

Computer generated image is indicative only.

HERTFORD LOCKS

WATERLILY HOUSE

2 BEDROOM APARTMENTS

Berkeley
Designed for life

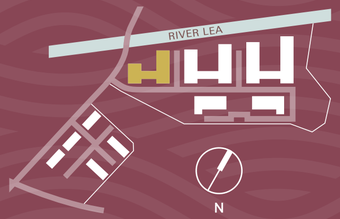
WATERLILY HOUSE

2 BEDROOM APARTMENTS

TOTAL INTERNAL AREA:
63.38 SQ M / 682.2 SQ FT

PLOTS

E.1.05, E.2.05, E.3.05, E.4.05,
E.2.08*, E.3.08* & E.4.08*



* Plot is handed



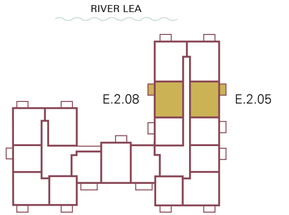
Kitchen/Dining
3.71m x 4.12m 12'2" x 13'6"

Living
3.35m x 3.38m 11'0" x 11'1"

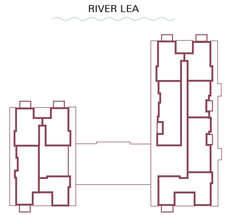
Bedroom 1
4.78m x 2.75m 15'8" x 9'0"

Bedroom 2
3.63m x 2.65m 11'11" x 8'8"

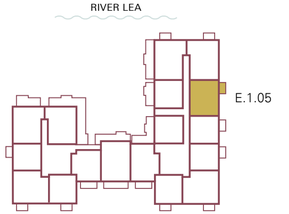
Total Balcony Area
3.87 sq m / 41.6 sq ft



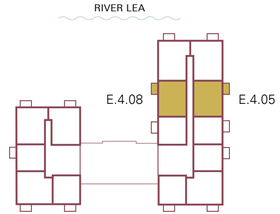
SECOND FLOOR



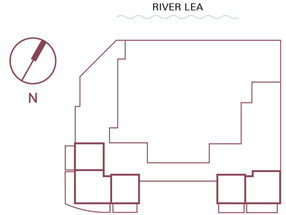
FIFTH FLOOR



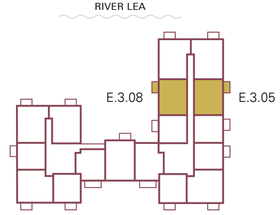
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR

KEY

C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe





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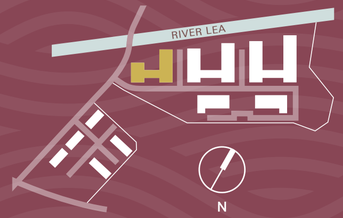
WATERLILY HOUSE

2 BEDROOM APARTMENTS

TOTAL INTERNAL AREA:
62.17 SQ M / 669.2 SQ FT

PLOTS

E.1.10, E.2.10 & E.3.10





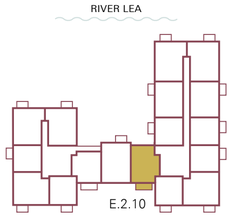
Kitchen
3.20m x 2.70m 10'6" x 8'10"

Living/Dining
5.97m x 5.89m 19'7" x 19'4"

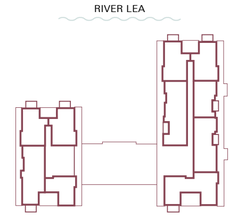
Bedroom 1
3.08m x 4.50m 10'2" x 14'9"

Bedroom 2
2.78m x 3.35m 9'2" x 8'9"

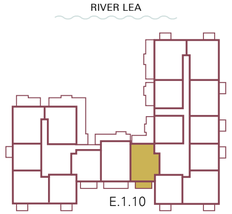
Total Balcony Area
7.04 sq m / 75.7 sq ft



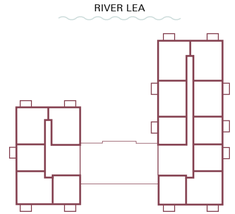
SECOND FLOOR



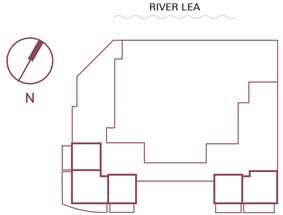
FIFTH FLOOR



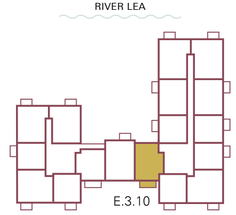
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR

KEY

C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe



Computer generated images are indicative only.

