

THE PAPERYARD

HORSHAM

Berkeley

Designed for life

THE PAPERYARD

HORSHAM

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Berkeley
Designed for life

MAKE A STATEMENT

An elegant new residential address in the heart of Horsham, The Paperyard is an exclusive collection of just 62 Manhattan, one and two bedroom apartments that combines open plan living spaces, elegant bedrooms and impressive kitchens with all the advantages of a modern town centre lifestyle.

Benefitting from a deluxe specification, light-filled interiors, a private landscaped roof garden, parking* and hotel-style lobby, this unique development is situated just a short walk from the train station and within easy reach of everything this sought-after town has to offer.



THE PAPERYARD

HORSHAM

URBAN LIVING
STARTS HERE



IDEALLY LOCATED FOR
WORK, REST & PLAY



Aerial photography of Horsham Town Centre



DISCOVER YOUR COMMUNITY SPIRIT

Berkeley creates places people will love as their own. 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.

People become our partners, they bring their own energy and ideas, and they turn a place into a real community. We create beautiful places with the amenities and green open spaces that bring people together and provide the facilities they really need and care about most.

Residents of The Paperyard will not only enjoy exceptional homes in a convenient location, but will also benefit from a welcoming atmosphere and a unique sense of belonging.

Our aim is to create a vibrant community through shared communal areas and spaces designed to be enjoyed together.



STYLISH & CONTEMPORARY DESIGN

*In every apartment, spacious, open
plan living offers the perfect place
to relax and unwind.*



INTERIORS TO COME HOME TO



INSPIRING INTERIORS DESIGNED BY
johnson ribolla

CHIC STYLE & ELEGANT DESIGN

Acclaimed architect Giacomo Ribolla and brilliantly creative interior designer Jane Johnson established their highly-regarded London-based interior design company in 2014.

Renowned for creating effortlessly eye-catching interiors at some of London's most sought-after addresses, Johnson Ribolla have defined a vision for the apartments at The Paperyard focused on a design style that would sit comfortably in a Shoreditch apartment yet encapsulates an ambience that is both relaxed and refined.

"We found our inspiration in the juxtaposition between the leafy countryside and the urban hub of London" explains Jane Johnson. A carefully selected colour palette of soft, muted greens and blues has been contrasted with more industrial materials such as black metal, dark smoked oak and metal mesh to bring these aspects together beautifully, while pale oak floors, splashes of burnt orange and geometric rugs balance these extremes.



johnson ribolla

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

Jane Johnson



Introducing personality and character into each apartment, Johnson Ribolla has designed bold, contemporary kitchens and bathrooms for the residents of The Paperyard 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.

A TRANQUIL LANDSCAPED ROOF GARDEN

*A relaxing space to spend time with
friends, socialise with neighbours
or enjoy your morning coffee
surrounded by greenery.*





A VIBRANT TOWN OF CONTRASTS & CHARM

From the moment you step foot in Horsham, it becomes abundantly clear why it has regularly been voted as one of the best places to live in the UK.

Enviably located on the upper reaches of the River Arun, Horsham is surrounded by miles of rolling countryside, with a number of stunning parks at your disposal. Yet despite Horsham's distinct green outlook, it boasts fantastic links by road, rail and air providing easy access to London and the opportunity to explore further afield.

Offering a unique blend of historic charm and modern amenities, quaint cobbled streets give way to coffee shops, sophisticated bars, designer shops, a Michelin star restaurant and a host of leisure and entertainment destinations. Here you'll find everything for modern living, right on your doorstep.





A SHOPPER'S PARADISE

From high street to high fashion, Horsham provides the complete shopping experience.

Whether you want to browse the boutiques for designer names or hunt the high street for something that little bit different, Horsham has it all. From The Paperyard it's a short walk to John Lewis, Waitrose and two shopping centres, Swan Walk and Piries Place, which has recently undergone a stunning £35 million transformation. And, once you've shopped 'til you've dropped, one of the numerous nearby coffee houses, cafés or bars can provide that precious pick-me-up before the next session of retail therapy.





FROM SENSATIONAL STREET FOOD TO MICHELIN STAR FINE DINING

A flourishing gastro scene means Horsham is a real foodies hot-spot and a town of culinary splendor.

From a lazy brunch to a business lunch; an intimate dinner for two or a night out with friends after drinks at your apartment, there's a menu and an ambience to suit every mood and every occasion. Whether you try tantalising new flavours from around the world at the Carfax street-food markets or enjoy an exquisite meal at the Michelin star Restaurant Tristan, there's something to suit every taste and budget.



“

When you acknowledge, as you must, that there is no such thing as perfect food, only the idea of it, then the real purpose of striving toward perfection becomes clear: to make people happy, that is what cooking is all about.

”

AT RESTAURANT TRISTAN





HORSHAM. A TOWN OF CULTURE

Whether you're an aspiring artist, a seasoned performer or just a spectator, you can enjoy the town's creative buzz all year round.

The Capitol theatre and Everyman cinema are high profile arts venues in the town, but Horsham plays host to a cornucopia of diverse cultural events all year round. As entertaining as they are stimulating, these include creative writing, stand-up comedy, film festivals, an outdoor cinema, the AmeriCARna Car Show and of course, a thriving and vibrant live music scene in pubs, clubs and dedicated venues.





LAZY SUNDAY AFTERNOONS

*Parks and picnics; a great antidote
to the stresses of the working week.*

A few minutes' walk from The Paperyard, Horsham Park is a haven of green space and the perfect place to relax, savour the scenery or enjoy outdoor music events in the summer.

For the more active, there are tennis courts, two outdoor gym facilities, a permanent orienteering course and a skate park. Under three miles away is St Leonard's Park, a tranquil countryside retreat for walking, cycling and horse riding.



THE GREAT OUTDOORS ON YOUR DOORSTEP

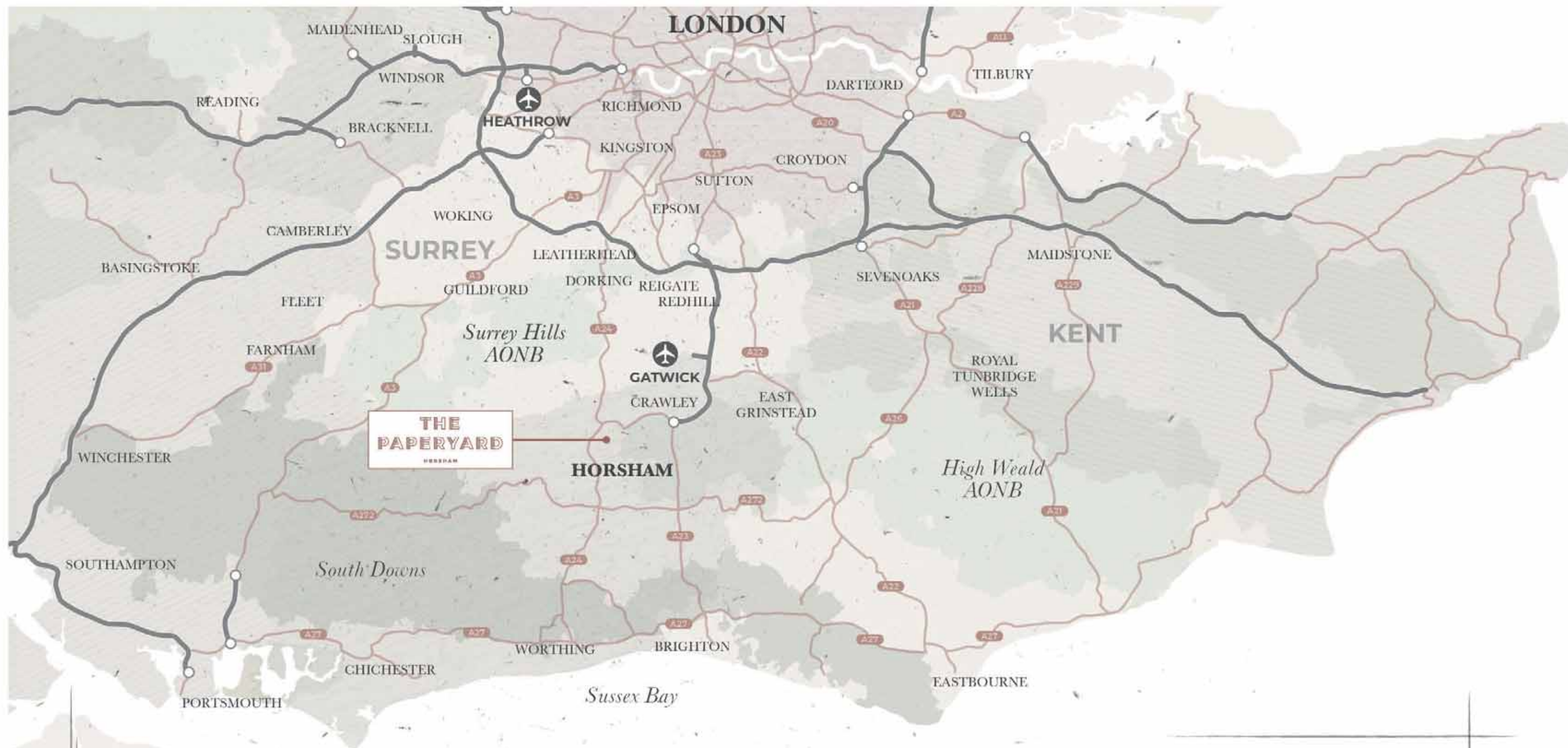
*Enjoy the sights and sounds of nature
in some of the south east's most
spectacular countryside.*

From tranquil woodland walks to adrenaline pumping mountain bike trails, living at The Paperyard means it's easy to escape workday pressures in the surrounding countryside. Southwater Country Park and Southwater Watersports Centre are just five miles away and offer seventy acres of open space, including three lakes where you can learn to kayak, paddleboard and sail.

To the west of the town you can pick up the Downs Link Bridleway, which crosses the leafy Surrey Hills Area of Outstanding Natural Beauty and the verdant, rolling hills of the South Downs National Park.



Photography of the South Downs



LIVE WITHOUT LIMITS

The Paperyard offers an enviable lifestyle. Here you'll find you are within touching distance of some of the UK's most dynamic destinations thanks to extensive road networks and far-reaching railway lines, as well as access to two of London's largest airports for international adventures.

BY CAR

GATWICK AIRPORT
16 MILES

GUILDFORD
21 MILES

BRIGHTON
25 MILES

LONDON
40 MILES

HEATHROW AIRPORT
41 MILES

MAIDSTONE
54 MILES

A COMMUTING HOTSPOT

Just a short walk from Horsham's train station and close to major road links connecting you to two of London's biggest airports, The Paperyard is ideally situated for commuting.

BY ROAD

The nearby A24, A29 and M23 link Horsham to London and the south coast, while the M25 can be reached in just 30 minutes giving you fantastic access across the south of the country.

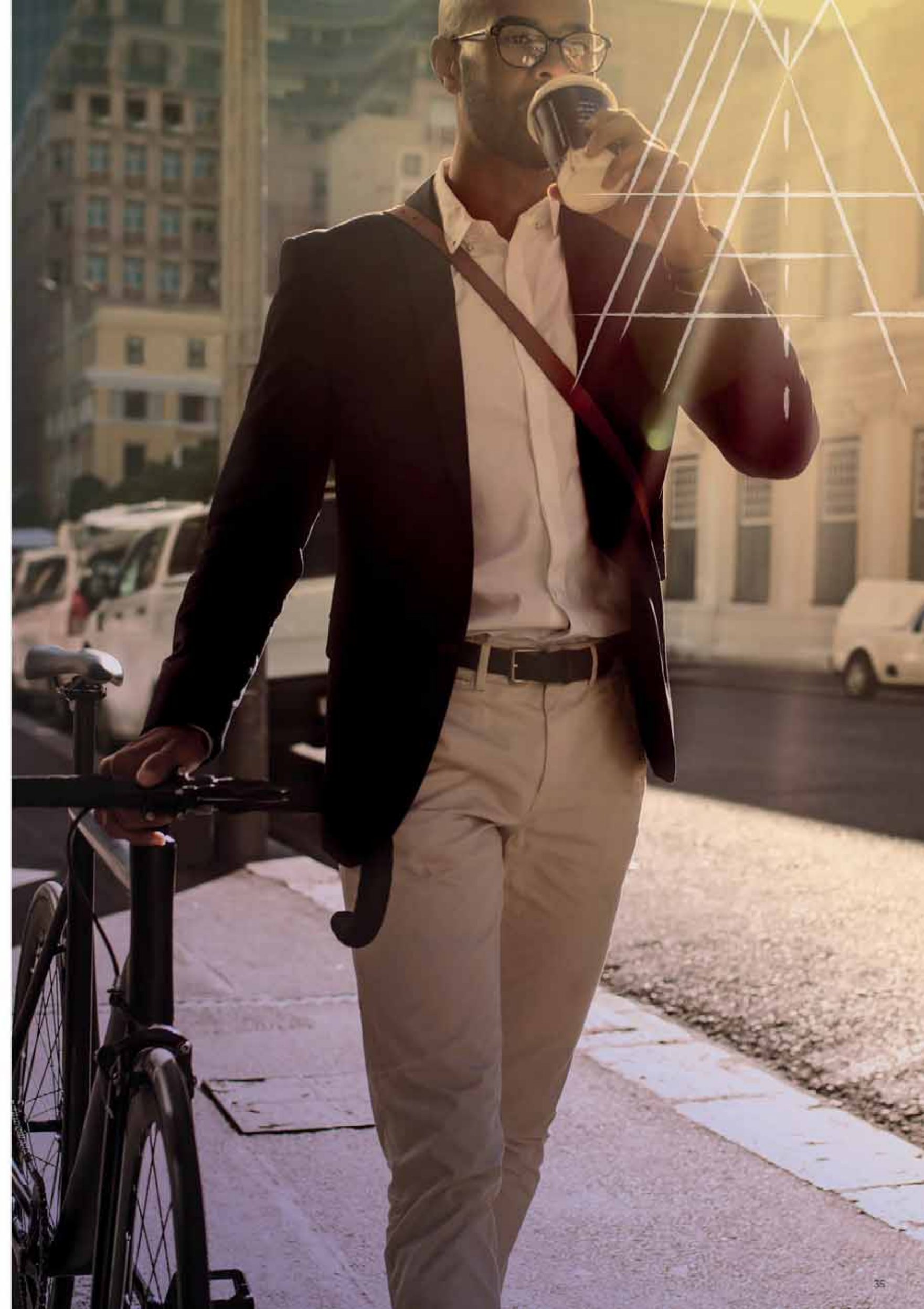
BY RAIL

Nearby Horsham station offers direct links into London and beyond. Trains to Victoria, Clapham Junction and London Bridge take under an hour. There are also regular direct services to the south coast too.



