchen	2.45m x 2.40m	8'1" x 7'11"
Living/Dining	4.60m x 3.57m	15'1" x 11'9"
Master Bedroom	4.65m x 3.10m	15'3" x 10'2"
Total Internal Area	47.66m ²	513.01 sq.ft

PLOTS 10 & 40

ONE BEDROOM APARTMENT



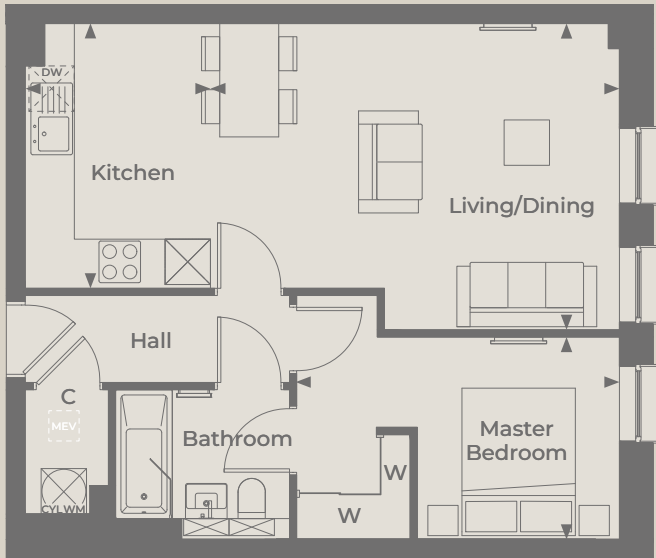
Kitchen	2.90m x 1.99m	9'6" x 6'6"
Living/Dining	5.06m x 3.62m	16'7" x 11'10"
Master Bedroom	4.64m x 3.40m	15'3" x 11'2"
Total Internal Area	50.02m ²	538.41 sq.ft



Kitchen	2.45m x 2.45m	8'1" x 8'1"
Living/Dining	5.41m x 3.10m	17'9" x 10'2"
Master Bedroom	4.27m x 2.60m	14'0" x 8'6"
Total Internal Area	45.40m ²	488.64 sq.ft

PLOTS 18 & 48

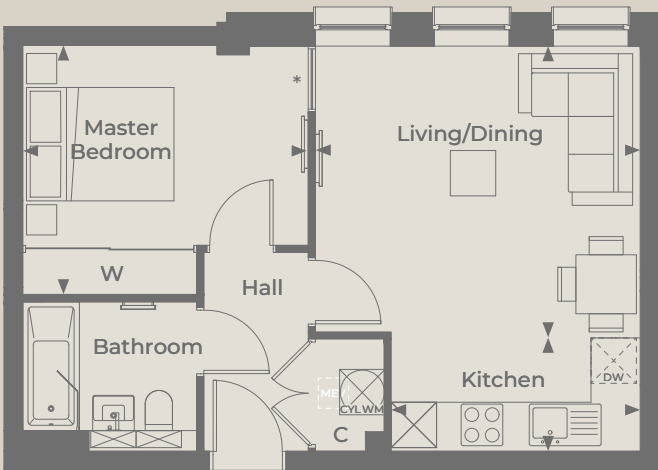
ONE BEDROOM APARTMENT



Kitchen	3.50m x 2.45m	11'6" x 8'1"
Living/Dining	5.41m x 4.05m	17'9" x 13'4"
Master Bedroom	4.27m x 2.68m	14'0" x 8'9"
Total Internal Area	53.45m²	575.28 sq.ft

PLOTS 20 & 50

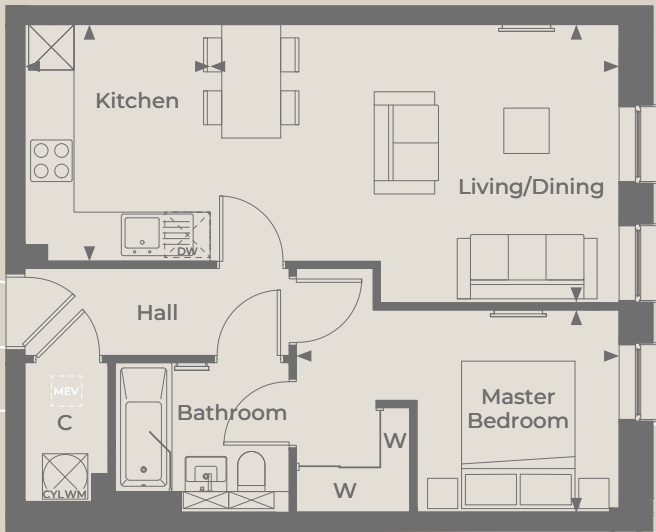
ONE BEDROOM APARTMENT



Kitchen	3.29m x 1.50m	10'10" x 4'11"
Living/Dining	4.29m x 3.86m	14'1" x 12'8"
Master Bedroom	3.78m x 3.29m	12'5" x 10'10"
Total Internal Area	43.73m²	470.71 sq.ft

PLOTS 19 & 49

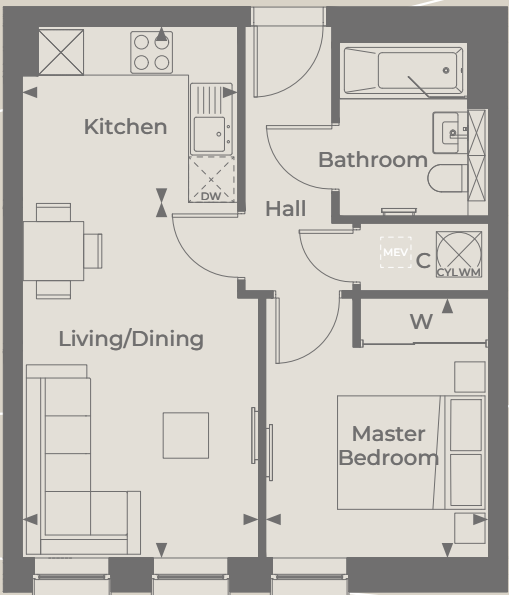
ONE BEDROOM APARTMENT



Kitchen	3.13m x 2.45m	10'3" x 8'1"
Living/Dining	5.41m x 3.68m	17'9" x 12'1"
Master Bedroom	4.27m x 2.68m	14'0" x 8'9"
Total Internal Area	50.66m²	545.37 sq.ft

PLOTS 27 & 57

ONE BEDROOM APARTMENT



Kitchen	2.85m x 2.33m	9'4" x 7'8"
Living/Dining Area	4.70m x 3.13m	15'5" x 10'3"
Master Bedroom	3.44m x 2.95m	11'3" x 9'8"
Total Internal Area	43.37m²	466.83 sq.ft

PLOTS 29 & 59

ONE BEDROOM APARTMENT



Kitchen	3.05m x 1.94m	10'0" x 6'4"
Living/Dining Area	4.85m x 3.12m	15'11" x 10'3"
Master Bedroom	3.52m x 2.79m	11'7" x 9'2"
Total Internal Area	41.56m ²	447.35 sq.ft

PLOTS 61 & 89

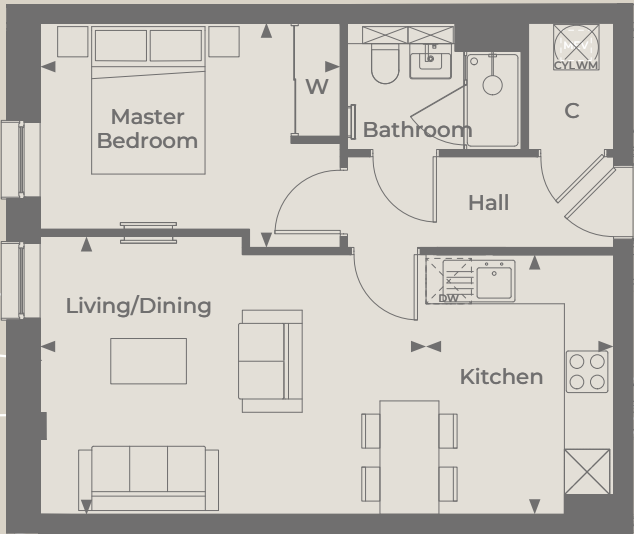
ONE BEDROOM APARTMENT



Kitchen	2.50m x 2.06m	8'2" x 6'9"
Living/Dining	3.92m x 3.64m	12'11" x 12'0"
Master Bedroom	4.07m x 2.54m	13'4" x 8'4"
Total Internal Area	40.98m ²	441.11 sq.ft