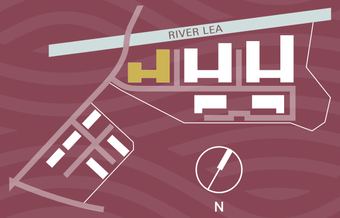
WATERLILY HOUSE

2 BEDROOM APARTMENTS

TOTAL INTERNAL AREA:
72.3 SQ M / 778.2 SQ FT

PLOTS

E.1.06, E.2.06, E.3.06, E.4.06,
E.1.07*, E.2.07*, E.3.07* & E.4.07*



* Plot is handed



Kitchen
3.11m x 3.56m 10'3" x 11'8"

Living/Dining
4.78m x 4.27m 15'8" x 14'0"

Bedroom 1
4.78m x 2.75m 15'8" x 9'0"

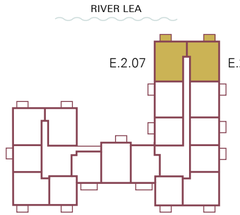
Bedroom 2
3.63m x 2.65m 11'11" x 8'8"

Total Balcony Area
3.87 sq m / 41.6 sq ft

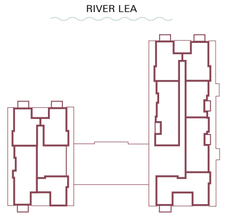
Total Terrace Area - E.1.07
21.28 sq m / 229.0 sq ft

KEY

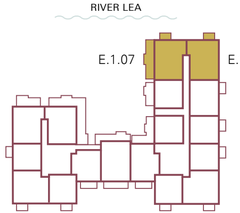
C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe



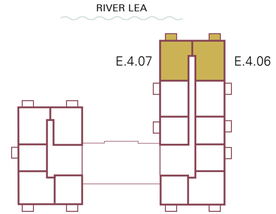
SECOND FLOOR



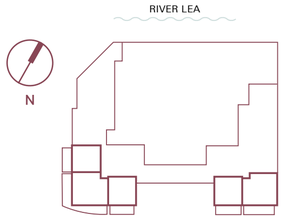
FIFTH FLOOR



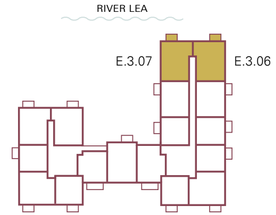
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR



Computer generated images are indicative only.

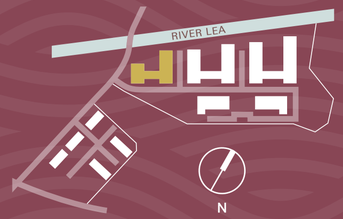
WATERLILY HOUSE

2 BEDROOM APARTMENTS

TOTAL INTERNAL AREA:
67.81 SQ M / 729.9 SQ FT

PLOTS

F.1.05, F.2.05, F.3.05, F.4.05,
F.1.04*, F.2.04*, F.3.04* & F.4.04*



* Plot is handed



Kitchen
3.11m x 2.94m 10'3" x 9'8"

Living/Dining
4.78m x 3.65m 15'8" x 12'0"

Bedroom 1
4.78m x 2.75m 15'8" x 9'0"

Bedroom 2
3.63m x 2.65m 11'11" x 8'8"

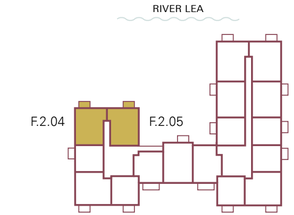
Total Balcony Area
3.87 sq m / 41.6 sq ft

Total Terrace Area - F.1.04
14.33 sq m / 154.2 sq ft

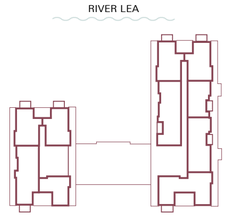
Total Terrace Area - F.1.05
37.13 sq m / 399.6 sq ft

KEY

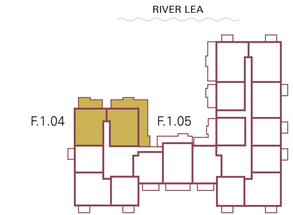
C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe



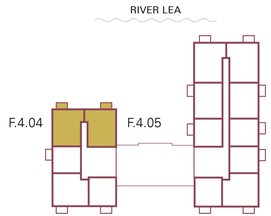
SECOND FLOOR



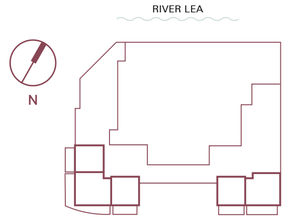
FIFTH FLOOR



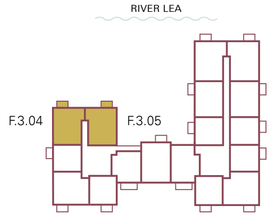
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR





Computer generated images are indicative only.

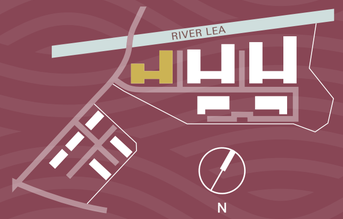
WATERLILY HOUSE

2 BEDROOM APARTMENTS

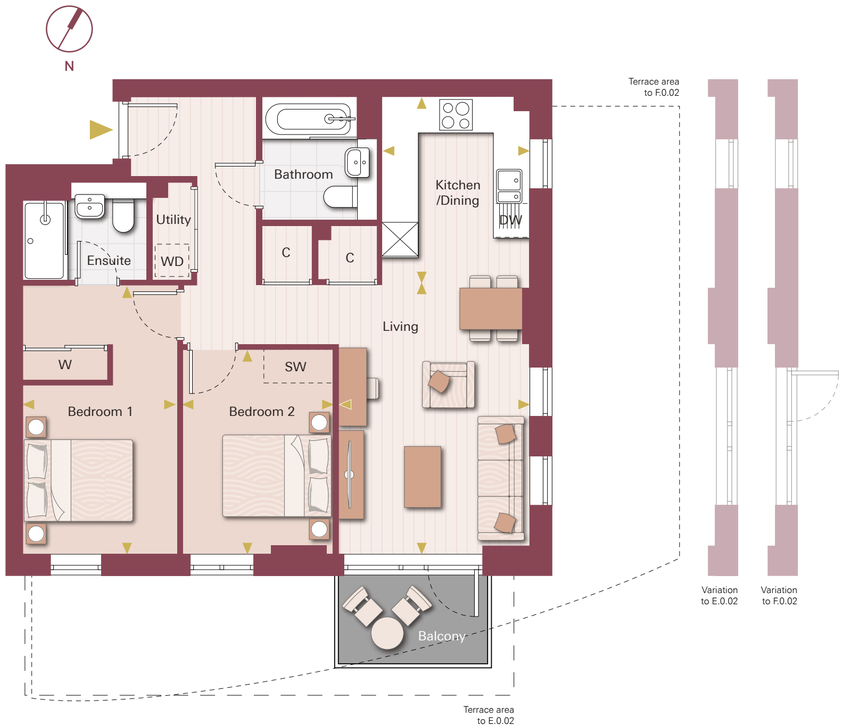
TOTAL INTERNAL AREA:
69.74 SQ M / 750.7 SQ FT

PLOTS

E.0.02, E.1.02, E.2.02, E.3.02, E.4.02,
F.0.02*, F.1.02*, F.2.02*, F.3.02* & F.4.02*



* Plot is handed



Kitchen/Dining
2.60m x 3.35m 8'7" x 11'0"

Living
3.39m x 4.76m 11'2" x 15'8"

Bedroom 1
2.75m x 4.78m 9'0" x 15'8"

Bedroom 2
2.65m x 3.63m 8'8" x 11'11"

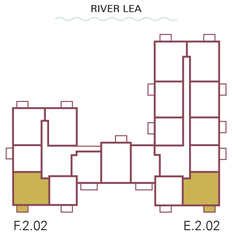
Total Balcony Area
3.87 sq m / 41.6 sq ft

Total Terrace Area - E.0.02
18.49 sq m / 199.0 sq ft

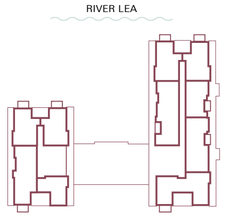
Total Terrace Area - F.0.02
33.88 sq m / 364.6 sq ft