BY AIR

By road, Horsham is approximately 16 miles from Gatwick and 41 miles from Heathrow Airport. With fast trains from Horsham to Gatwick in just 18 minutes, as well as a frequent bus service, you can enjoy hassle-free travel when flying for business or pleasure.





LONDON

40 miles away

One of the world's most exciting cities; with spectacular museums, art galleries, top theatres showing the latest star-studded shows, fantastic restaurants and world-class shopping. Whatever your reason, a great day or evening in the Capital is easy thanks to excellent road and rail links.

GUILDFORD

21 miles away

From the luxury brands on offer at Tunsgate Quarter shopping centre to the independent boutiques scattered throughout the town and weekly street and farmers' markets, keen shoppers are truly spoilt for choice.

BRIGHTON

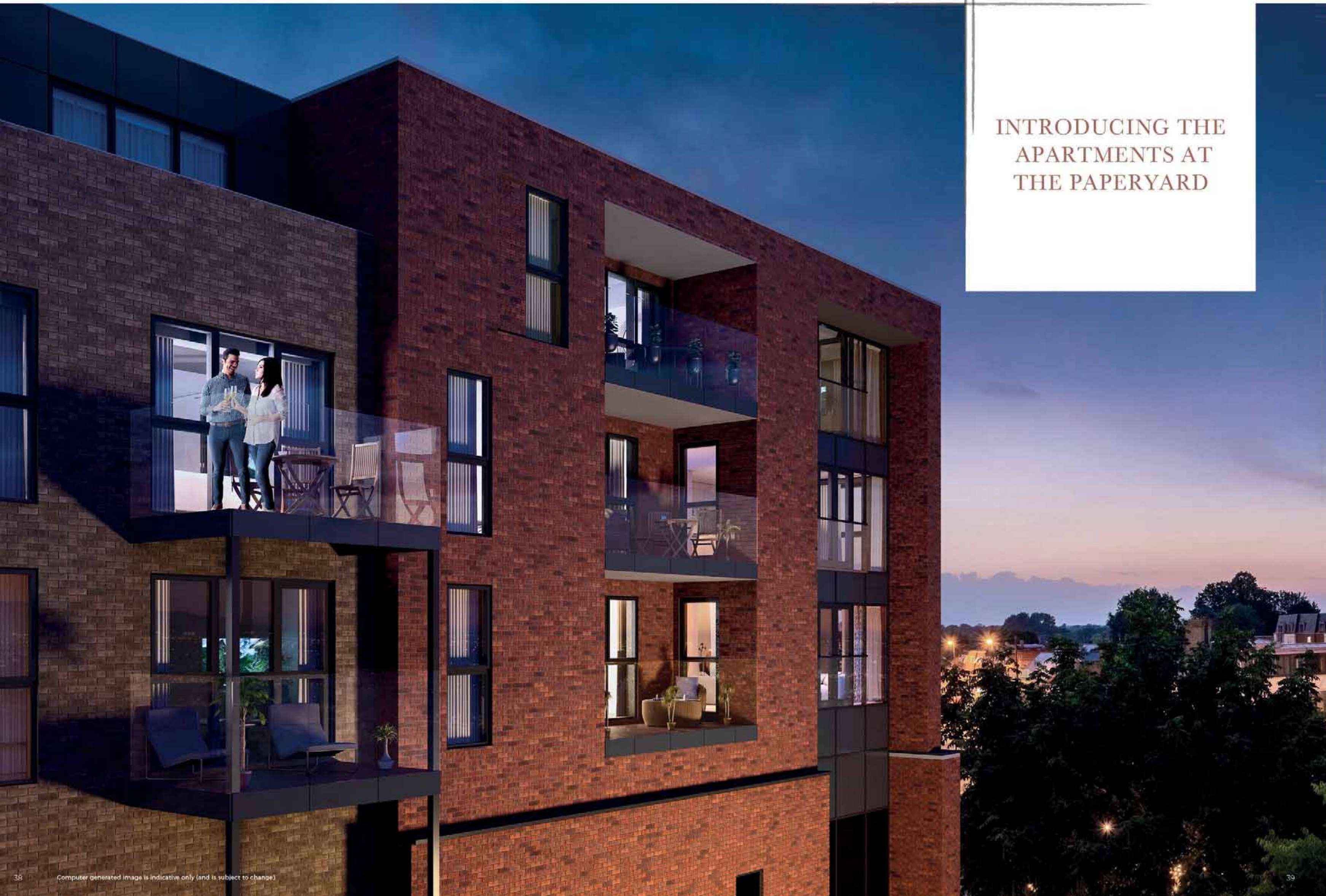
25 miles away

With its iconic pier and Royal Pavillion, the vibrant city of Brighton offers a bounty of opportunity. Stroll the promenade or explore its lively shopping areas from The Lanes' boutiques to the designer names at Brighton Marina's outlet. It's the ideal place for a day trip or a reinvigorating long weekend.

EXPLORE IT ALL

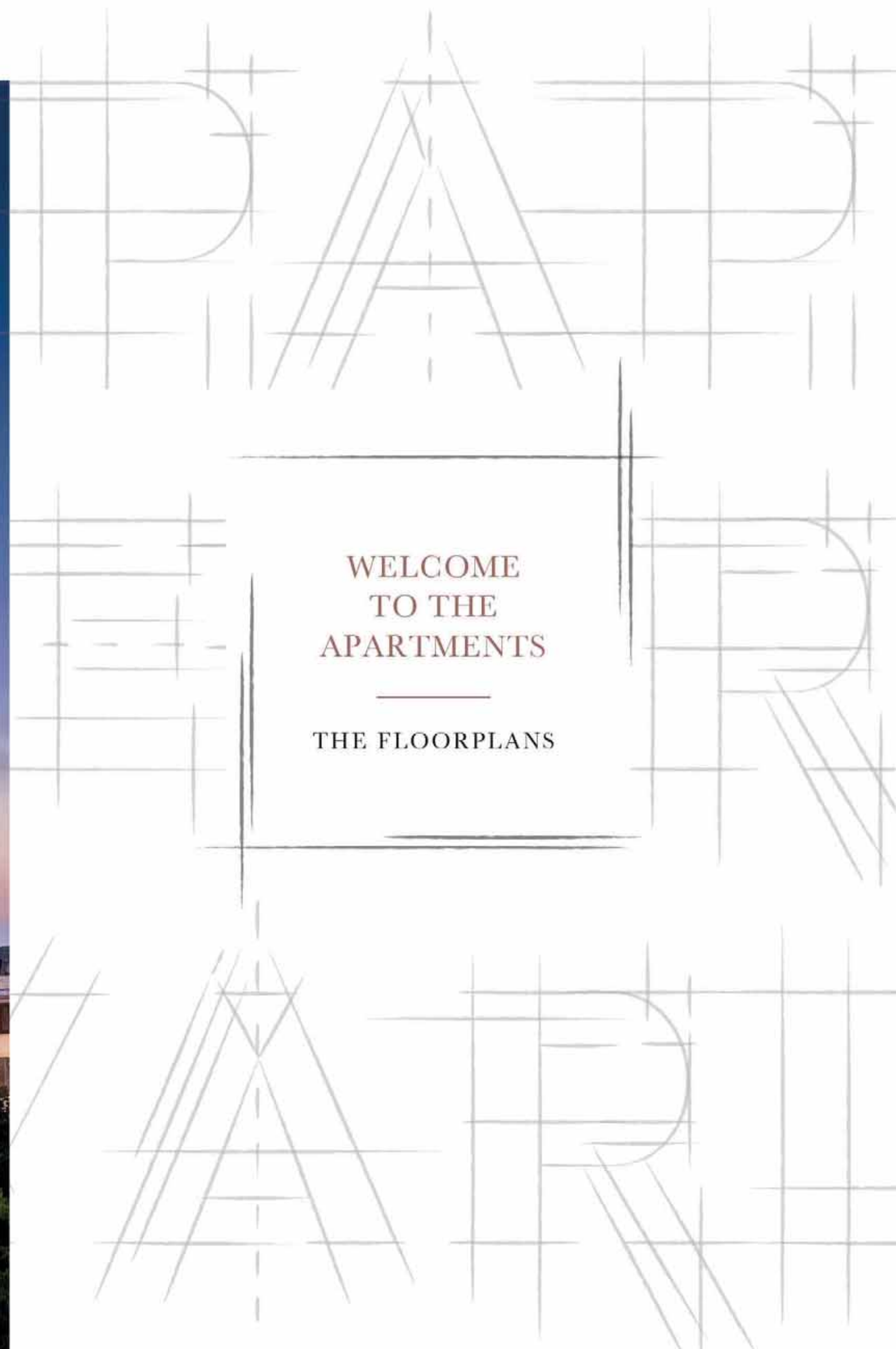
Vibrant, energetic and exciting, at The Paperyard you are spoilt with great days out or weekends away to the Capital, coast or neighbouring counties all within easy reach.

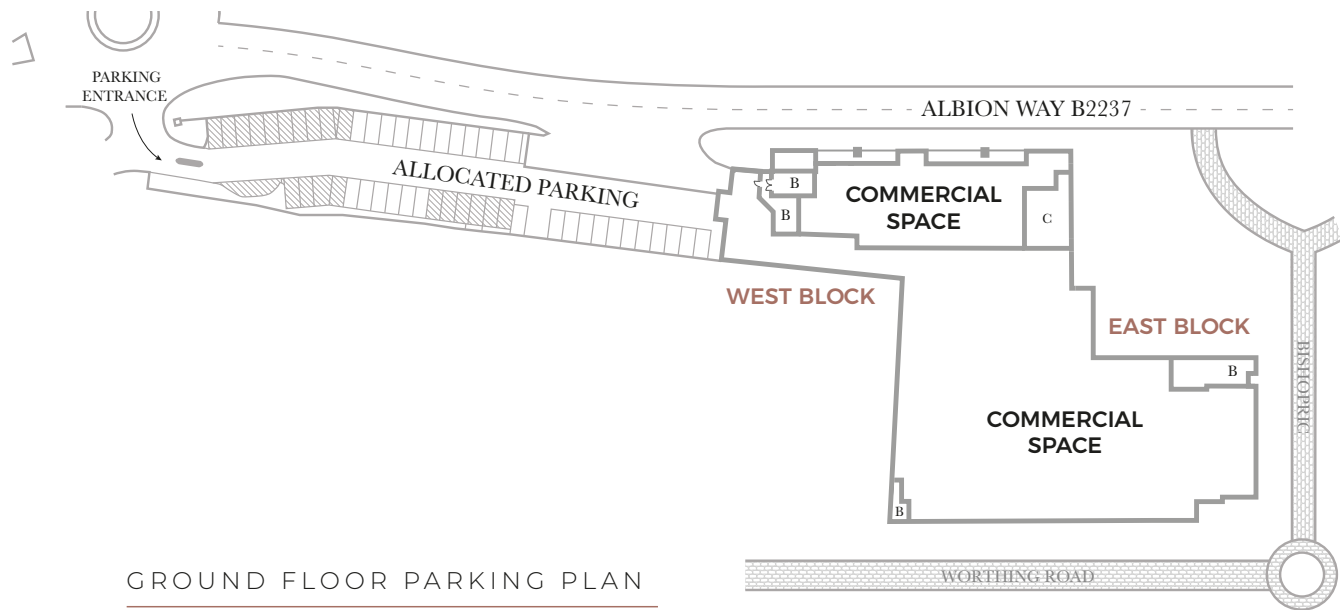
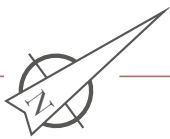
Each teeming with their own distinctive character, sights and unique experiences, lose yourself in Brighton's Lanes, catch a West End musical in one of London's many theatres or take a trip by steam train from Guildford to a number of locations across the country.