PLOTS 30 & 60

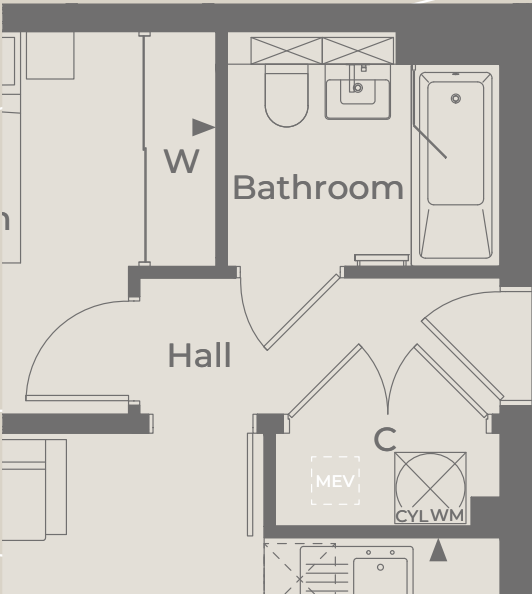
ONE BEDROOM APARTMENT



Kitchen	3.43m x 2.50m	11'3" x 8'2"
Living/Dining	5.15m x 3.67m	16'9" x 12'1"
Master Bedroom	3.97m x 2.97m	13'0" x 9'9"
Total Internal Area	49.24m ²	530.01 sq.ft

PLOTS 62 & 90

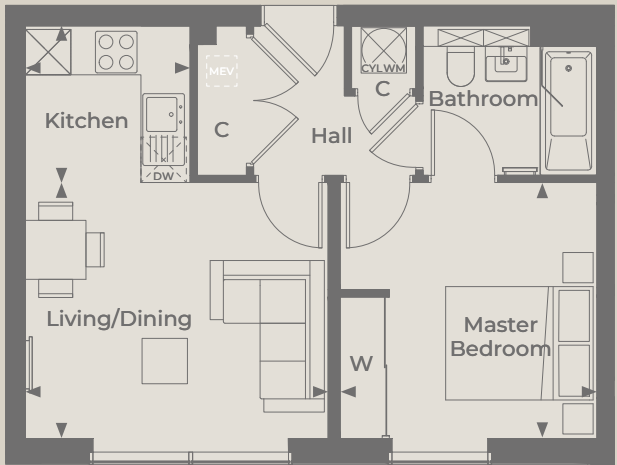
ONE BEDROOM APARTMENT



Kitchen	2.63m x 1.99m	8'7" x 6'6"
Living/Dining	4.15m x 3.51m	13'8" x 11'6"
Master Bedroom	3.75m x 3.23m	12'4" x 10'7"
Total Internal Area	42.78m ²	460.48 sq.ft

PLOTS 63 & 91

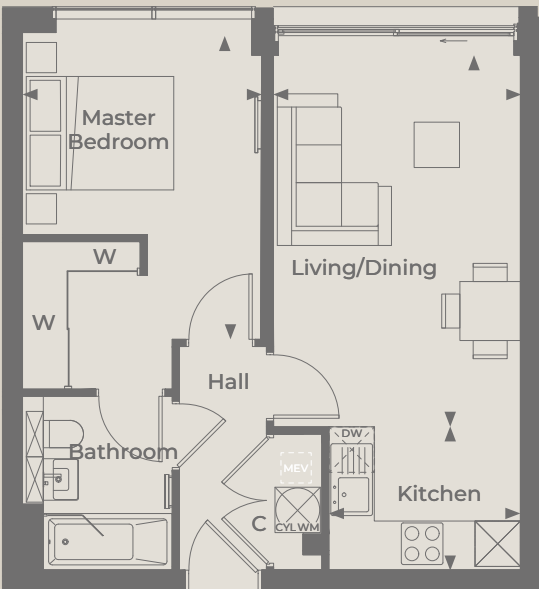
ONE BEDROOM APARTMENT



Kitchen	2.18m x 2.08m	7'2" x 6'10"
Living/Dining	4.00m x 3.39m	13'2" x 11'1"
Master Bedroom	3.40m x 3.39m	11'2" x 11'1"
Total Internal Area	41.96m²	451.65 sq.ft

PLOTS 66 & 94

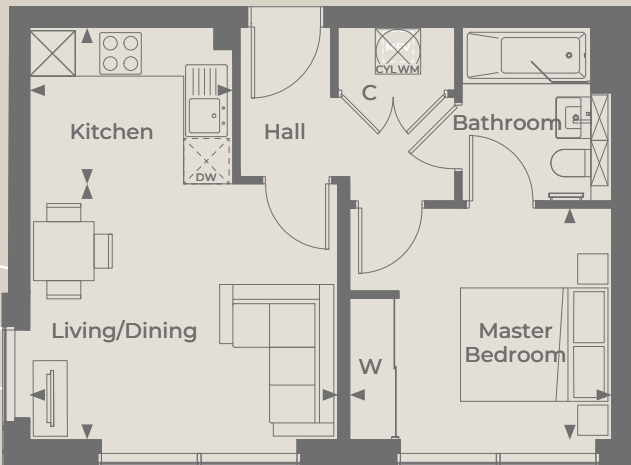
ONE BEDROOM APARTMENT



Kitchen	2.53m x 1.92m	8'4" x 6'3"
Living/Dining	4.94m x 3.27m	16'2" x 10'9"
Master Bedroom	3.68m x 3.16m	13'4" x 10'5"
Total Internal Area	46.77m²	503.43 sq.ft

PLOTS 64 & 92

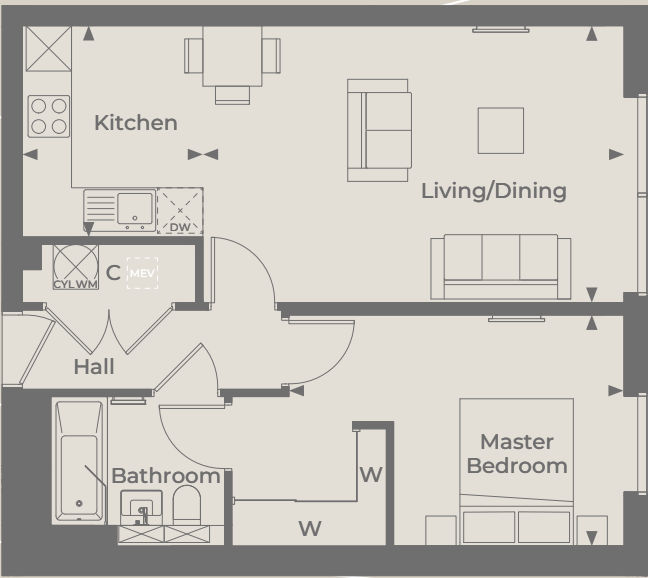
ONE BEDROOM APARTMENT



Kitchen	2.69m x 2.08m	8'10" x 6'10"
Living/Dining	4.07m x 3.39m	13'4" x 11'1"
Master Bedroom	3.47m x 3.07m	11'5" x 10'1"
Total Internal Area	43.20m²	465.00 sq.ft

PLOTS 76 & 104

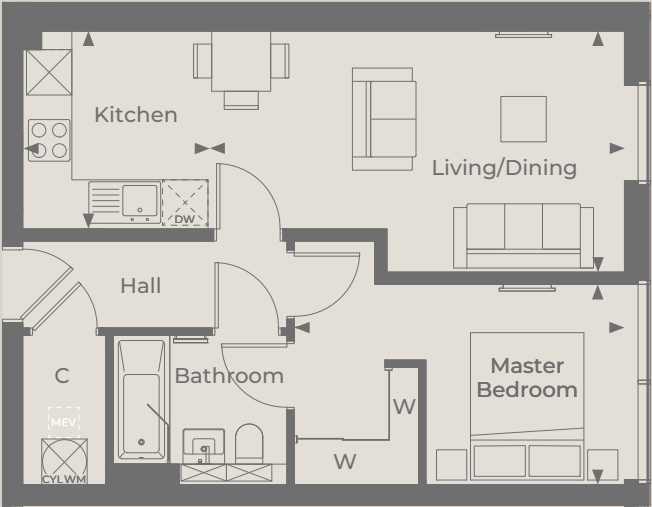
ONE BEDROOM APARTMENT



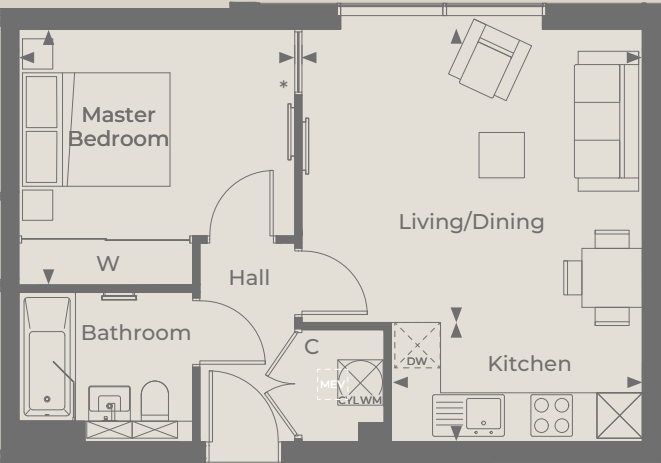
Kitchen	2.79m x 2.39m	9'2" x 10'0"
Living/Dining	5.57m x 3.66m	18'3" x 12'0"
Master Bedroom	4.45m x 3.06m	14'7" x 10'1"
Total Internal Area	55.35m²	595.78 sq.ft