KEY

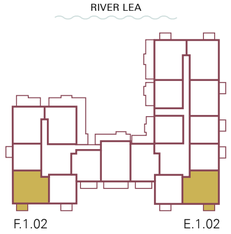
C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe



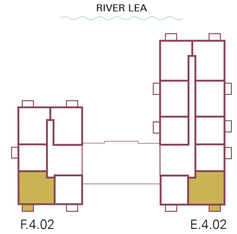
SECOND FLOOR



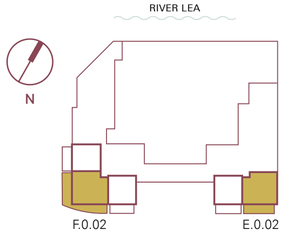
FIFTH FLOOR



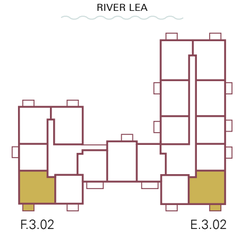
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR





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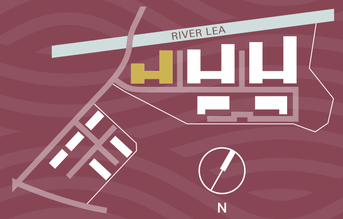
WATERLILY HOUSE

2 BEDROOM APARTMENTS

TOTAL INTERNAL AREA:
72.44 SQ M / 779.7 SQ FT

PLOTS

F.2.07 & F.3.07





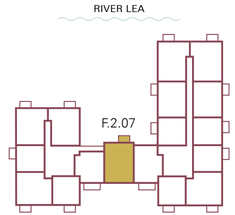
Kitchen/Dining
6.34m x 2.07m 20'10" x 6'10"

Living
7.34m x 2.82m 24'1" x 9'3"

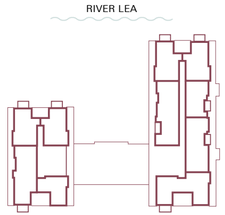
Bedroom 1
3.88m x 4.92m 12'9" x 16'2"

Bedroom 2
3.36m x 2.85m 11'1" x 9'4"

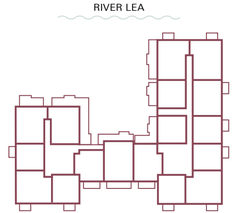
Total Balcony Area
3.87 sq m / 41.6 sq ft



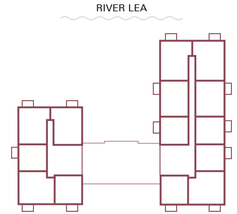
SECOND FLOOR



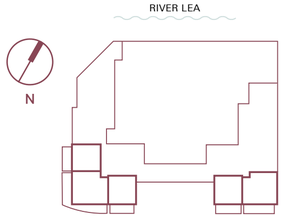
FIFTH FLOOR



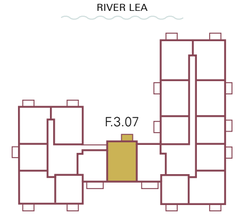
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR

KEY

C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe





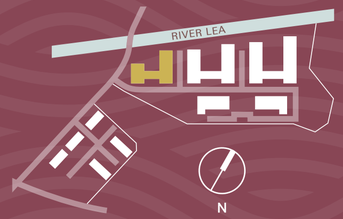
Computer generated images are indicative only.

WATERLILY HOUSE

2 BEDROOM APARTMENT

TOTAL INTERNAL AREA:
74.33 SQ M / 800.0 SQ FT
(CEILING HEIGHT ABOVE 1.5M)

PLOT
E.5.02





Kitchen/Dining
3.25m x 4.06m 13'4"x 10'8"

Living
4.64m x 3.09m 15'3"x 10'2"

Bedroom 1
5.21m x 3.67m 17'2"x 12'1"

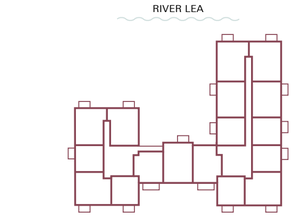
Bedroom 2
3.55m x 3.59m 11'8"x 11'10"

Total Balcony Area
4.64 sq m / 49.9 sq ft

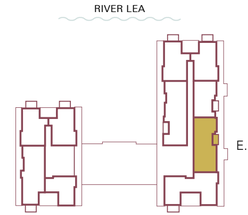
Note: Dimensions taken from usable space of minimum 1.5m head height.