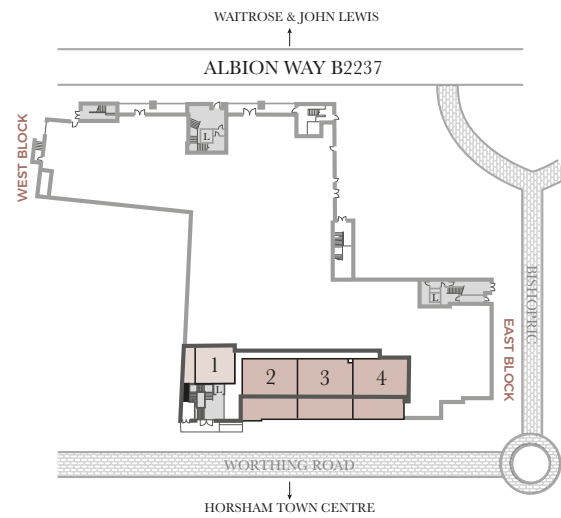
INTRODUCING THE
APARTMENTS AT
THE PAPERYARD

WELCOME
TO THE
APARTMENTS
—
THE FLOORPLANS





GROUND FLOOR PARKING PLAN



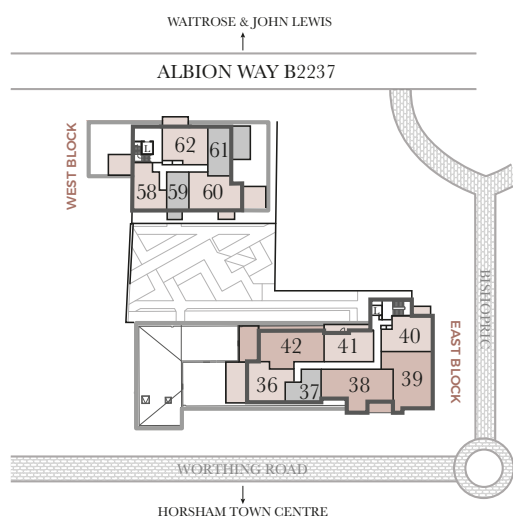
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

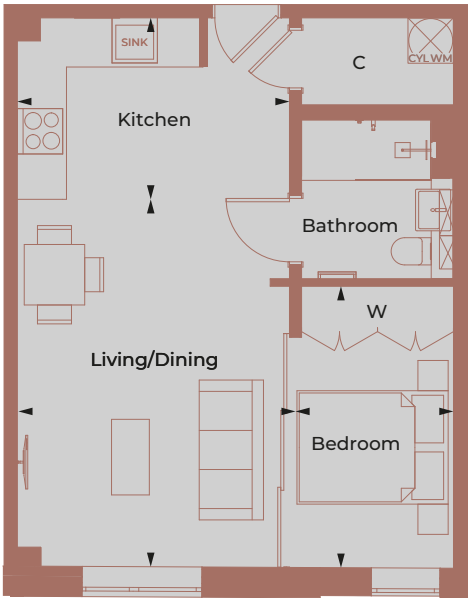


FOURTH FLOOR

DIMENSIONS

KITCHEN		
3.60m x 2.40m	11'10" x 7'10"	
LIVING/DINING		
4.86m x 3.68m	15'11" x 12'10"	
BEDROOM		
3.72m x 2.09m	12'3" x 6'10"	

GROSS INTERNAL FLOOR AREA
41.91 SQ M 451 SQ FT



APARTMENTS 7 & 23

Apartment 7: Second Floor East Block | Apartment 23: Third Floor East Block

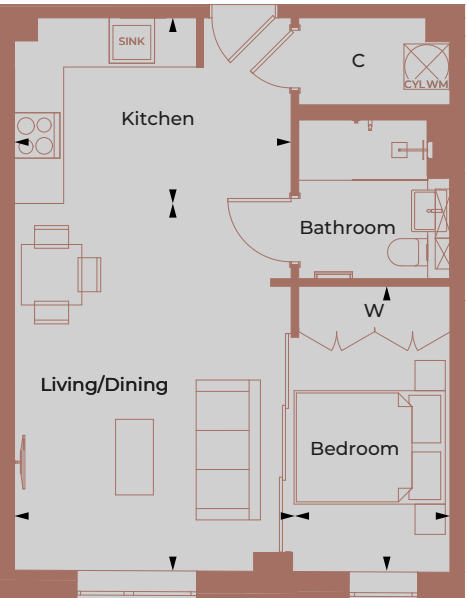
APARTMENT 9

Second Floor East Block

DIMENSIONS

KITCHEN		
3.66m x 2.45m	12'0" X 8'1"	
LIVING/DINING		
4.86m x 3.71m	15'11" X 12'2"	
BEDROOM		
3.76m x 2.05m	12'4" X 6'9"	

GROSS INTERNAL FLOOR AREA
42.19 SQ M 454 SQ FT



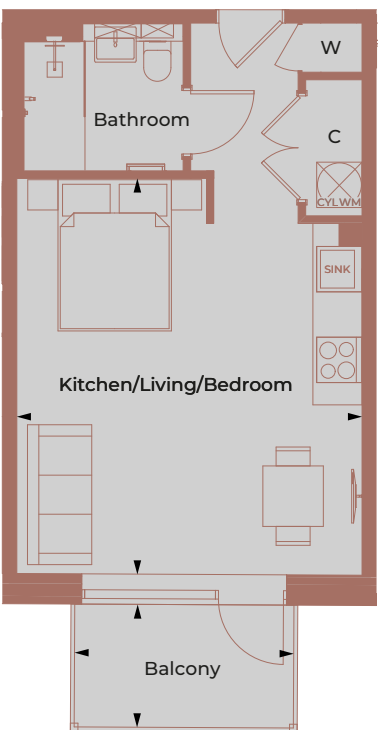
APARTMENTS 8 & 24

Apartment 8: Second Floor East Block | Apartment 24: Third Floor East Block

DIMENSIONS

KITCHEN/ LIVING/BEDROOM		
5.24m x 4.57m	17'2" x 15'0"	
BALCONY		
2.90m x 1.63m	9'6" x 5'4"	

GROSS INTERNAL FLOOR AREA
33.30 SQ M 358 SQ FT



DIMENSIONS

KITCHEN/ LIVING/BEDROOM		
5.29m x 4.48m	17'4" x 14'8"	
BALCONY		
2.90m x 1.63m	9'6" x 5'4"	

GROSS INTERNAL FLOOR AREA
31.95 SQ M 344 SQ FT



APARTMENT 10

Second Floor East Block

◄► Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Washing Machine Location with Hot Water Cylinder above

◄► Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Washing Machine Location with Hot Water Cylinder above

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MANHATTAN APARTMENTS 1 BEDROOM APARTMENT 2 BEDROOM APARTMENT

B: Bin Store L: Lift C: Cycle Store ☒ : Parking Spaces Belonging To Local Businesses

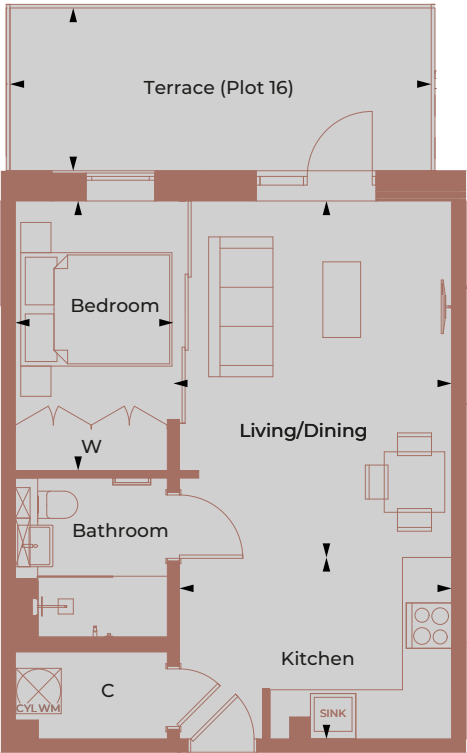
APARTMENT 16

Second Floor East Block

DIMENSIONS

KITCHEN	3.55m x 2.40m	11'10" x 7'10"
LIVING/DINING	4.66m x 3.68m	15'6" x 12'1"
BEDROOM	3.57m x 2.09m	11'8" x 6'10"
TERRACE	5.57m x 2.15m	18'3" x 7'1"

GROSS INTERNAL FLOOR AREA
41.05 SQ M 441 SQ FT



APARTMENTS 18 & 33

Apartment 18: Second Floor East Block | Apartment 33: Third Floor East Block

DIMENSIONS

KITCHEN/LIVING/BEDROOM	5.06m x 4.55m	16'7" x 14'11"
TERRACE (PLOT 18)	4.16m x 2.15m	13'8" x 7'1"
BALCONY (PLOT 33)	3.54m x 1.27m	11'7" x 4'2"

GROSS INTERNAL FLOOR AREA
32.36 SQ M 348 SQ FT



APARTMENTS 17 & 32

Apartment 17: Second Floor East Block | Apartment 32: Third Floor East Block

DIMENSIONS

KITCHEN/LIVING/BEDROOM	5.06m x 4.55m	16'7" x 14'11"
TERRACE (PLOT 17)	4.99m x 2.15m	16'4" x 7'1"
BALCONY (PLOT 32)	3.54m x 1.27m	11'7" x 4'2"

GROSS INTERNAL FLOOR AREA
32.36 SQ M 348 SQ FT



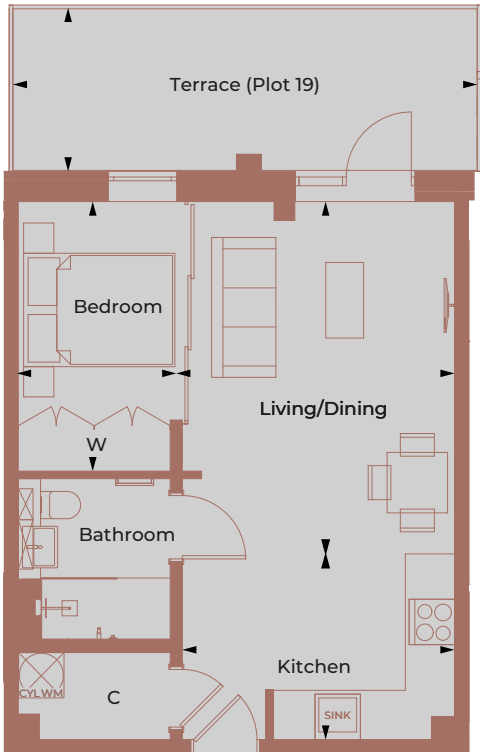
APARTMENT 19

Second Floor East Block

DIMENSIONS

KITCHEN	3.55m x 2.40m	11'10" x 7'10"
LIVING/DINING	4.66m x 3.68m	15'6" x 12'1"
BEDROOM	3.57m x 2.11m	11'8" x 6'11"
TERRACE	6.14m x 2.16m	20'2" x 7'1"

GROSS INTERNAL FLOOR AREA
41.05 SQ M 441 SQ FT



◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Washing Machine Location with Hot Water Cylinder above

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Washing Machine Location with Hot Water Cylinder above

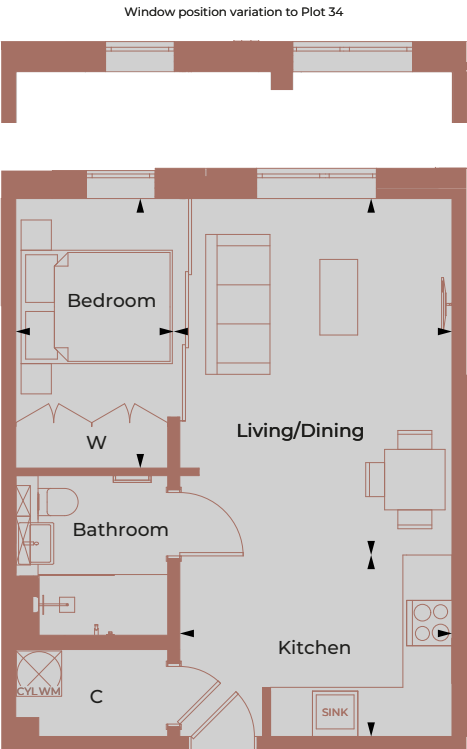
APARTMENTS 31 & 34

Third Floor East Block

DIMENSIONS

KITCHEN		
3.60m x 2.40m	11'10" x 7'10"	
LIVING/DINING		
4.71m x 3.68m	15'6" x 12'1"	
BEDROOM		
3.56m x 2.09m	11'8" x 6'10"	