PLOTS 77 & 105

ONE BEDROOM APARTMENT



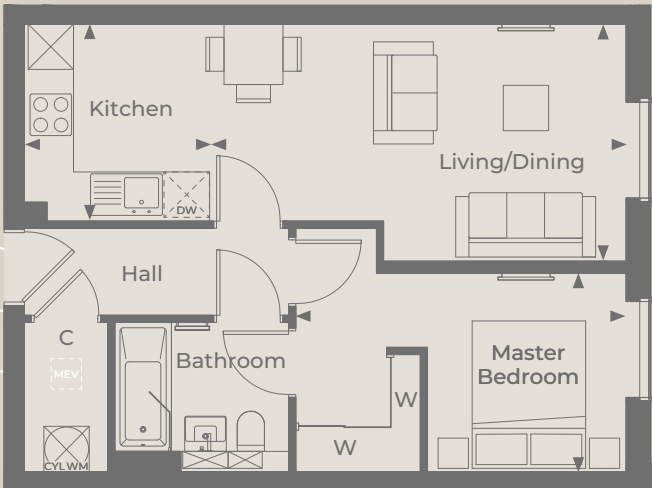
Kitchen	2.62m x 2.45m	8'7" x 8'1"
Living/Dining	5.51m x 3.21m	18'1" x 10'6"
Master Bedroom	4.37m x 2.65m	14'4" x 8'9"
Total Internal Area	48.50m ²	522.05 sq.ft



Kitchen	3.32m x 1.59m	10'11" x 5'2"
Living/Dining	4.72m x 3.87m	14'9" x 12'9"
Master Bedroom	3.88m x 3.38m	12'0" x 11'1"
Total Internal Area	45.50m ²	489.76 sq.ft

PLOTS 78 & 106

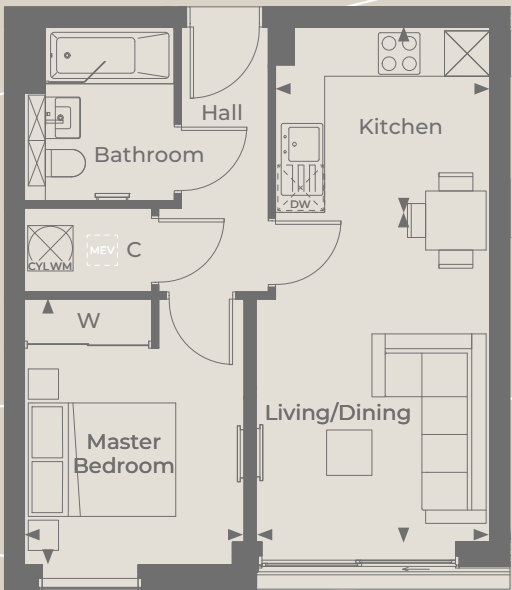
ONE BEDROOM APARTMENT



Kitchen	2.61m x 2.45m	8'7" x 8'1"
Living/Dining	5.51m x 3.14m	18'1" x 10'4"
Master Bedroom	4.37m x 2.63m	14'4" x 8'8"
Total Internal Area	47.62m ²	512.58 sq.ft

PLOTS 85 & 113

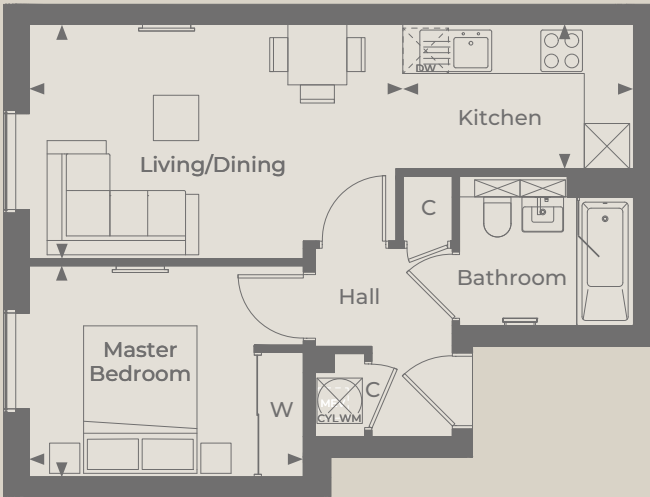
ONE BEDROOM APARTMENT



Kitchen	2.83m x 2.45m	9'4" x 8'1"
Living/Dining	4.36m x 3.09m	14'4" x 10'2"
Master Bedroom	3.51m x 2.90m	11'6" x 9'6"
Total Internal Area	43.42m ²	467.37 sq.ft

PLOTS 87 & 115

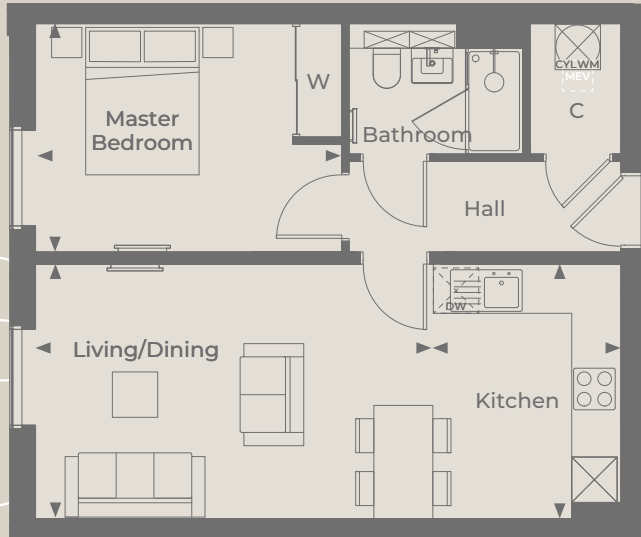
ONE BEDROOM APARTMENT



Kitchen	3.05m x 1.91m	10'0" x 6'3"
Living/Dining	4.94m x 3.10m	16'3" x 10'2"
Master Bedroom	3.62m x 2.80m	11'11" x 9'2"
Total Internal Area	42.45m²	456.93 sq.ft

PLOTS 88 & 116

ONE BEDROOM APARTMENT

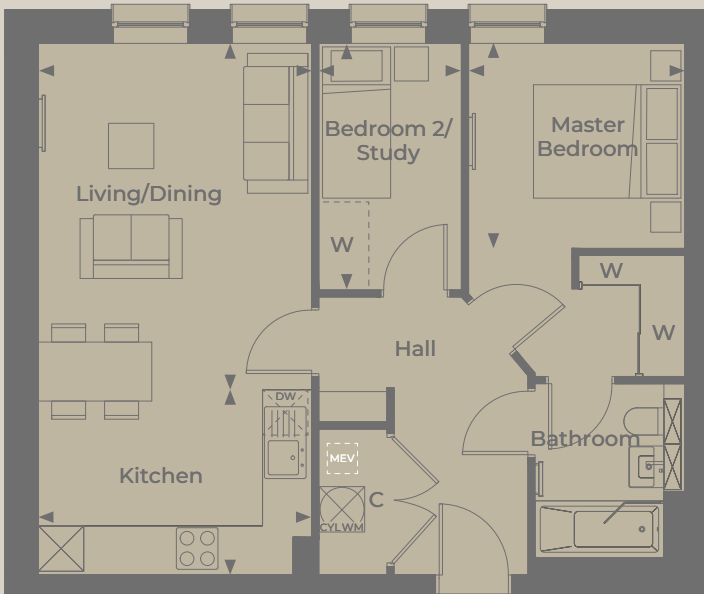


Kitchen	3.37m x 2.50m	11'1" x 8'2"
Living/Dining	5.27m x 3.38m	17'3" x 11'1"
Master Bedroom	4.05m x 2.78m	13'4" x 9'11"
Total Internal Area	51.15m²	550.57 sq.ft