KEY

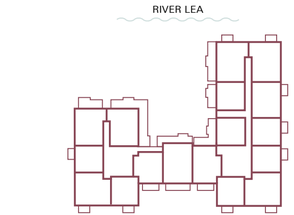
C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe



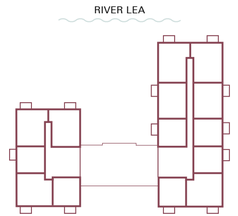
SECOND FLOOR



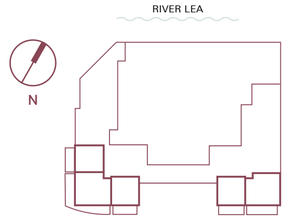
FIFTH FLOOR



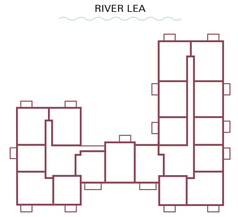
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR





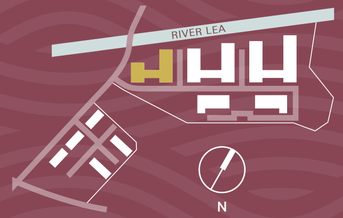
Computer generated images are indicative only.

WATERLILY HOUSE

2 BEDROOM APARTMENT

TOTAL INTERNAL AREA:
90.87 SQ M / 978.1 SQ FT
(CEILING HEIGHT ABOVE 1.5M)

PLOT
E.5.06





Living/Kitchen
5.75m x 2.81m 18'11"x 9'3"

Dining
5.08m x 2.95m 16'8"x 9'8"

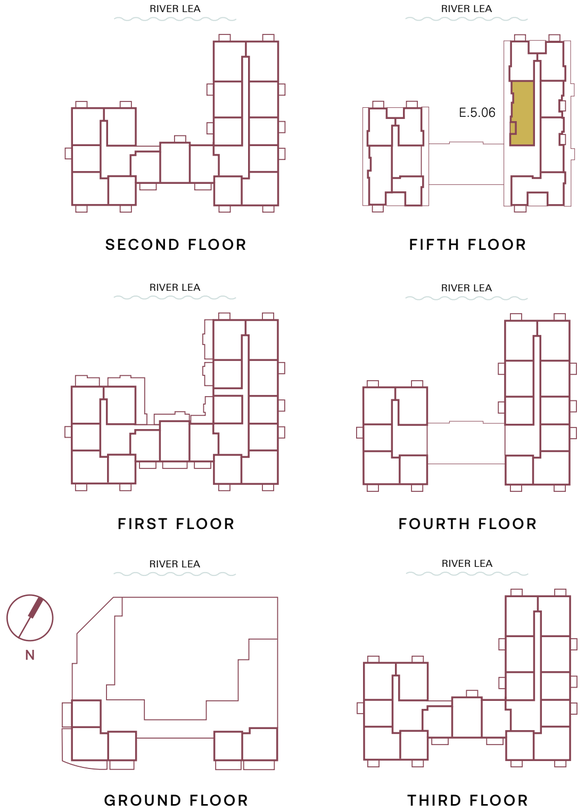
Study
3.84m x 2.12m 12'7"x 7'0"

Bedroom 1
5.55m x 4.69m 18'3"x 15'5"

Bedroom 2
4.25m x 3.40m 14'0"x 11'2"

Total Balcony Area
4.64 sq m / 49.9 sq ft

Note: Dimensions taken from usable space of minimum 1.5m head height.



KEY

C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe



Computer generated images are indicative only.