GROSS INTERNAL FLOOR AREA
41.05 SQ M 442 SQ FT



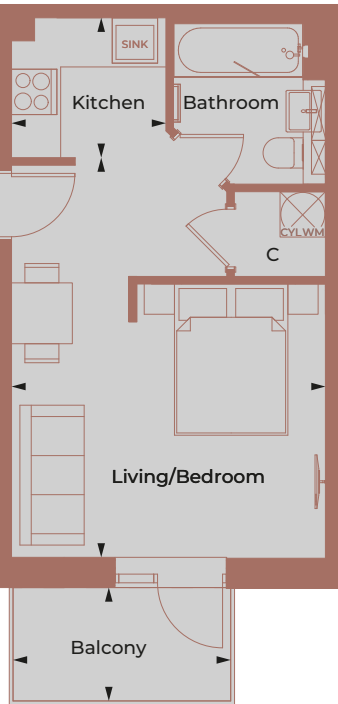
APARTMENT 59

Fourth Floor West Block

DIMENSIONS

KITCHEN		
2.04m X 1.85m	6'8" X 6'1"	
LIVING/BEDROOM		
5.29m x 3.62m	17'4" X 11'0"	
BALCONY		
2.88m x 1.50m	9'5" X 4'11"	

GROSS INTERNAL FLOOR AREA
29.65 SQ M 319 SQ FT



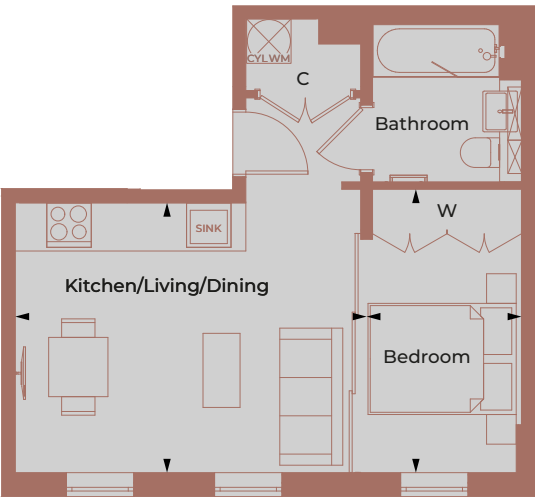
APARTMENT 37

Fourth Floor East Block

DIMENSIONS

KITCHEN/LIVING/DINING		
4.74m x 3.64m	15'7" x 11'11"	
BEDROOM		
3.82m x 2.09m	12'7" x 6'10"	

GROSS INTERNAL FLOOR AREA
34.07 SQ M 367 SQ FT



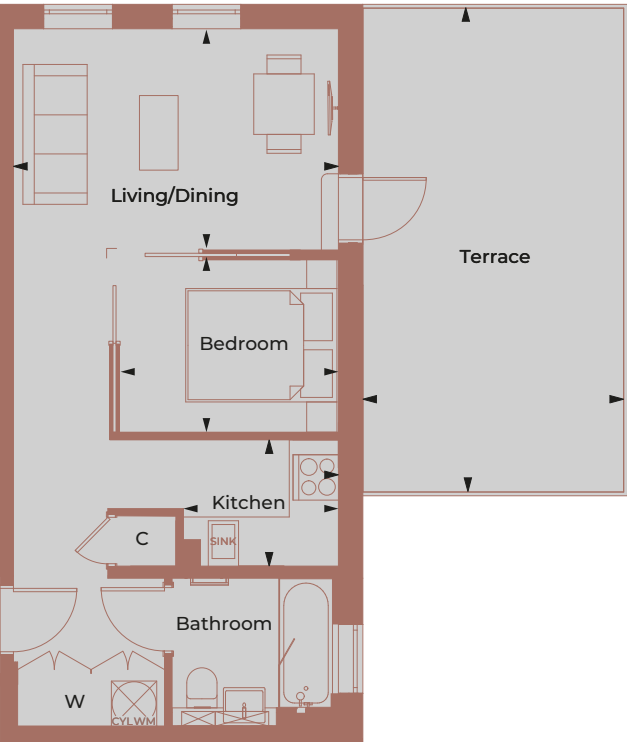
APARTMENT 61

Fourth Floor West Block

DIMENSIONS

KITCHEN		
2.05m x 1.67m	6'9" x 5'6"	
LIVING/DINING		
4.30m x 2.89m	14'1" x 9'6"	
BEDROOM		
2.89m x 2.25m	9'6" x 7'4"	
TERRACE		
6.40m x 3.45m	21'0" x 11'4"	

GROSS INTERNAL FLOOR AREA
39.60 SQ M 426 SQ FT



◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Washing Machine Location with Hot Water Cylinder above

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☒ Washing Machine Location with Hot Water Cylinder above

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APARTMENT 1

First Floor East Block

DIMENSIONS

KITCHEN		
3.45m x 2.25m	11'4" x 7'4"	
LIVING/DINING		
3.50m x 3.45m	11'5" x 11'4"	
BEDROOM		
3.85m x 3.15m	12'7" x 10'4"	
TERRACE		
6.81m x 1.74m	22'4" x 5'9"	

GROSS INTERNAL FLOOR AREA
48.91 SQ M 526 SQ FT



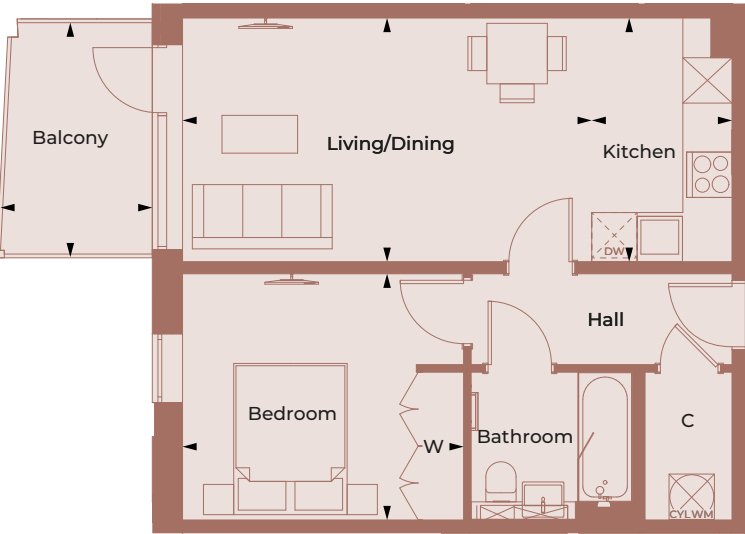
APARTMENTS 6 & 22

Apartment 6: Second Floor East Block
Apartment 22: Third Floor East Block

DIMENSIONS

KITCHEN		
3.22m x 1.85m	10'7" x 6'1"	
LIVING/DINING		
5.41m x 3.22m	17'9" x 10'7"	
BEDROOM		
3.72m x 3.26m	12'2" x 10'8"	
BALCONY		
3.10m x 2.01m	10'2" x 6'7"	

GROSS INTERNAL FLOOR AREA
48.24 SQ M 519 SQ FT



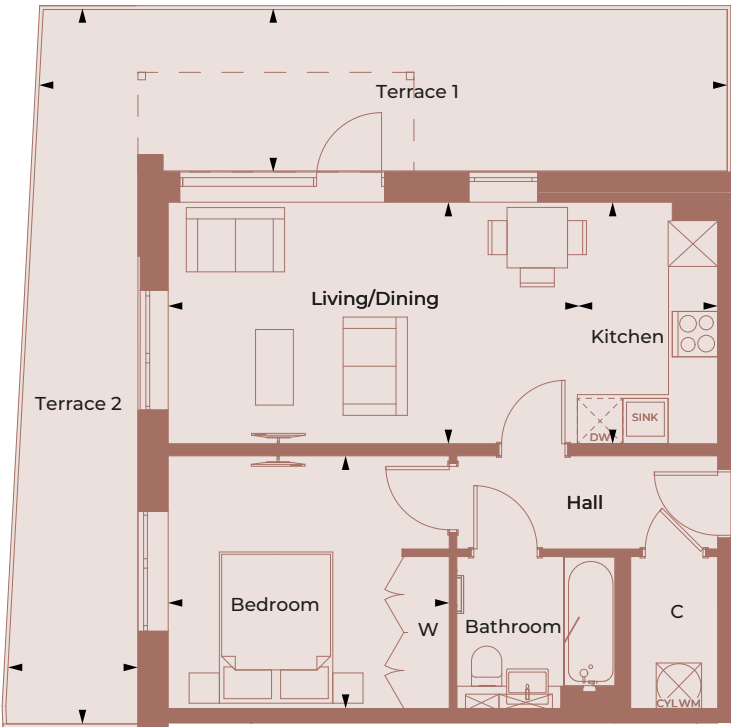
APARTMENT 5

Second Floor East Block

DIMENSIONS

KITCHEN		
3.19m x 1.80m	10'6" x 5'11"	
LIVING/DINING		
5.47m x 3.19m	17'9" x 10'6"	
BEDROOM		
3.72m x 3.34m	12'2" x 11'0"	
TERRACE 1		
9.10m x 2.16m	29'10" x 7'1"	
TERRACE 2		
9.46m x 1.72m	31'0" x 5'8"	

GROSS INTERNAL FLOOR AREA
48.66 SQ M 524 SQ FT



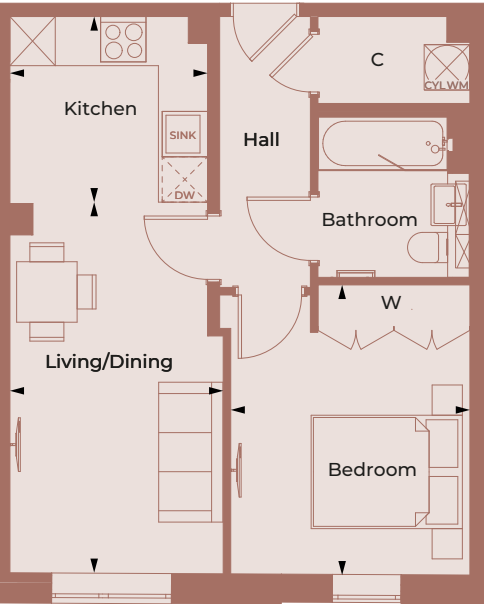
APARTMENTS 11 & 26

Apartment 11: Second Floor East Block
Apartment 26: Third Floor East Block

DIMENSIONS

KITCHEN		
2.61m x 2.46m	8'7" x 7'10"	
LIVING/DINING		
4.90m x 2.82m	16'1" x 9'3"	
BEDROOM		
3.84m x 3.16m	12'7" x 10'5"	

GROSS INTERNAL FLOOR AREA
44.85 SQ M 483 SQ FT



◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

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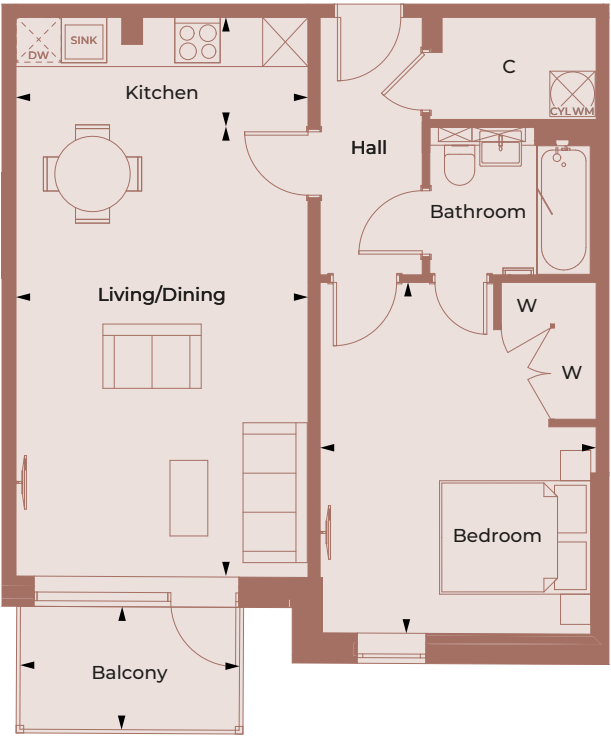
APARTMENTS 12 & 27

Apartment 12: Second Floor East Block
Apartment 27: Third Floor East Block

DIMENSIONS

KITCHEN	
3.86m x 1.44m	12'8" X 4'9"
LIVING/DINING	
5.94m x 3.86m	19'6" X 12'8"
BEDROOM	
4.64m x 3.65m	15'3" X 12'0"
BALCONY	
2.90m x 1.63m	9'6" X 5'4"