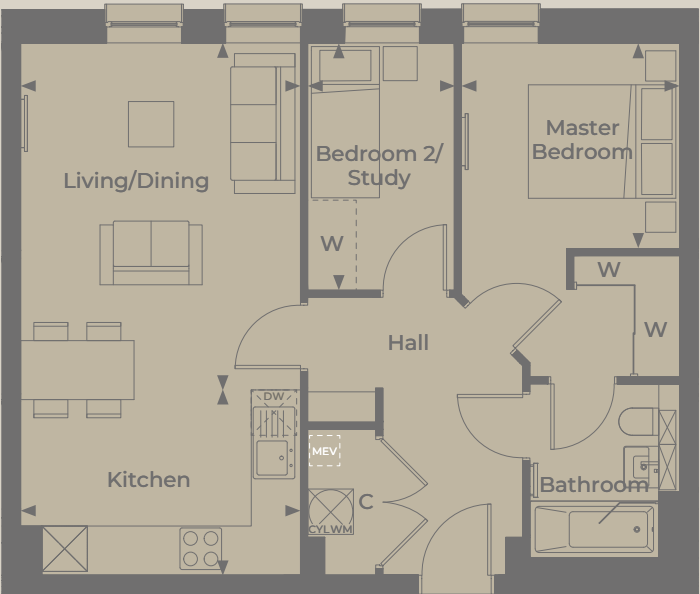
◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard Dishwasher Location
 Washing Machine Location with Hot Water Cylinder above MEV: Mechanical Extract Ventilation
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PLOTS 5 & 35

TWO BEDROOM APARTMENT



Kitchen	3.62m x 2.45m	11'10" x 8'1"
Living/Dining	4.58m x 3.62m	15'0" x 10'0"
Master Bedroom	4.40m x 2.86m	14'6" x 9'5"
Bedroom 2	3.26m x 1.89m	10'8" x 6'2"
Total Internal Area	60.00m²	645.84 sq.ft



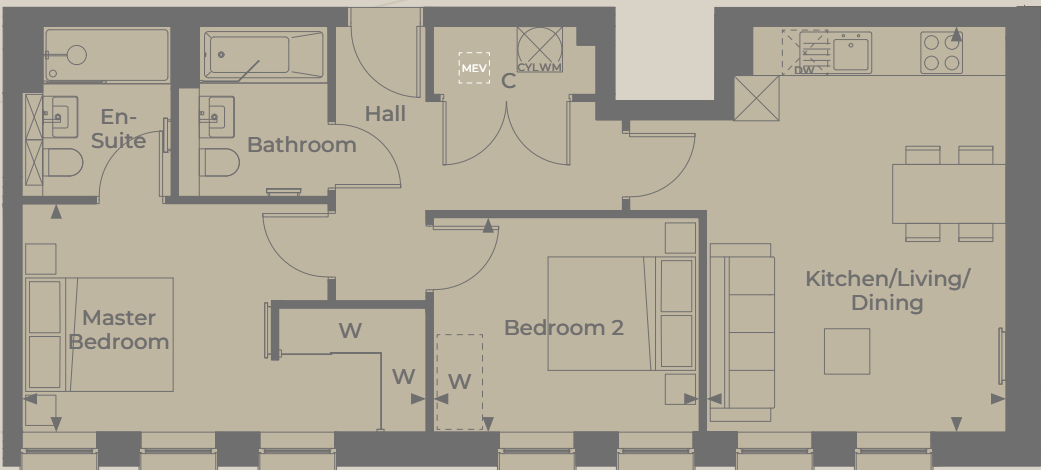
Kitchen	3.70m x 2.46m	12'2" x 8'1"
Living/Dining	4.58m x 3.70m	12'2" x 15'0"
Master Bedroom	2.90m x 2.72m	9'6" x 8'11"
Bedroom 2	3.27m x 1.94m	10'9" x 6'4"
Total Internal Area	61.27m²	659.50 sq.ft

PLOTS 7 & 37

TWO BEDROOM APARTMENT



Kitchen	2.75m x 2.16m	9'0" x 7'1"
Living/Dining	4.64m x 3.35m	15'3" x 11'0"
Master Bedroom	4.44m x 2.77m	14'7" x 9'1"
Bedroom 2	3.39m x 2.62m	11'1" x 8'7"
Total Internal Area	61.95m²	666.82 sq.ft



Kitchen/ Living/Dining	5.36m x 3.92m	17'7" x 13'0"
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Master Bedroom	5.35m x 3.02m	17'7" x 9'11"
Bedroom 2	3.52m x 2.84m	11'7" x 9'4"
Total Internal Area	67.60m²	727.64 sq.ft

PLOTS 11 & 41

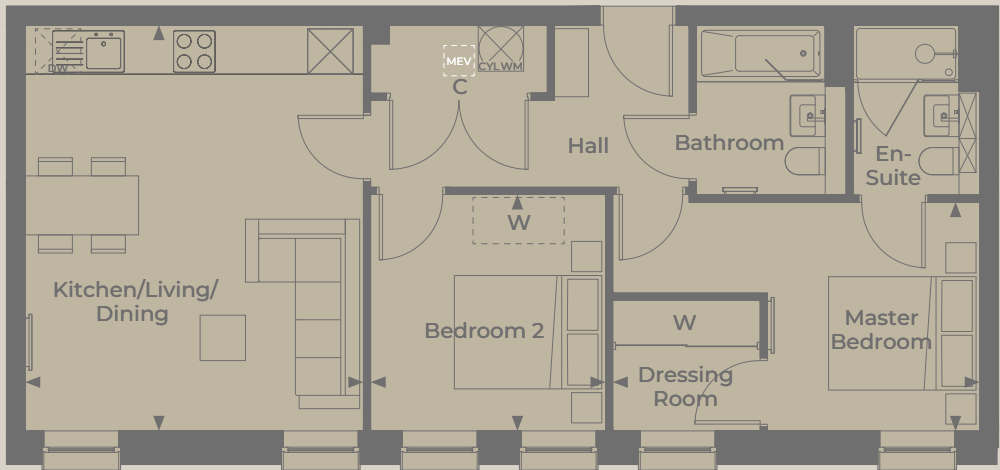
TWO BEDROOM APARTMENT

PLOTS 13 & 43

TWO BEDROOM APARTMENT

PLOTS 14 & 44

TWO BEDROOM APARTMENT



Kitchen/ Living/Dining	5.37m x 4.47m	17'7" x 14'8"	Master Bedroom	4.86m x 3.02m	15'11" x 9'11"
			Bedroom 2	3.14m x 3.11m	10'3" x 10'2"
Total Internal Area		67.76m ²	729.36 sq.ft		

PLOTS 16 & 46

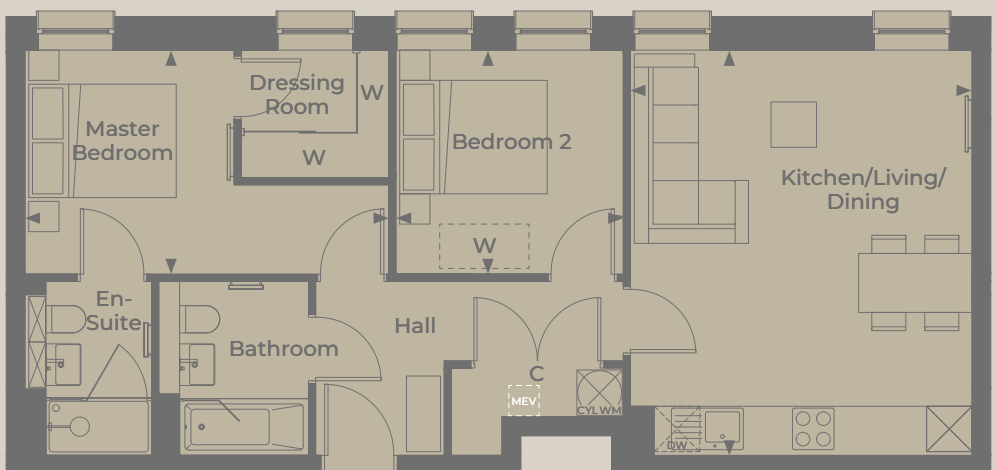
TWO BEDROOM APARTMENT



Kitchen	3.02m x 2.07m	9'11" x 6'10"
Living/Dining	5.46m x 4.05m	17'11" x 13'4"
Master Bedroom	4.27m x 2.81m	14'0" x 9'3"
Bedroom 2	4.27m x 1.89m	14'0" x 6'2"
Total Internal Area		68.94m ²
		742.12 sq.ft

PLOTS 21 & 51

TWO BEDROOM APARTMENT



Kitchen/ Living/Dining	5.36m x 4.52m	17'7" x 14'10"	Master Bedroom	4.81m x 2.96m	15'10" x 9'9"
			Bedroom 2	3.00m x 2.97m	9'10" x 9'9"
Total Internal Area		66.25m ²	713.11 sq.ft		

PLOTS 22 & 52

TWO BEDROOM APARTMENT



Kitchen/ Living/Dining	5.36m x 3.97m	17'7" x 13'0"	Master Bedroom	5.64m x 2.96m	18'5" x 9'9"
			Bedroom 2	3.08m x 2.82m	10'10" x 9'9"
Total Internal Area		67.77m ²	729.47 sq.ft		