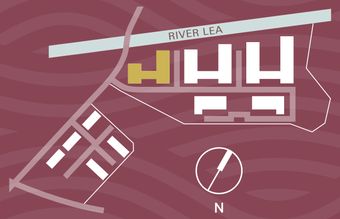
WATERLILY HOUSE

2 BEDROOM APARTMENT

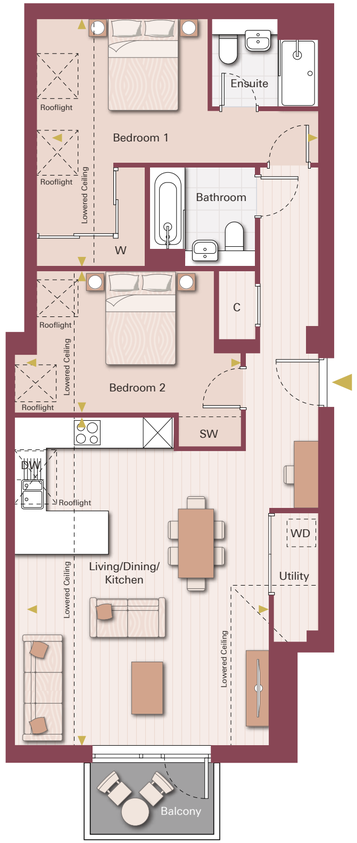
TOTAL INTERNAL AREA:
85.14 SQ M / 916.4 SQ FT
(CEILING HEIGHT ABOVE 1.5M)

PLOT

F.5.02



N



Living/Dining/Kitchen
4.98m x 6.81m 16'4" x 22'5"

Bedroom 1
5.55m x 5.14m 18'3" x 16'11"

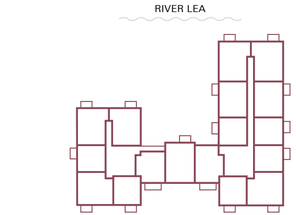
Bedroom 2
4.40m x 2.95m 14'6" x 9'8"

Total Balcony Area
4.64 sq m / 49.9 sq ft

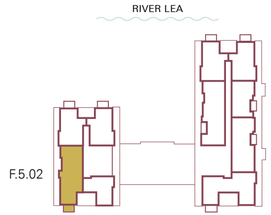
Note: Dimensions taken from usable space of minimum 1.5m head height.

KEY

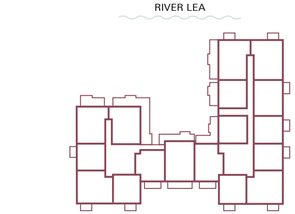
C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe



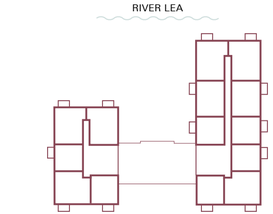
SECOND FLOOR



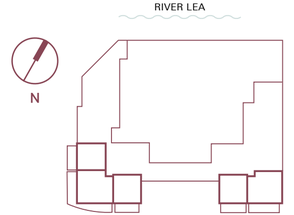
FIFTH FLOOR



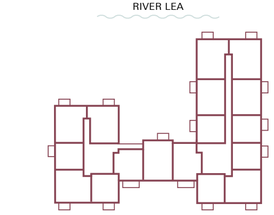
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR





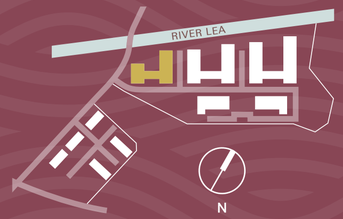
Computer generated images are indicative only.

WATERLILY HOUSE

2 BEDROOM APARTMENT

TOTAL INTERNAL AREA:
93.58 SQ M / 1007.3 SQ FT
(CEILING HEIGHT ABOVE 1.5M)

PLOT
E.5.01





Kitchen
3.15m x 3.15m 10'4"x 10'0"

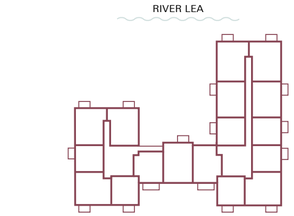
Living/Dining
5.09m x 4.02m 16'9"x 13'3"

Bedroom 1
4.83m x 5.06m 15'10"x 16'8"

Bedroom 2
4.06m x 2.97m 13'4"x 9'9"

Total Balcony Area
3.87 sq m / 41.6 sq ft

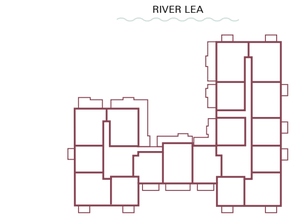
Note: Dimensions taken from usable space of minimum 1.5m head height.