GROSS INTERNAL FLOOR AREA
59.33 SQ M 639 SQ FT



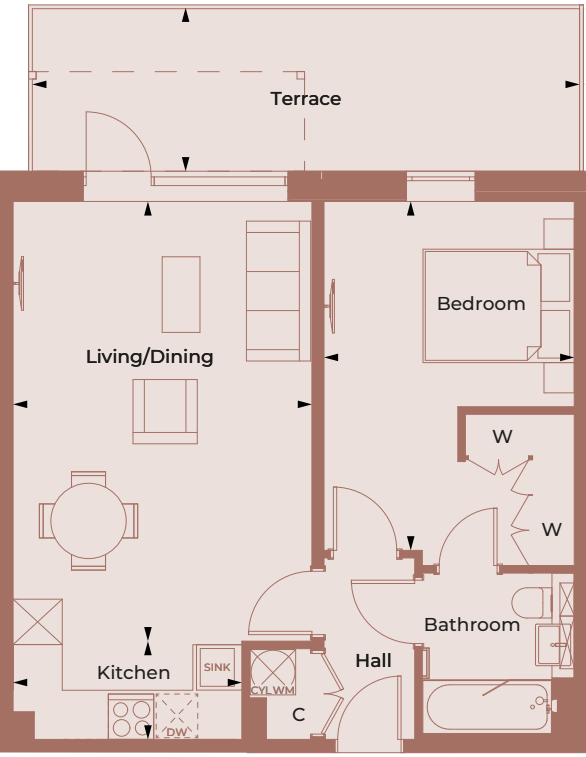
APARTMENT 20

Second Floor East Block

DIMENSIONS

KITCHEN	
3.03m x 1.25m	9'11" x 4'1"
LIVING/DINING	
5.86m x 3.95m	19'3" x 13'0"
BEDROOM	
4.61m x 3.31m	15'2" x 10'10"
TERRACE	
7.24m x 2.16m	23'9" x 7'1"

GROSS INTERNAL FLOOR AREA
52.80 SQ M 568 SQ FT



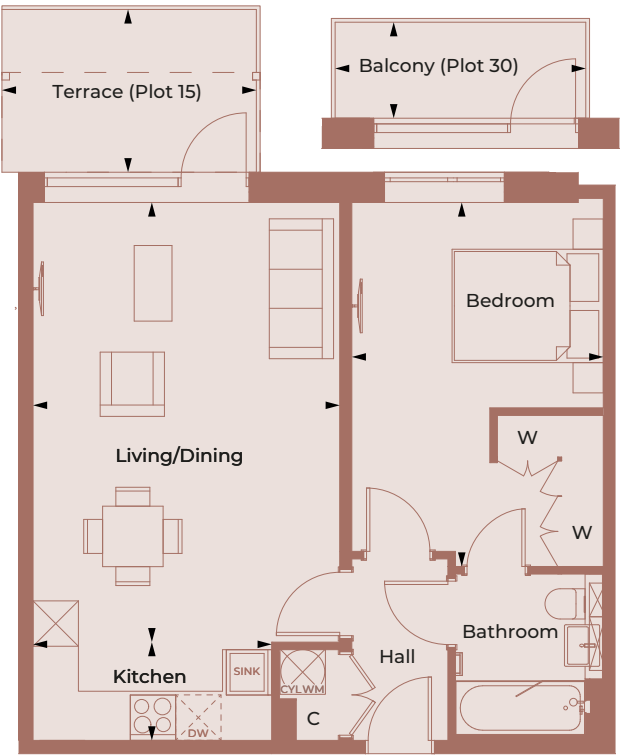
APARTMENTS 15 & 30

Apartment 15: Second Floor East Block
Apartment 30: Third Floor East Block

DIMENSIONS

KITCHEN	
3.16m x 1.30m	10'4" x 4'3"
LIVING/DINING	
5.82m x 4.06m	19'1" x 13'4"
BEDROOM	
4.61m x 3.33m	15'2" x 10'11"
TERRACE (PLOT 15)	
3.36m x 2.15m	11'0" x 7'1"
BALCONY (PLOT 30)	
3.31m x 1.27m	10'11" x 4'2"

GROSS INTERNAL FLOOR AREA
53.68 SQ M 577 SQ FT



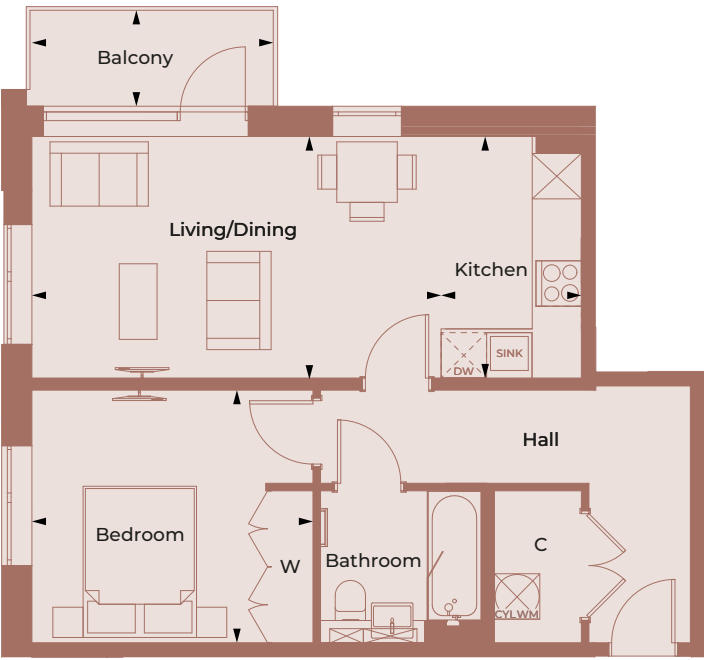
APARTMENT 21

Third Floor East Block

DIMENSIONS

KITCHEN	
3.19m x 1.80m	10'6" x 5'11"
LIVING/DINING	
5.47m x 3.21m	17'9" x 10'6"
BEDROOM	
3.72m x 3.34m	12'2" x 10'9"
BALCONY	
3.54m x 1.27m	11'7" x 4'2"

GROSS INTERNAL FLOOR AREA
53.56 SQ M 576 SQ FT



◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
[Sink Icon] Dishwasher Location [Washing Machine Icon] Washing Machine Location with Hot Water Cylinder above

Floorplans shown 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.

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
[Sink Icon] Dishwasher Location [Washing Machine Icon] Washing Machine Location with Hot Water Cylinder above

Floorplans shown 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.

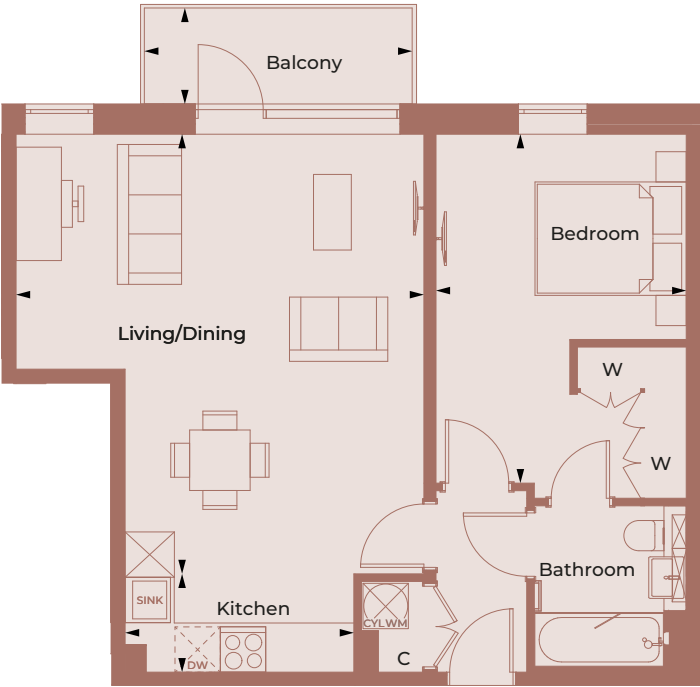
APARTMENT 35

Third Floor East Block

DIMENSIONS

KITCHEN		
3.03m x 1.30m	9'11" x 4'3"	
LIVING/DINING		
5.82m x 5.39m	19'1" x 17'8"	
BEDROOM		
4.62m x 3.31m	15'2" x 10'10"	
BALCONY		
3.54m x 1.27m	11'7" x 4'2"	

GROSS INTERNAL FLOOR AREA
57.28 SQ M 617 SQ FT



APARTMENT 40

Fourth Floor East Block

DIMENSIONS

KITCHEN		
3.23m x 3.02m	10'7" x 10'1"	
LIVING/DINING		
4.53m x 3.64m	14'10" x 11'11"	
BEDROOM		
7.39m x 2.77m	24'3" x 9'1"	
BALCONY		
3.30m x 1.59m	10'10" x 5'2"	

GROSS INTERNAL FLOOR AREA
58.76 SQ M 632 SQ FT



APARTMENT 36

Fourth Floor East Block

DIMENSIONS

KITCHEN		
2.40m x 1.99m	7'1" x 6'7"	
LIVING/DINING		
5.18m x 4.18m	17'0" x 13'9"	
BEDROOM		
3.73m x 2.72m	12'3" x 8'11"	
TERRACE		
7.81m x 3.86m	25'8" x 12'8"	

GROSS INTERNAL FLOOR AREA
52.15 SQ M 561 SQ FT



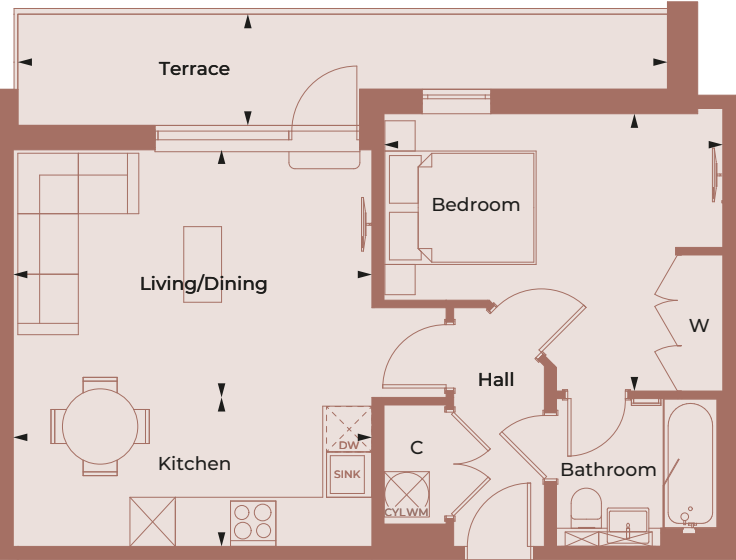
APARTMENT 41

Fourth Floor East Block

DIMENSIONS

KITCHEN		
4.74m x 1.97m	15'7" x 6'6"	
LIVING/DINING		
4.74m x 3.27m	15'7" x 10'9"	
BEDROOM		
4.48m x 3.67m	14'8" x 12'0"	
TERRACE		
8.59m x 1.47m	23'8" x 4'10"	

GROSS INTERNAL FLOOR AREA
51.39 SQ M 553 SQ FT



◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
⊠ Dishwasher Location ⊠ Washing Machine Location with Hot Water Cylinder above

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
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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

Floorplans shown 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.

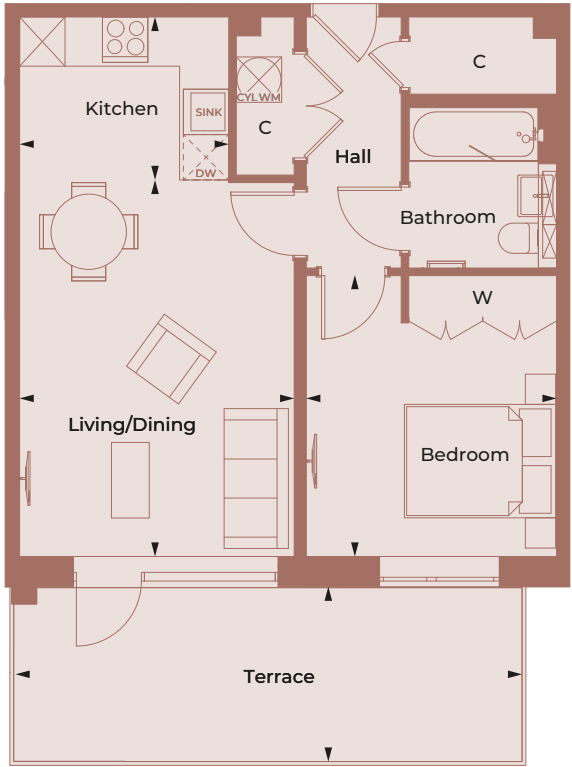
APARTMENT 45

Second Floor West Block

DIMENSIONS

KITCHEN		
2.77m x 2.10m	9'1" x 6'11"	
LIVING/DINING		
5.04m x 3.63m	16'6" x 11'11"	
BEDROOM		
3.72m x 3.31m	12'2" x 10'10"	
TERRACE		
6.70m x 2.31m	22'0" x 7'7"	

GROSS INTERNAL FLOOR AREA
50.67 SQ M 545 SQ FT



APARTMENT 46

Second Floor West Block

DIMENSIONS

KITCHEN		
3.24m x 1.87m	10'8" x 6'2"	
LIVING/DINING		
5.27m x 4.09m	17'3" x 13'5"	
BEDROOM		
3.72m x 3.31m	12'2" x 10'10"	
TERRACE		
7.15m x 2.31m	23'5" x 7'7"	

GROSS INTERNAL FLOOR AREA
53.98 SQ M 581 SQ FT



◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

Floorplans shown 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.