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard Dishwasher Location
 Washing Machine Location with Hot Water Cylinder above MEV: Mechanical Extract Ventilation
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PLOTS 23 & 53

TWO BEDROOM APARTMENT



Kitchen	3.34m x 2.40m	11'0" x 7'10"
Living/Dining	4.64m x 3.79m	15'3" x 12'5"
Master Bedroom	4.69m x 3.02m	15'5" x 9'11"
Bedroom 2	3.35m x 2.88m	11'0" x 9'5"
Total Internal Area		69.43m ² 747.34 sq.ft

PLOTS 25 & 55

TWO BEDROOM APARTMENT



Kitchen	2.68m x 2.57m	8'9" x 8'5"
Living/Dining	4.47m x 3.30m	14'8" x 10'10"
Master Bedroom	4.69m x 3.02m	15'5" x 9'11"
Bedroom 2	3.17m x 2.70m	10'5" x 8'10"
Total Internal Area		64.75m ² 696.96 sq.ft

PLOTS 24 & 54

TWO BEDROOM APARTMENT



Kitchen	2.69m x 2.57m	8'10" x 8'5"
Living/Dining	4.47m x 3.39m	14'8" x 11'1"
Master Bedroom	4.69m x 3.02m	15'5" x 9'11"
Bedroom 2	3.17m x 2.64m	10'5" x 8'8"
Total Internal Area		64.89m ² 698.47 sq.ft

PLOTS 26 & 56

TWO BEDROOM APARTMENT



Kitchen	2.89m x 2.57m	9'6" x 8'5"
Living/Dining	4.47m x 3.11m	14'8" x 10'2"
Master Bedroom	4.69m x 2.87m	15'5" x 9'5"
Bedroom 2	3.17m x 3.06m	10'5" x 10'0"
Total Internal Area		64.85m ² 698.04 sq.ft

PLOTS 28 & 58

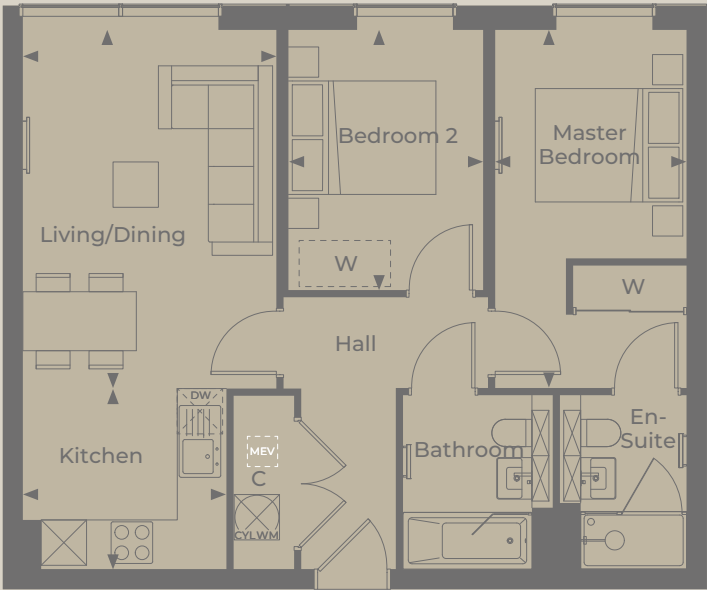
TWO BEDROOM APARTMENT



Kitchen	3.51m x 1.80m	11'6" x 5'11"
Living/Dining	4.69m x 3.96m	15'5" x 13'0"
Master Bedroom	4.64m x 3.06m	15'3" x 10'1"
Bedroom 2	3.40m x 2.83m	11'2" x 9'4"
Total Internal Area	68.59m ²	738.30 sq.ft

PLOTS 67 & 95

TWO BEDROOM APARTMENT



Kitchen	2.69m x 2.39m	8'10" x 7'10"
Living/Dining	4.74m x 3.35m	15'7" x 11'0"
Master Bedroom	4.74m x 2.53m	15'7" x 8'4"
Bedroom 2	3.44m x 2.57m	8'5" x 11'4"
Total Internal Area	63.51m ²	683.62 sq.ft

PLOTS 65 & 93

TWO BEDROOM APARTMENT



Kitchen	2.70m x 2.40m	8'10" x 7'10"
Living/Dining	4.72m x 3.14m	15'6" x 10'4"
Master Bedroom	4.72m x 2.60m	15'6" x 8'6"
Bedroom 2	3.42m x 2.60m	11'3" x 8'6"
Total Internal Area	63.19m ²	680.17 sq.ft

PLOTS 68 & 96

TWO BEDROOM APARTMENT



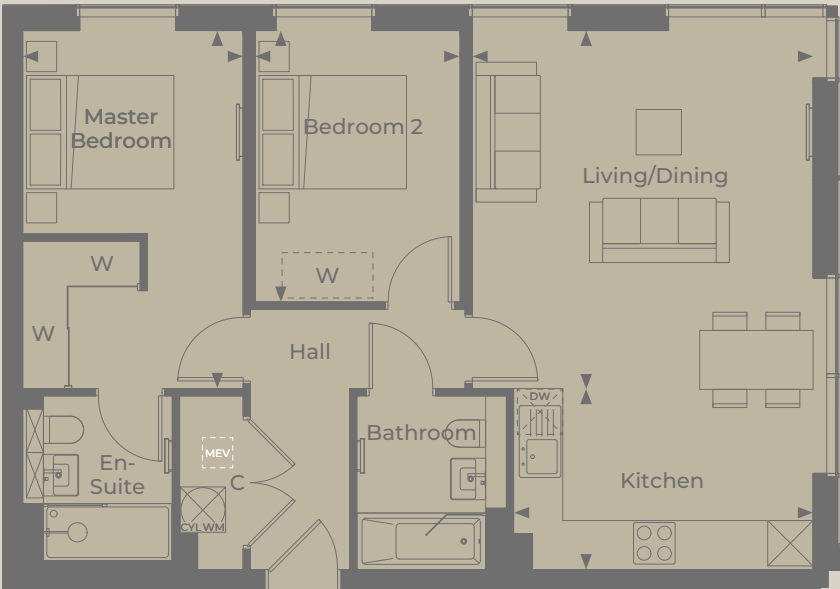
Kitchen	2.97m x 2.40m	9'9" x 7'10"
Living/Dining	4.44m x 3.36m	14'7" x 11'0"
Master Bedroom	4.74m x 2.80m	15'7" x 9'2"
Bedroom 2	3.59m x 2.63m	11'9" x 8'7"
Total Internal Area	64.88m ²	698.36 sq.ft

PLOTS 69 & 97

TWO BEDROOM APARTMENT



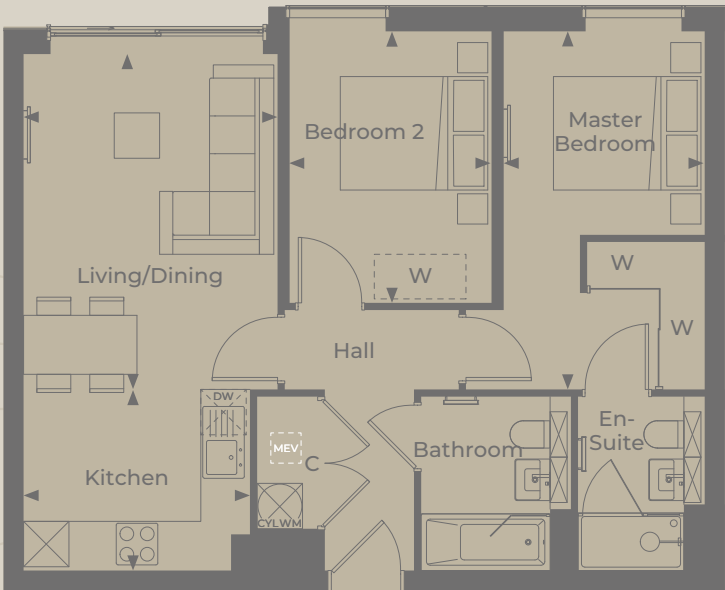
Kitchen	2.99m x 2.40m	9'10" x 7'10"
Living/Dining	4.44m x 3.32m	14'7" x 10'11"
Master Bedroom	4.74m x 2.61m	15'7" x 8'7"
Bedroom 2	3.49m x 2.76m	11'6" x 9'1"
Total Internal Area	64.18m ²	690.83 sq.ft



Kitchen	3.96m x 2.40m	13'0" x 7'10"
Living/Dining	4.74m x 4.51m	15'7" x 14'10"
Master Bedroom	4.74m x 2.92m	15'7" x 9'7"
Bedroom 2	3.59m x 2.71m	11'9" x 8'11"
Total Internal Area	76.18m ²	820.00 sq.ft

PLOTS 70 & 98

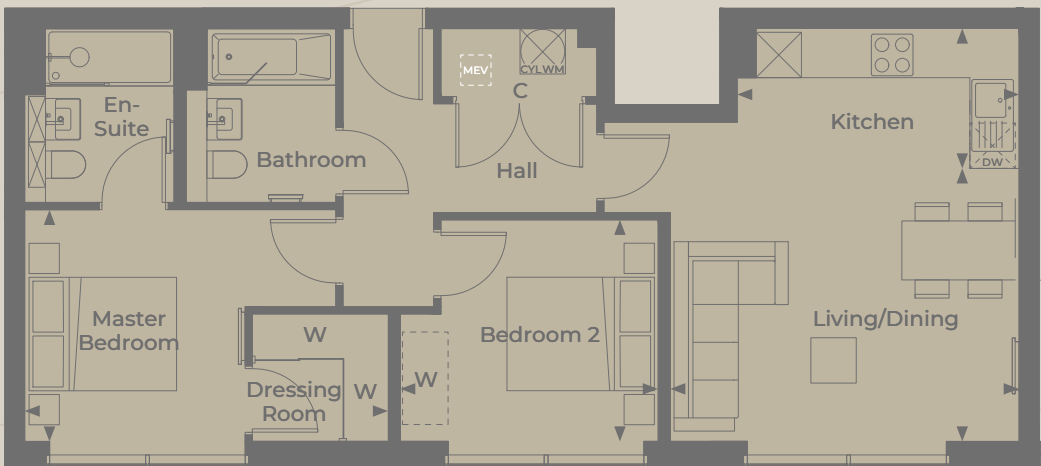
TWO BEDROOM APARTMENT



Kitchen	2.99m x 2.40m	9'10" x 7'10"
Living/Dining	4.44m x 3.36m	14'7" x 11'0"
Master Bedroom	4.74m x 2.66m	15'7" x 8'9"
Bedroom 2	3.59m x 2.67m	11'9" x 8'9"
Total Internal Area	64.14m ²	690.40 sq.ft

PLOTS 72 & 100

TWO BEDROOM APARTMENT



Kitchen	3.73m x 1.85m	12'3" x 6'1"
Living/Dining	4.61m x 3.61m	15'2" x 11'10"

Master Bedroom	4.81m x 3.07m	15'10" x 10'1"
Bedroom 2	3.41m x 2.93m	11'2" x 9'7"

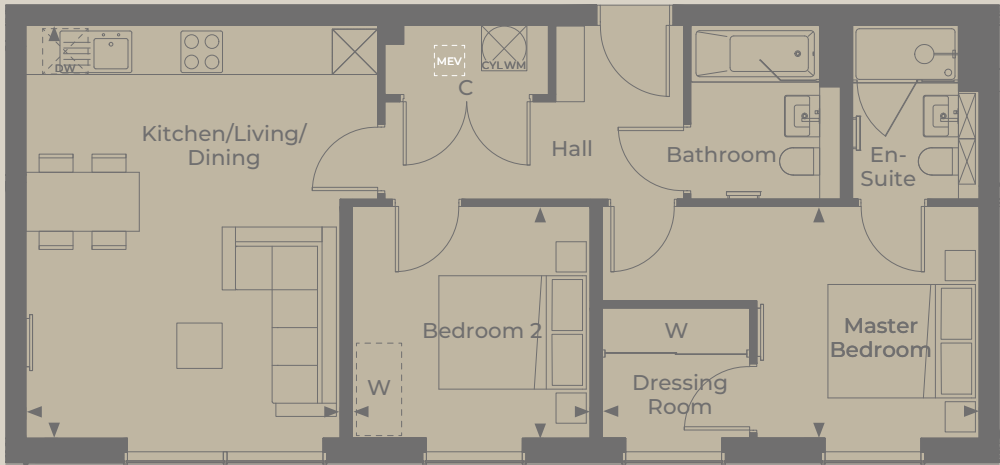
Total Internal Area	70.93m ²	763.48 sq.ft
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► Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard Dishwasher Location
Washing Machine Location with Hot Water Cylinder above MEV: Mechanical Extract Ventilation
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► Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard Dishwasher Location
Washing Machine Location with Hot Water Cylinder above MEV: Mechanical Extract Ventilation
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PLOTS 73 & 101

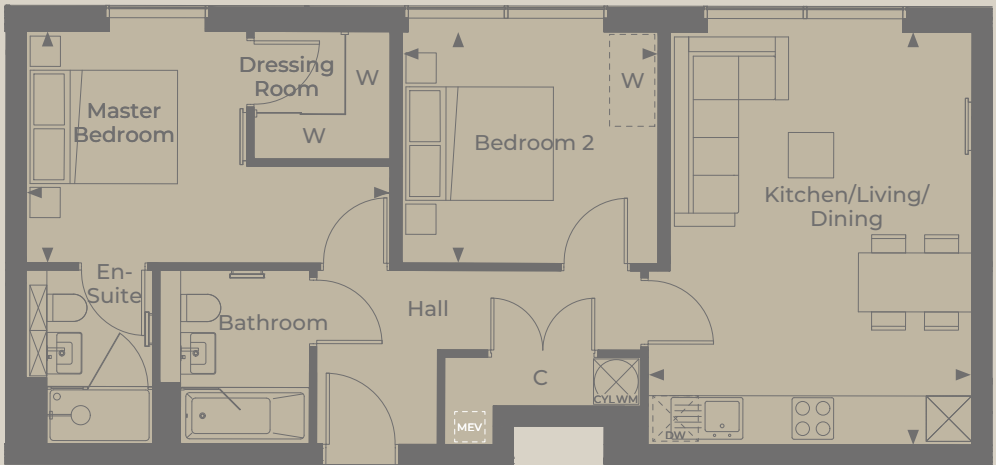
TWO BEDROOM APARTMENT



Kitchen/ Living/Dining	5.46m x 4.17m	17'11" x 13'8"	Master Bedroom	4.99m x 3.07m	16'4" x 10'1"
			Bedroom 2	3.16m x 3.07m	10'4" x 10'1"
			Total Internal Area		
			70.00m²		753.47 sq.ft

PLOTS 80 & 108

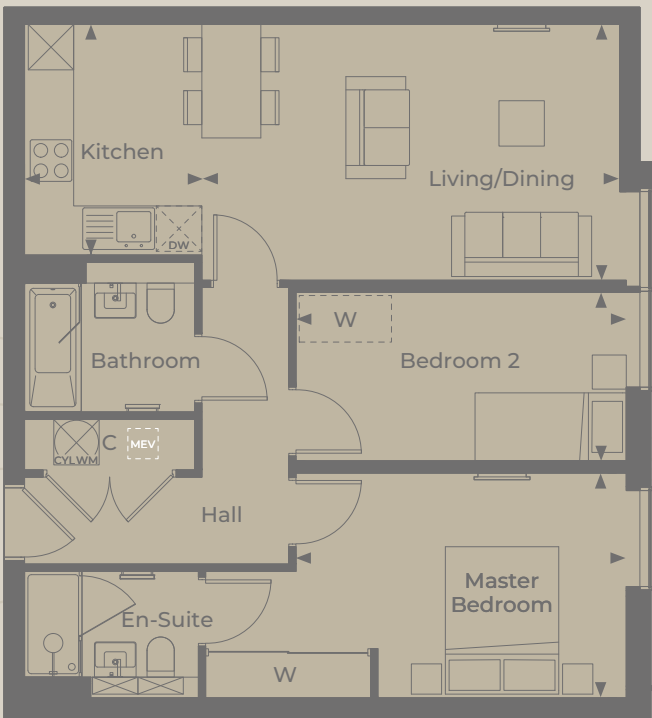
TWO BEDROOM APARTMENT



Kitchen/ Living/Dining	5.46m x 4.29m	17'11" x 14'1"	Master Bedroom	4.81m x 3.06m	15'10" x 10'1"
			Bedroom 2	3.39m x 3.06m	11'1" x 10'1"
			Total Internal Area		
			68.54m²		737.76 sq.ft