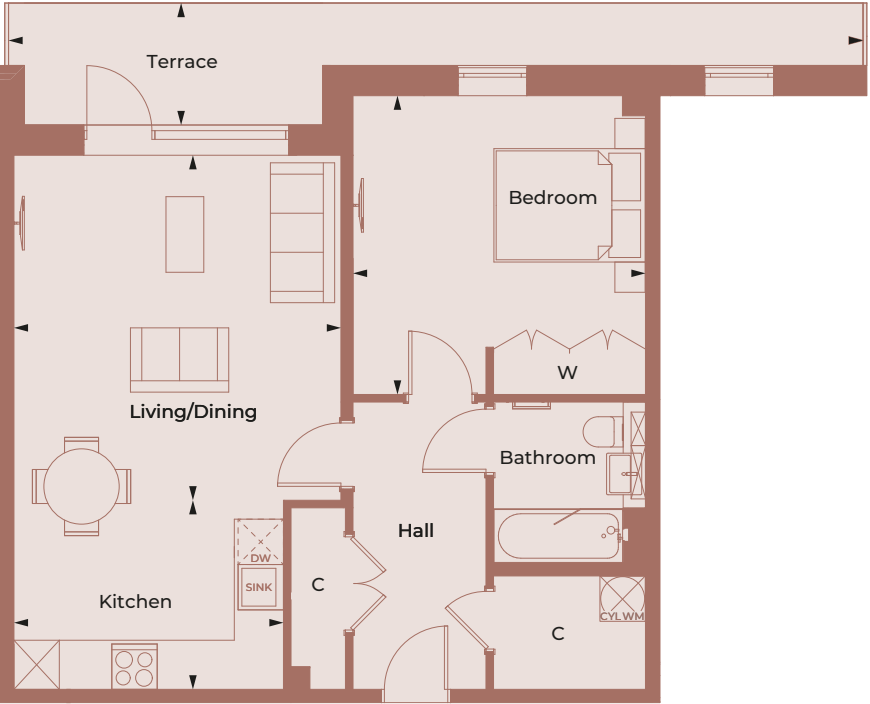
APARTMENT 50

Second Floor West Block

DIMENSIONS

KITCHEN		
3.56m x 2.50m	11'8" x 8'2"	
LIVING/DINING		
4.56m x 4.32m	15'0" x 14'2"	
BEDROOM		
3.95m x 3.80m	13'0" x 12'6"	
TERRACE		
11.30m x 1.61m	37'10" x 5'4"	

GROSS INTERNAL FLOOR AREA
62.05 SQ M 668 SQ FT



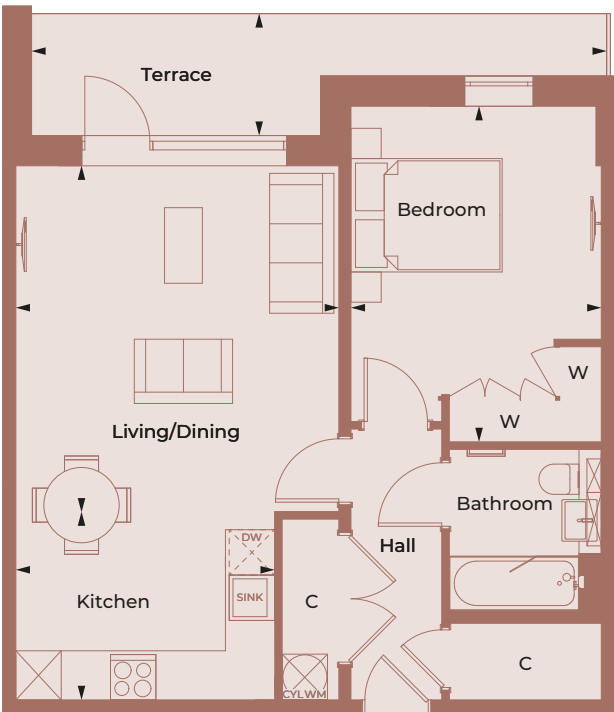
APARTMENT 51

Second Floor West Block

DIMENSIONS

KITCHEN		
3.42m x 2.49m	11'3" x 8'2"	
LIVING/DINING		
4.57m x 4.22m	15'0" x 13'10"	
BEDROOM		
4.44m x 3.31m	14'7" x 10'10"	
TERRACE		
7.61m x 1.61m	24'11" x 5'4"	

GROSS INTERNAL FLOOR AREA
57.25 SQ M 616 SQ FT

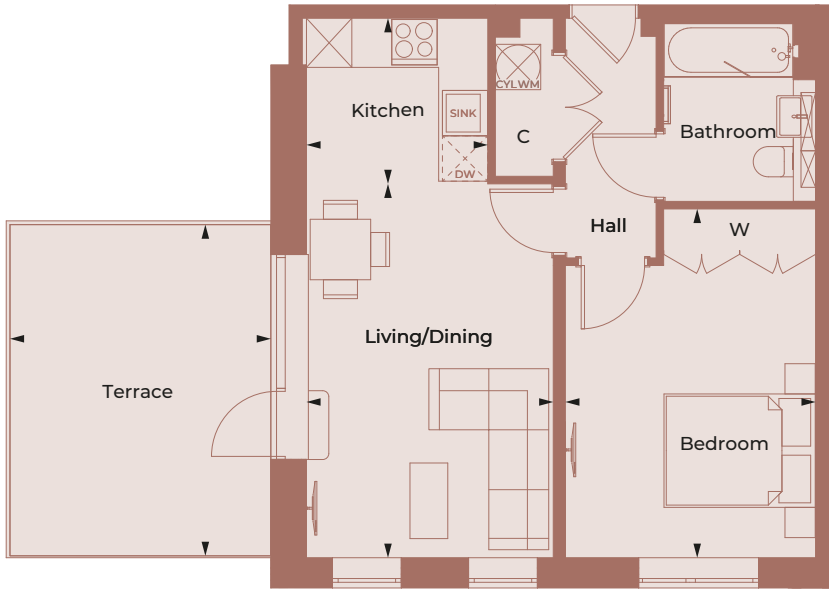


◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

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APARTMENT 52

Third Floor West Block



DIMENSIONS

KITCHEN		
2.40m x 2.19m	8'10" x 7'2"	
LIVING/DINING		
4.95m x 3.26m	16'3" x 10'9"	
BEDROOM		
4.61m x 3.31m	15'2" x 10'10"	
TERRACE		
4.38m x 3.45m	14'4" x 11'4"	

GROSS INTERNAL FLOOR AREA
48.08 SQ M 518 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above

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APARTMENT 58

Fourth Floor West Block



DIMENSIONS

KITCHEN		
3.53m x 1.72m	11'7" x 5'8"	
LIVING/DINING		
7.22m x 3.33m	23'8" x 10'11"	
BEDROOM		
2.88m x 2.78m	9'5" x 9'2"	
TERRACE		
4.47m x 3.95m	14'8" x 13'0"	

GROSS INTERNAL FLOOR AREA
46.12 SQ M 496 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above

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APARTMENT 60

Fourth Floor West Block



DIMENSIONS

KITCHEN		
3.40m	x	1.56m
11'2"	x	5'2"
LIVING/DINING		
5.80m	x	4.83m
19'0"	x	15'10"
BEDROOM		
4.85m	x	3.94m
15'11"	x	12'11"
BALCONY		
3.18m	x	1.50m
10'5"	x	4'11"
TERRACE		
4.59m	x	4.43m
15'1"	x	14'6"

GROSS INTERNAL FLOOR AREA
62.67 SQ M 675 SQ FT

APARTMENT 62

Fourth Floor West Block



DIMENSIONS

KITCHEN		
3.83m	x	1.37m
12'7"	x	4'6"
LIVING/DINING		
4.99m	x	4.59m
16'4"	x	15'1"
BEDROOM		
3.88m	x	3.88m
12'9"	x	12'9"
BALCONY		
5.00m	x	1.67m
16'5"	x	5'6"

GROSS INTERNAL FLOOR AREA
57.79 SQ M 622 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
DW Dishwasher Location CYL Washing Machine Location with Hot Water Cylinder above

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◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
DW Dishwasher Location CYL Washing Machine Location with Hot Water Cylinder above

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APARTMENT 2

First Floor East Block



DIMENSIONS

KITCHEN		
3.82m x 2.30m	12'6" x 7'7"	
LIVING/DINING		
4.80m x 3.88m	15'9" x 12'9"	
PRINCIPAL BEDROOM		
4.76m x 3.22m	15'8" x 10'7"	
BEDROOM 2		
3.48m x 3.19m	11'5" x 10'6"	
TERRACE		
10.69m x 3.89m	35'1" x 12'9"	

GROSS INTERNAL FLOOR AREA
74.06 SQ M 797 SQ FT

APARTMENT 3

First Floor East Block



DIMENSIONS

KITCHEN		
3.59m x 2.36m	11'9" x 7'6"	
LIVING/DINING		
4.76m x 3.59m	15'7" x 11'9"	
PRINCIPAL BEDROOM		
4.84m x 3.97m (max)	15'11" x 13'0" (max)	
BEDROOM 2		
3.53m x 2.65m	11'7" x 8'8"	
TERRACE		
10.57m x 3.89m	34'8" x 12'9"	

GROSS INTERNAL FLOOR AREA
73.15 SQ M 787 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above

APARTMENT 4

First Floor East Block



DIMENSIONS

KITCHEN		
3.71m x 1.86m	12'2" x 6'1"	
LIVING/DINING		
5.13m x 4.19m	16'10" x 13'9"	
PRINCIPAL BEDROOM		
4.87m x 3.07m (max)	16'0" x 10'1" (max)	
BEDROOM 2		
3.78m x 2.92m	12'5" x 9'7"	
TERRACE		
9.74m x 3.90m	31'11" x 12'10"	

GROSS INTERNAL FLOOR AREA

72.87 SQ M 784 SQ FT

APARTMENT 13

Second Floor East Block



DIMENSIONS

KITCHEN		
3.66m x 3.02m	12'0" x 9'11"	
LIVING/DINING		
7.30m x 4.95m	23'11" x 16'3"	
PRINCIPAL BEDROOM		
3.49m x 3.24m	11'5" x 10'7"	
BEDROOM 2		
3.50m x 3.07m	11'6" x 10'1"	
BALCONY		
4.51m x 1.95m	14'10" x 6'5"	

GROSS INTERNAL FLOOR AREA

97.46 SQ M 1049 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
⊠ Dishwasher Location ⊠ Washing Machine Location with Hot Water Cylinder above

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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

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APARTMENT 14

Second Floor East Block



DIMENSIONS

KITCHEN		
3.07m	x 2.27m	10'1" x 7'5"
LIVING		
4.52m	x 3.21m	14'10" x 10'6"
DINING		
2.98m	x 2.24m	9'9" x 7'4"
PRINCIPAL BEDROOM		
5.12m	x 3.20m	16'10" x 10'6"
BEDROOM 2		
3.84m	x 2.50m	12'7" x 8'2"
TERRACE		
4.23m	x 3.44m	13'1" x 11'3"

GROSS INTERNAL FLOOR AREA

78.16 SQ M 841 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
⊠ Dishwasher Location ⊠ Washing Machine Location with Hot Water Cylinder above

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APARTMENT 25

Third Floor East Block



DIMENSIONS

KITCHEN		
3.94m	x 2.46m	12'11" x 7'11"
LIVING/DINING		
4.89m	x 3.94m	16'1" x 12'11"
PRINCIPAL BEDROOM		
5.01m	x 2.99m	16'5" x 9'10"
BEDROOM 2		
3.73m	x 3.18m	12'3" x 10'5"
BALCONY		
2.90m	x 1.63m	9'6" x 5'4"

GROSS INTERNAL FLOOR AREA

75.54 SQ M 802 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
⊠ Dishwasher Location ⊠ Washing Machine Location with Hot Water Cylinder above

Floorplans shown 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.