PLOTS 75 & 103

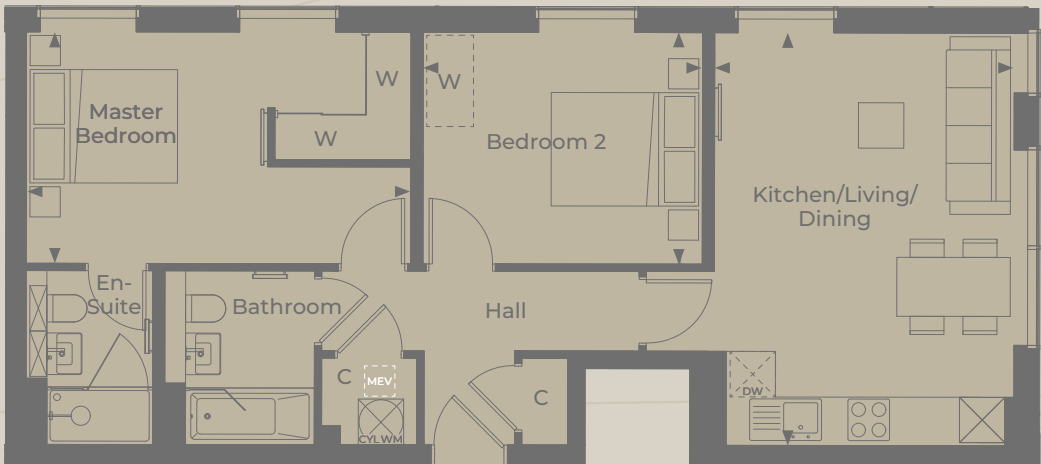
TWO BEDROOM APARTMENT



Kitchen	3.05m x 2.35m	10'0" x 7'8"
Living/Dining	5.53m x 3.40m	18'2" x 11'2"
Master Bedroom	4.37m x 2.98m	14'4" x 9'9"
Bedroom 2	4.37m x 2.23m	18'3" x 7'4"
Total Internal Area		71.37m²
		768.22 sq.ft

PLOTS 81 & 109

TWO BEDROOM APARTMENT



Kitchen/ Living/Dining	5.46m x 3.96m	17'11" x 13'0"	Master Bedroom	5.09m x 3.06m	16'8" x 10'1"
			Bedroom 2	3.70m x 2.92m	12'2" x 10'1"
			Total Internal Area		
			70.19m²		755.52 sq.ft

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PLOTS 82 & 110

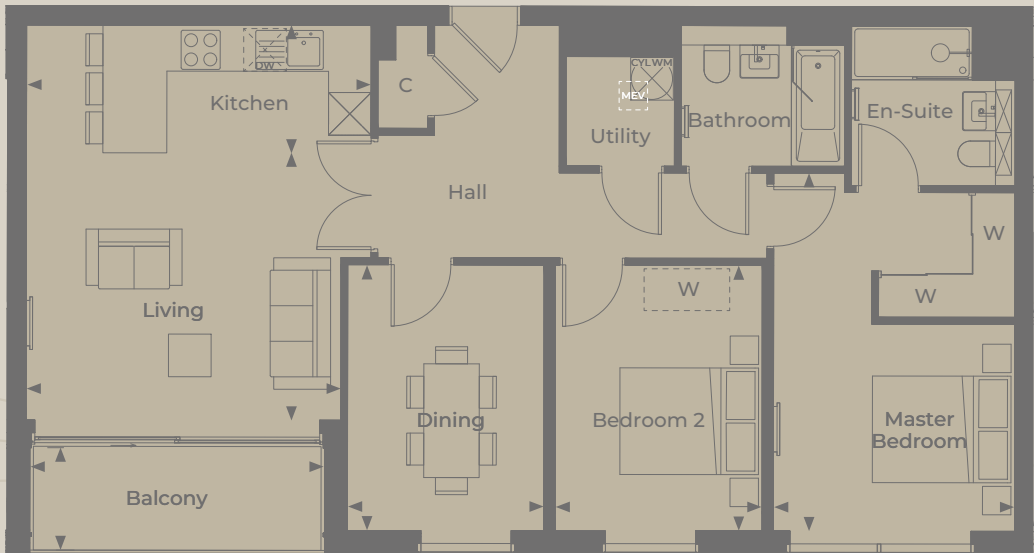
TWO BEDROOM APARTMENT



Kitchen	5.54m x 1.56m	15'5" x 5'11"	Master Bedroom	5.03m x 3.33m	16'6" x 10'11"
Living	4.42m x 3.69m	14'5" x 12'11"	Bedroom 2	3.74m x 2.98m	12'3" x 9'9"
Dining	3.75m x 2.68m	12'3" x 8'8"	Balcony	4.58m x 1.49m	15'1" x 4'11"
Total Internal Area		92.88m ²	999.75 sq.ft		

PLOTS 83 & 111

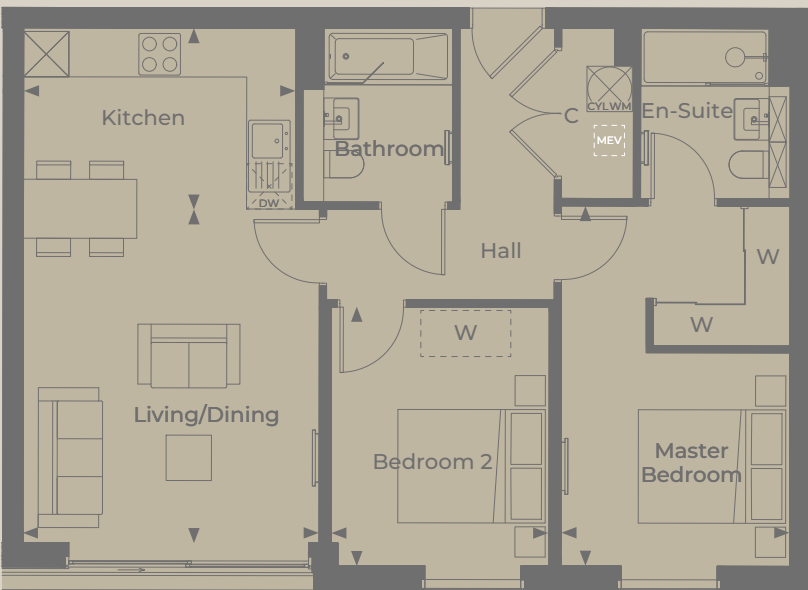
TWO BEDROOM APARTMENT



Kitchen	5.70m x 1.56m	15'11" x 5'11"	Master Bedroom	5.04m x 3.39m	16'6" x 11'2"
Living	4.45m x 3.78m	14'6" x 12'4"	Bedroom 2	3.74m x 2.91m	12'3" x 9'7"
Dining	3.75m x 2.77m	12'3" x 9'1"	Balcony	4.15m x 1.44m	13'7" x 4'9"
Total Internal Area		93.52m ²	1006.64 sq.ft		

PLOTS 84 & 112

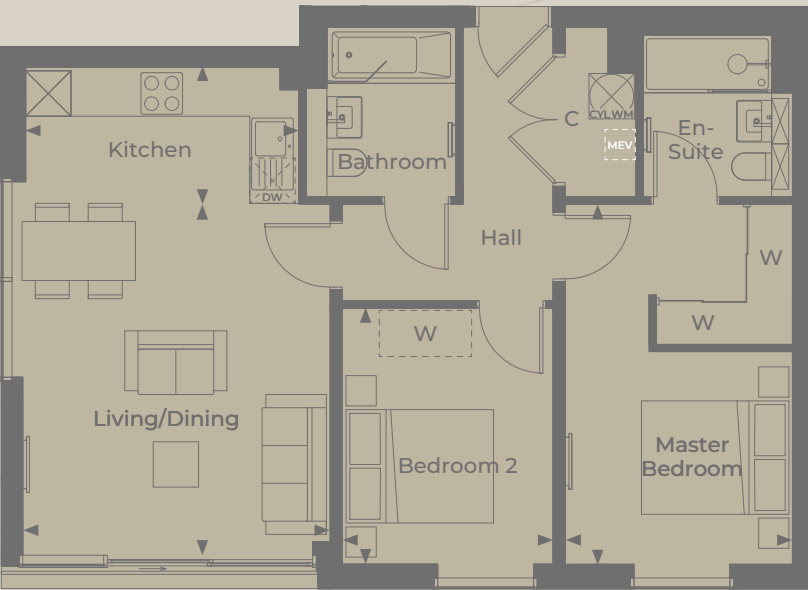
TWO BEDROOM APARTMENT



Kitchen	3.60m x 2.40m	11'10" x 7'10"
Living/Dining	4.42m x 3.92m	14'6" x 12'10"
Master Bedroom	4.77m x 3.02m	15'8" x 9'11"
Bedroom 2	3.42m x 2.88m	11'3" x 9'6"
Total Internal Area		71.86m ² 773.49 sq.ft

PLOTS 86 & 114

TWO BEDROOM APARTMENT



Kitchen	3.61m x 1.80m	11'10" x 5'11"
Living/Dining	4.65m x 4.07m	15'3" x 13'4"
Master Bedroom	4.77m x 3.01m	15'8" x 9'10"
Bedroom 2	3.39m x 2.79m	11'2" x 9'2"
Total Internal Area		70.42m ² 757.99 sq.ft

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The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

A DESIGNER SPECIFICATION



Computer generated image depicts Style Two – available to personalise your kitchen.
Please note choices and options are subject to build time frames, availability and are subject to change.

INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled kitchen, incorporating a choice of door and composite stone worktop finishes with tiled splashback
- NEFF Built-in compact oven with microwave function
- NEFF Induction hob with integrated extractor
- NEFF Integrated fridge/freezer (Energy Rated A+)
- NEFF Integrated dishwasher (Energy Rated A+)
- Space and plumbing for washer/dryer generally within hall utility cupboard
- Stainless steel single bowl sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops
- Kitchen recycling bin provided



Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. 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.



Computer generated image depicts Style Two – available to personalise your bathroom.
Please note choices and options are subject to build time frames, availability and are subject to change.

QUALITY BATHROOMS

- Contemporary styled bathrooms with white sanitaryware and chrome taps
- Bespoke mirrored cabinet to all bathrooms with feature lighting
- Bath with shower and screen to bathroom
- Composite stone top to vanity unit
- Built-in storage space to vanity unit
- Bottle recess to bathroom
- Walk-in shower with fixed glass screen and bottle recess to en-suite
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL & LIGHTING

- Electric panel radiators with individual thermostatic control and timer
- Centralized mechanical extract ventilation to kitchen, bathroom and en-suite(s)
- White finished switches and sockets
- Chrome shaver sockets provided to bathroom and en-suite
- USB sockets to master bedroom
- LED pendant lighting to all bedrooms
- LED Downlights to kitchen/living/dining area, hall and bathrooms.
- Dimmable lighting to living area and bedroom



INTERIOR FINISHES

- Entrance door with matt black door furniture
- Flush satin white finished doors with matt black door furniture
- Full height wardrobe, hinged doors with linear black metal handle to master bedroom
- Woodpecker Brecon range flooring to hall and kitchen/living/dining area
- Tiled floors to bathrooms, en-suite(s) and utility cupboards
- Fitted carpets to all bedrooms

HOME ENTERTAINMENT & COMMUNICATIONS

- TV points to living area and all bedrooms
- Wired for Sky Q to living area
- Communal Digital TV aerial/Satellite dish and distribution system provided
- Telephone point to living area
- Cat 6 pre-wired Home Network points to living area and all bedrooms
- USB charging points provided to kitchen and living room
- Door entry system linked from entrance door
- 'BringMe' Smart entry system and Parcel Box

Computer generated image of the Kitchen depicts Style One

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COMMUNAL AREAS

- Exclusive fitness suite, business lounge, screening room and courtyard garden
- Staircases with vertical flat bar balustrading matt black powder coated
- Service cupboards to be flush painted
- Eggshell painted stepped skirting and architrave
- Post boxes fitted to individual apartment front door
- Stone effect porcelain tiled entrance hall
- Karndean or similar timber LVT to stairs and landings. Carpet to corridors
- Lift to all apartments
- Lift car finished in stainless steel with black back painted glass wall paneling
- Emergency telephone to lift
- 13 amp single power sockets (for cleaning equipment)
- Lighting controlled by movement sensors

- Mains operated smoke detectors to all floors
- Communal satellite dish
- Landscaped public areas
- External lighting
- Enclosed refuse and cycle storage
- Electric car charging points
- Secure parking (1.8m maximum vehicle height)
- Landlords external water supply

SECURITY & PEACE OF MIND

- High security apartment entrance door with multi point locking system
- Mains fed smoke detector with battery back up, fitted to hall
- 10 Year Premier Warranty

CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, our dedicated Sales Team will help with any questions you may have.

Here is what you can expect:

- / From the day you reserve – until the day you move in we will update you regularly on progress
- / You will be given your own log in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- / Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- / Our Sales Team will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- / We'll meet you in your new home to demonstrate all the functions and facilities of your new apartment
- / We personally handover your key on completion day and make sure everything is to your satisfaction
- / The 2-year Berkeley Homes warranty with 24-hour emergency service has a dedicated customer service telephone number and you will have the added security protection of a Premier warranty



MAKING YOUR MOVE EASIER WITH *myHome* PLUS

MyHome Plus is an online service designed to help you manage key aspects of your new home at anytime from anywhere around the world.



1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. This will of course depend on what stage of construction the property has reached at the time of your reservation. We will invite you to view the interior selections available for the internal finishes that you have an option to choose from. Alternatively, the options can be discussed over the telephone and selected via MyHome Plus.



4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

Register by visiting
berkeleygroup.co.uk/my-home/sign-in

OUR COMMITMENT TO SUSTAINABLE LIVING

The Berkeley Group is a leader in sustainable urban regeneration. Our goal is to be world-class in the area of sustainability, both in terms of running our business efficiently and considerately and by developing sustainable places for people to thrive in. Winners of the **Sustainable Housebuilder of the Year 2019**, we are committed to being a responsible business which thinks about the long-term. Sustainability to the Berkeley Group, in its simplest terms, is about people, the planet and prosperity. We think about these three aspects during our operational activities and also in terms of the places we create.

winner of
housebuilder
awards
2019

Sustainable Housebuilder of the Year

SIMPLY A BETTER WAY OF LIVING

The Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. We have a strategy designed to raise our standards higher still. The 'Our Vision' strategy means that you are buying a home from a sustainable business that takes its responsibilities towards the environment, its workforce and the communities in which it works, very seriously.

GREENER, MORE ECONOMICAL HOMES

At LUMINA we have incorporated a range of features that make it easy for residents to live a sustainable lifestyle, from energy saving light fittings and A-rated kitchen appliances to recycling bins and high levels of thermal insulation. These homes are also designed to use less water and their CO₂ emissions are lower than an average home, saving you significant amounts on your utility bills and reducing the overall contribution to climate change. PV panels are also used to supply energy for communal lighting.

REDUCING WATER USE

The water consuming fixtures and fittings in the homes at LUMINA are carefully selected to make sure that they use less water than the average household in the UK. Water efficient features in these homes include A rated toilets with dual flush mechanisms.

SUSTAINABLE TRAVEL

LUMINA is in an extremely well-connected location, right in the centre of Camberley so there is little need for car use locally. Camberley rail station is opposite the development, with great rail links to London and the surrounding area. Eight different bus routes also leave from the station, giving you plenty of options for public transport to neighbouring towns and villages. There are also cycle storage spaces at the development as well as electric car charging points.

CREATING SPACE FOR NATURE

At Berkeley we recognise the importance of protecting and enhancing biodiversity and believe that our new developments can create places with more nature afterwards than before through providing higher quality habitats and more biodiversity. At LUMINA, a private landscaped garden will be created exclusively for residents. This will feature new planting to create a tranquil green environment, with a mix of species to enhance biodiversity.

A COMMITMENT TO THE FUTURE

We set targets to reduce water use and CO₂ emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

DESIGNED FOR LIFE



Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

“98% of our customers would recommend us to their family and friends”



Proud to be members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

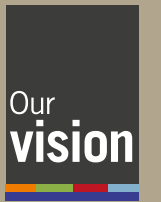
St George
Designed for life

St James
Designed for life

St William
Designed for life

St Joseph
Designed for life

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.

AN EXCEPTIONAL 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.

BERKELEY FOUNDATION

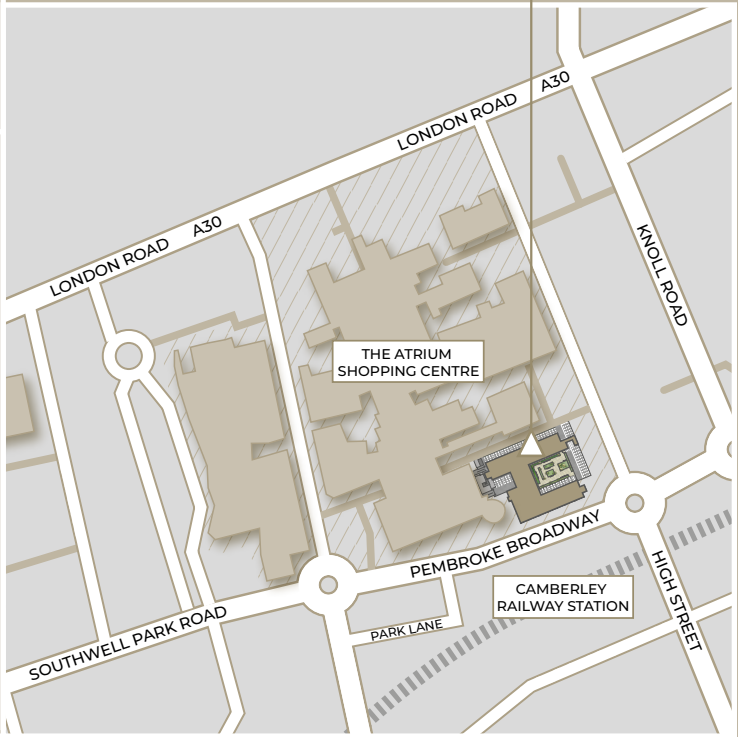
Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities. We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, 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.



www.berkeleygroup.co.uk

www.berkeleyfoundation.org.uk





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