APARTMENT 28

Third Floor East Block



DIMENSIONS

KITCHEN		
3.66m x 3.02m	12'0" x 9'11"	
LIVING/DINING		
7.30m x 4.74m	23'11" x 15'7"	
PRINCIPAL BEDROOM		
3.49m x 3.30m	11'5" x 10'10"	
BEDROOM 2		
3.50m x 3.02m	11'6" x 10'1"	
BALCONY		
4.51m x 1.98m	14'10" x 9'9"	

GROSS INTERNAL FLOOR AREA
97.39 SQ M 1048 SQ FT

APARTMENT 29

Third Floor East Block



DIMENSIONS

KITCHEN		
3.07m x 2.30m	10'1" x 7'7"	
LIVING		
4.53m x 3.24m	14'10" x 10'8"	
DINING		
2.98m x 2.21m	9'9" x 7'3"	
PRINCIPAL BEDROOM		
5.12m x 3.23m	16'10" x 10'7"	
BEDROOM 2		
3.84m x 2.56m	12'7" x 8'5"	
BALCONY		
3.30m x 1.59m	10'10" x 5'2"	

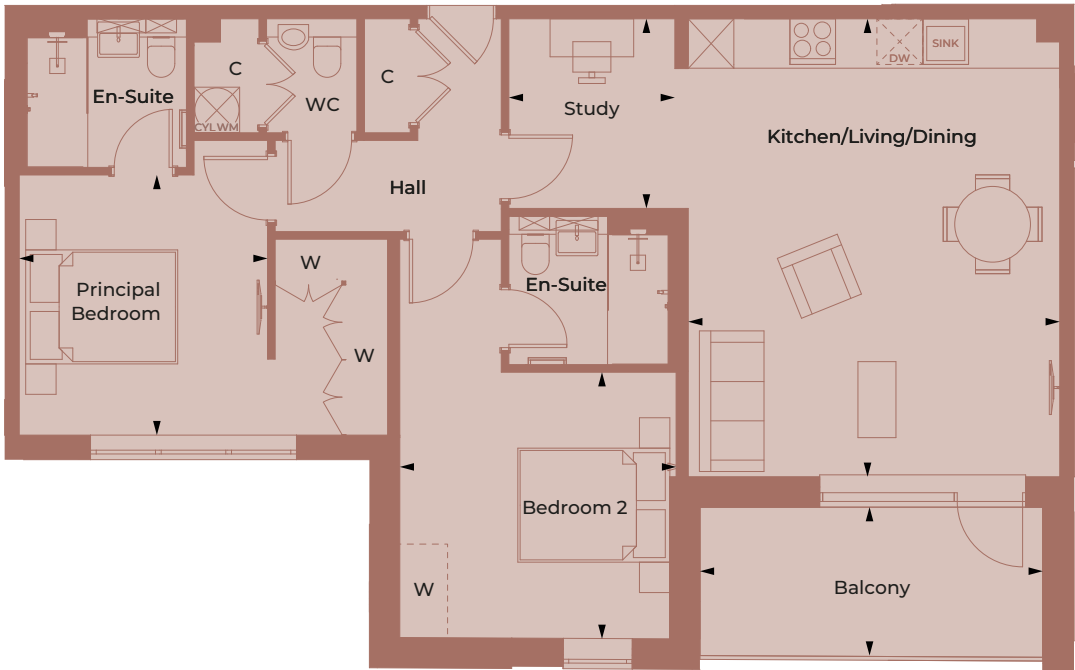
GROSS INTERNAL FLOOR AREA
78.16 SQ M 841 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

APARTMENT 38

Fourth Floor East Block



DIMENSIONS

KITCHEN/LIVING/DINING		
6.03m x 4.89m	19'9" x 16'0"	
PRINCIPAL BEDROOM		
3.42m x 3.27m	11'3" x 10'9"	
BEDROOM 2		
3.64m x 3.51m	11'11" x 11'6"	
STUDY		
2.49m x 2.18m	8'2" x 7'2"	
BALCONY		
4.51m x 1.95m	14'10" x 6'5"	

GROSS INTERNAL FLOOR AREA
87.28 SQ M 939 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above

APARTMENT 39

Fourth Floor East Block



DIMENSIONS

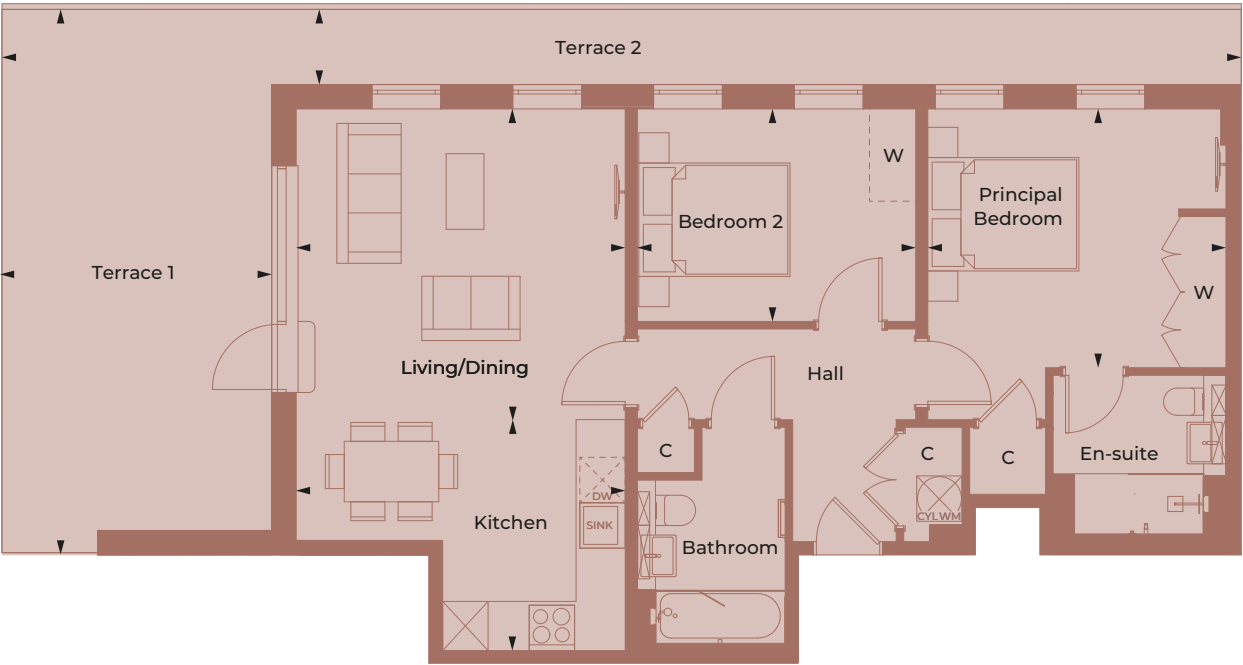
KITCHEN		
2.60m x 2.30m	8'6" x 7'7"	
LIVING/DINING		
7.27m x 4.61m	23'10" x 15'2"	
PRINCIPAL BEDROOM		
5.48m x 3.02m	18'0" x 9'11"	
BEDROOM 2		
3.67m x 2.88m	12'0" x 9'5"	

GROSS INTERNAL FLOOR AREA
85.78 SQ M 923 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above

APARTMENT 42

Fourth Floor East Block



DIMENSIONS

KITCHEN		
4.35m x 3.05m	14'3" x 10'10"	
LIVING/DINING		
4.35m x 4.11m	14'3" x 13'6"	
PRINCIPAL BEDROOM		
3.94m x 3.42m	12'11" x 11'3"	
BEDROOM 2		
3.68m x 2.81m	12'1" x 9'3"	
TERRACE 1		
7.21m x 3.59m	22'7" x 11'9"	
TERRACE 2		
12.82m x 1.00m	42'1" x 3'3"	

GROSS INTERNAL FLOOR AREA
76.08 SQ M 819 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

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APARTMENT 43

Second Floor West Block



DIMENSIONS

KITCHEN		
4.25m x 2.40m	13'11" x 7'11"	
LIVING/DINING		
4.71m x 4.11m	15'5" x 13'6"	
PRINCIPAL BEDROOM		
4.78m x 2.88m	15'8" x 9'5"	
BEDROOM 2		
3.48m x 2.73m	11'5" x 9'0"	
TERRACE 1		
11.58m x 2.01m	38'0" x 6'7"	
TERRACE 2		
9.22m x 0.97m	30'3" x 3'2"	

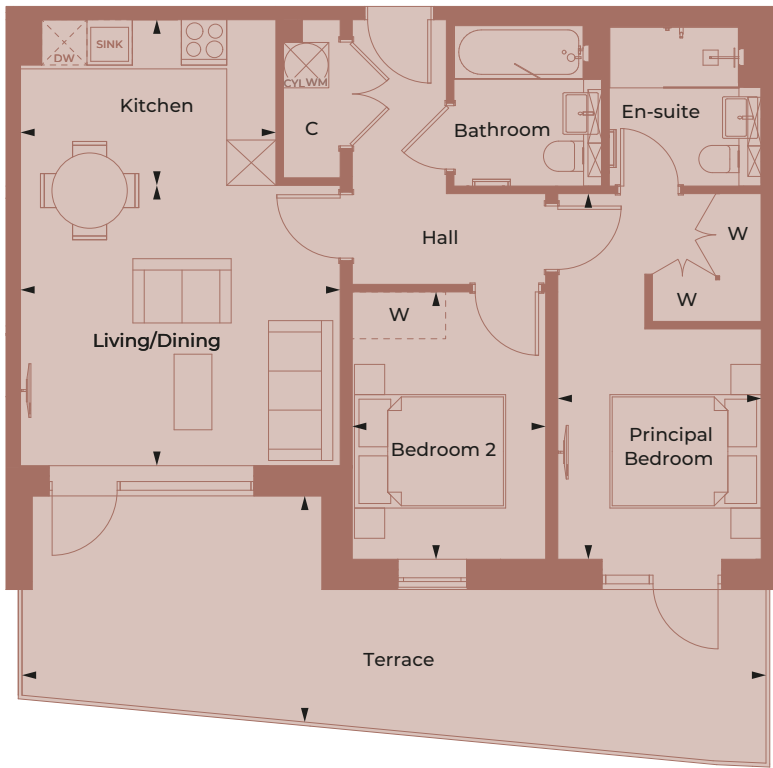
GROSS INTERNAL FLOOR AREA
71.44 SQ M 769 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

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

APARTMENT 44

Second Floor West Block



DIMENSIONS

KITCHEN		
3.38m x 2.19m	11'1" x 7'0"	
LIVING/DINING		
4.23m x 3.71m	13'10" x 12'2"	
PRINCIPAL BEDROOM		
4.84m x 2.69m	15'10" x 8'10"	
BEDROOM 2		
3.54m x 2.56m	11'7" x 8'5"	
TERRACE		
9.84m x 2.99m	32'3" x 9'10"	

GROSS INTERNAL FLOOR AREA
64.48 SQ M 694 SQ FT

APARTMENTS 47 & 54

Apartment 47: Second Floor West Block
Apartment 54: Third Floor West Block



DIMENSIONS

KITCHEN		
2.73m x 2.19m	8'11" x 7'2"	
LIVING/DINING		
4.95m x 3.64m	16'3" x 11'11"	
PRINCIPAL BEDROOM		
5.93m x 2.83m	19'6" x 9'3"	
BEDROOM 2		
3.66m x 2.57m	12'0" x 8'5"	
TERRACE (PLOT 47)		
9.78m x 2.31m	32'1" x 7'7"	
BALCONY (PLOT 54)		
3.18m x 1.50m	10'5" x 4'11"	

GROSS INTERNAL FLOOR AREA
72.15 SQ M 777 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

Floorplans shown 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.

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above
* En suite window to plot 54 boxed in for full width mirror unit, dummy window externally. Plot 54 WC and wash hand basin handed.

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APARTMENTS 48 & 55

Apartment 48: Second Floor West Block
Apartment 55: Third Floor West Block



DIMENSIONS

KITCHEN		
2.98m x 2.35m	9'9" x 7'7"	
LIVING/DINING		
4.71m x 3.58m	15'5" x 11'9"	
PRINCIPAL BEDROOM		
5.55m x 2.72m	18'3" x 8'11"	
BEDROOM 2		
3.60m x 2.68m	11'10" x 8'10"	
TERRACE (PLOT 48)		
9.72m x 1.61m	31'11" x 5'4"	
BALCONY (PLOT 55)		
3.72m x 1.59m	12'3" x 5'3"	

GROSS INTERNAL FLOOR AREA
68.78 SQ M 740 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

Floorplans shown 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.

APARTMENTS 49 & 56

Apartment 49: Second Floor West Block
Apartment 56: Third Floor West Block



DIMENSIONS

KITCHEN		
3.83m x 1.60m	12'7" x 5'3"	
LIVING/DINING		
4.76m x 4.74m	15'8" x 15'7"	
PRINCIPAL BEDROOM		
5.55m x 2.82m	18'3" x 9'3"	
BEDROOM 2		
4.25m x 2.79m	13'11" x 9'2"	
TERRACE (PLOT 49)		
13.61m x 1.69m	44'8" x 5'7"	
BALCONY (PLOT 56)		
5.00m x 1.67m	16'5" x 5'6"	

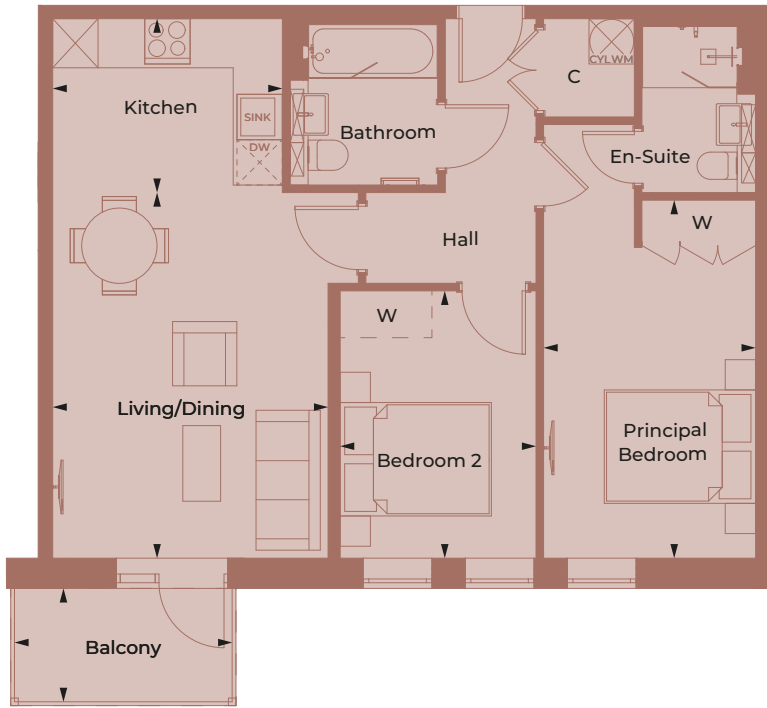
GROSS INTERNAL FLOOR AREA
76.77 SQ M 826 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
☒ Dishwasher Location ☒ Washing Machine Location with Hot Water Cylinder above

Floorplans shown 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.

APARTMENT 53

Third Floor West Block



DIMENSIONS

KITCHEN		
3.04m x 2.30m	10'0" x 7'7"	
LIVING/DINING		
4.84m x 3.64m	15'10" x 11'11"	
PRINCIPAL BEDROOM		
4.74m x 2.80m	15'6" x 9'2"	
BEDROOM 2		
3.54m x 2.59m	11'7" x 8'6"	
BALCONY		
2.88m x 1.50m	9'5" x 4'11"	

GROSS INTERNAL FLOOR AREA
66.34 SQ M 714 SQ FT

APARTMENT 57

Third Floor West Block



DIMENSIONS

KITCHEN		
3.69m x 1.80m	12'1" x 5'11"	
LIVING/DINING		
4.49m x 3.69m	14'9" x 12'1"	
PRINCIPAL BEDROOM		
4.52m x 2.80m	14'10" x 9'2"	
BEDROOM 2		
4.96m x 2.86m	16'3" x 9'5"	
BALCONY		
3.95m x 1.59m	12'11" x 5'3"	
TERRACE		
10.43m x 4.95m	34'3" x 16'3"	

GROSS INTERNAL FLOOR AREA
77.13 SQ M 830 SQ FT

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above

◀▶ Depicts where measurements have been taken from W: Fitted Wardrobe C: Cupboard
 Dishwasher Location Washing Machine Location with Hot Water Cylinder above



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+)
- Undercounter fridge with freezer compartment in studios as standard
- 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



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.

LUXURY BATHROOMS

- Contemporary styled bathrooms with white sanitaryware and chrome taps
- Bespoke mirrored cabinet to all bathrooms with feature lighting and LED light to underside of unit
- 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(s)
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail
- Ceramic wall tiles to selected areas

Berkeley Homes offer a choice of internal finishes planned by our interior designer for each property. Please check on the current availability of these options, as some selections will have been made by our interior designer in order to adhere to our building timetable. Purchaser's attention is drawn to the fact that in continually striving to improve its product, Berkeley Homes reserves the right to alter any part of the Specification without notice provided that any such change shall not diminish the value of the property. *Dishwasher to one & two bedroom apartments only. Please ask a Sales Representative for more details.



HEATING, ELECTRICAL & LIGHTING

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

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

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 principal 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 in one and two bedroom apartment

COMMUNAL AREAS

- Exclusive landscaped roof garden and hotel-style lobby
- Staircases with vertical flat bar balustrading matt black powder coated
- Service cupboards flush painted
- Eggshell painted stepped skirting and architrave
- Post boxes fitted to individual apartment front door
- Stone effect porcelain tiled entrance hall, with carpet to stairs and landings
- Karndean or similar timber LVT to stairs and landings. Carpet to corridors
- Lift to all apartments
- Lift car finished in stainless steel with half height mirror to rear wall
- 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
- External lighting
- Enclosed refuse and cycle storage
- Allocated parking*

SECURITY & PEACE OF MIND

- High security apartment entrance door with multi point locking system
- Door entry system at block entrance dials direct to residents' nominated mobile or landline
- Mains fed smoke detector with battery back up fitted to hall
- 10 Year Premier Warranty

Berkeley Homes offer a choice of internal finishes planned by our interior designer for each property. Please check on the current availability of these options, as some selections will have been made by our interior designer in order to adhere to our building timetable. Purchaser's attention is drawn to the fact that in continually striving to improve its product, Berkeley Homes reserves the right to alter any part of the Specification without notice provided that any such change shall not diminish the value of the property. Photography depicts Berkeley Show Apartment, as well as other Berkeley Homes developments and are indicative only. *Parking to selected 2 bedroom apartments only. Please ask a Sales Representative for more details.

THE BERKELEY DIFFERENCE

*Quality is at the heart
of everything we do*

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

We are proud of our reputation for creating beautiful, contemporary homes of an exceptional calibre, blending design expertise with excellent craftsmanship and customer service that is second to none.



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 the exchange of contracts, your dedicated Berkeley representative will help with any questions you may have.

Here is what you can expect from Berkeley:

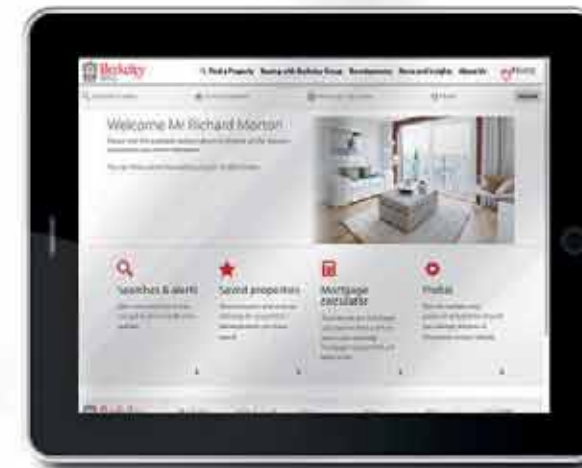
- From the day you reserve until the day you complete, we'll update you regularly on progress.
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information.
- Sustainability is high on any responsible builder's agenda. We fully communicate the environmental features of our developments to all of our customers.
- Our Sales Consultant will present a selection of carefully selected colour palettes to help you find the interior finish that most suits your style.
- We will meet you in your new home to demonstrate all the functions and facilities of your new apartment.
- We personally hand over your keys on your 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 10 year Premier warranty.



MAKING YOUR MOVE EASIER WITH



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

THE BERKELEY COMMITMENT TO SUSTAINABLE LIVING

OVER THE PAST TEN YEARS, THE BERKELEY GROUP HAS TRANSFORMED ITS BUSINESS TO BECOME 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 **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

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. 'Our Vision' is a strategy designed to raise our standards higher still, and 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

The homes at The Paperyard incorporate a range of features that make it easy for you to live a sustainable lifestyle, from energy saving light fittings and A-rated kitchen appliances to recycling bins and solar photovoltaic panels on the roof. 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.

REDUCING WATER USE

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

SUSTAINABLE TRAVEL

The Paperyard is positioned close to local amenities, minimising the need for car travel. Horsham rail station is a short walk or a five minute bike ride away, with its fast trains to London and the south coast. A bus stop for several bus routes is situated just outside the development for even more travel options to surrounding towns. There is also secure internal cycle storage at the development, encouraging residents to make more journeys by bike.

CREATING SPACE FOR NATURE

A private landscaped garden will be created exclusively for residents of The Paperyard on the second floor podium. This will feature new planting, with a mix of species to enhance biodiversity. We recognise the importance of protecting and enhancing biodiversity and accordingly are the first UK housebuilder to commit to achieving a net biodiversity gain on all our developments.

AN AWARD WINNING APPROACH

We take pride in every award we win because it spurs us on to continually do better. From landscaping to building, sustainability to customer service, interior design to exterior architecture, we have won awards and accolades.

INVESTORS IN
CUSTOMERS 2020
(Gold)

WHAT HOUSE?
AWARDS 2019

Large Housebuilder of the Year
(Silver)

Best Interior Design
(Gold)

Best Apartment Scheme
(Silver)

Best Luxury Development
(Silver)

BUILDING AWARDS 2019
Housebuilder of the Year

HOUSEBUILDER
AWARDS 2019

Sustainable Housebuilder
of the Year

INTERNATIONAL
PROPERTY
AWARDS 2019

UK Best Sustainable Development

EVENING STANDARD
NEW HOMES
AWARDS 2019

Best Large Development

Architectural Merit
(Highly Commended)

Best London Home
(Highly Commended)



winner of
**housebuilder
awards**
2019

What
House?
AWARDS 2019
GOLD
WINNER

UNITED KINGDOM
PROPERTY
AWARDS
WINNER 2019-2020

Investor in
Customers®
Gold 2020

Evening
Standard
NEW HOMES
AWARDS 2019
WINNER

Building AWARDS 2019
WINNER

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 practise, 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 in.

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.



Proud to be members of the Berkeley Group of companies

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

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.

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.

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.

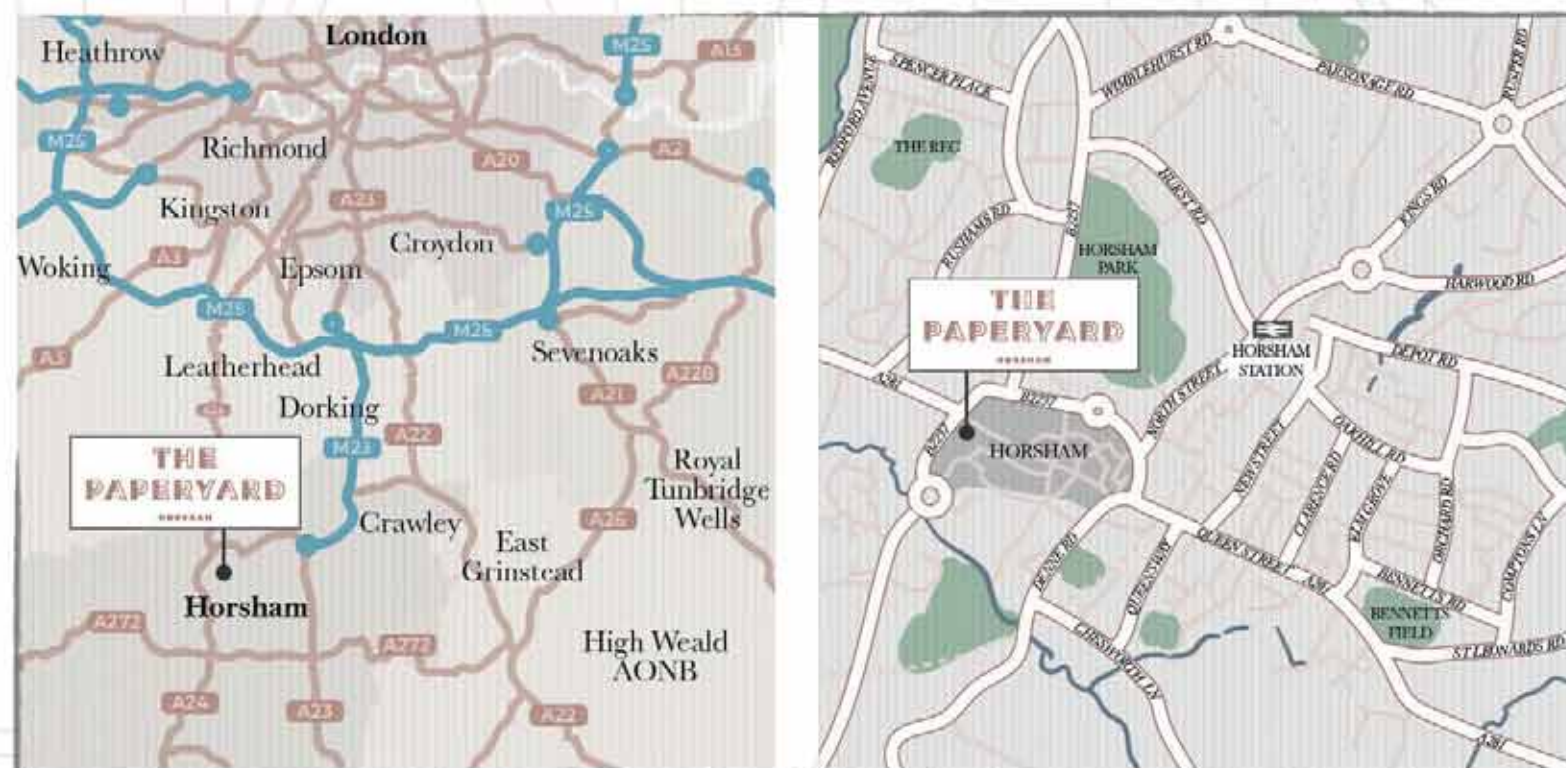
BERKELEY TAKES SOCIAL RESPONSIBILITY VERY SERIOUSLY. IN 2011 WE SET UP THE BERKELEY FOUNDATION, WITH THE AIM OF SUPPORTING BRITAIN'S YOUNG PEOPLE AND THEIR COMMUNITY.

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.



Proud to be members of the Berkeley Group of companies





Maps are indicative only.

CONTACT US

Call: 01403 334 050

Email: thepaperyard@berkeleygroup.co.uk

www.thepaperyard.co.uk

Sales & Marketing Suite open daily

The Paperyard, Albion Way, Horsham, West Sussex RH12 1AH

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Paperyard marketing name will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Computer generated images depict The Paperyard, internal photography depicts Berkeley Homes Showhome and are indicative only.

5888/15CA/1120



Berkeley
Designed for life