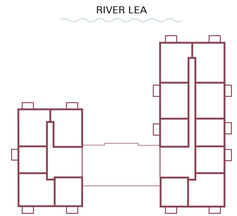
SECOND FLOOR



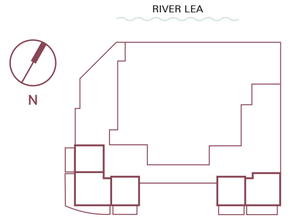
FIFTH FLOOR



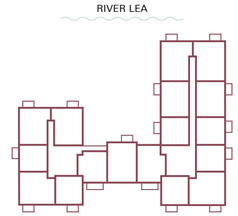
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR

KEY

C	Cupboard
WD	Washing dryer
DW	Dishwasher
W	Wardrobe
SW	Space for wardrobe





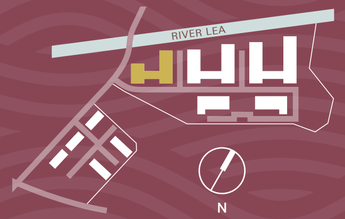
Computer generated images are indicative only.

WATERLILY HOUSE

2 BEDROOM APARTMENT

TOTAL INTERNAL AREA:
72.44 SQ M / 779.7 SQ FT

PLOT
F.1.07





Kitchen/Dining
6.34m x 2.07m 20'10" x 6'10"

Living
7.34m x 2.82m 24'1" x 9'3"

Bedroom 1
3.88m x 4.92m 12'9" x 16'2"

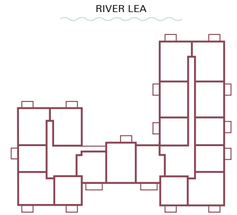
Bedroom 2
3.36m x 2.85m 11'1" x 9'4"

Total Balcony Area
10.65 sq m / 114.6 sq ft

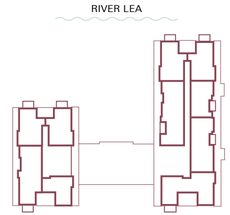
Total Terrace Area
19.88 sq m / 213.9 sq ft

KEY

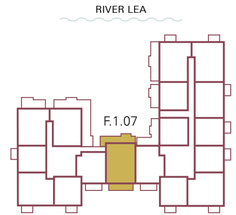
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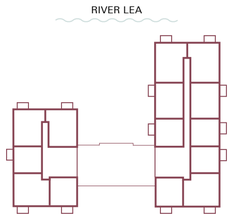
SECOND FLOOR



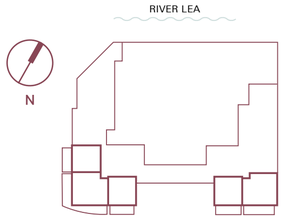
FIFTH FLOOR



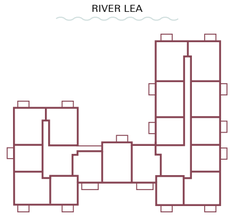
FIRST FLOOR



FOURTH FLOOR



GROUND FLOOR



THIRD FLOOR



Computer generated images are indicative only.

EVERY LITTLE DETAIL

KITCHENS

- Contemporary styled kitchen with a choice of doors
- 20mm stone worktop with upstand
- Bosch integrated single oven
- Bosch induction hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer to utility cupboard
- Undermount sink with monobloc tap

BATHROOMS

- Contemporary styled bathroom
- Vanity basin
- Mirrored wall unit
- Individually designed bathrooms/ ensuites with:
  - Standalone shower
  - Standalone shower and separate bath
  - Shower over bath
- WC with dual-flush plate, concealed cistern and soft-close seat
- Chrome finish heated towel rails to bathrooms and ensuites
- Wall tiling to wet areas with feature tiling to vanity units
- Composite stone vanity top

HEATING, ELECTRICAL & LIGHTING

- Hot water and heating provided by:
  - Hot water heat pump and electric panel heaters with programmer
  - Thermostats

LIGHTING

- LED downlights: kitchen, hall, living/dining, bathroom/ensuites
- Pendant lights: bedrooms
- Batten light: utility cupboard

HOME ENTERTAINMENT & COMMUNICATIONS

- USB charging points to kitchen and master bedroom only

INTERIOR FINISHES

- Painted internal doors with chrome finish door furniture
- Satin paint finish to internal joinery
- Built-in wardrobe to master bedroom only
- Flooring:
  - LVT to kitchen/dining/living and utility cupboards
  - Fitted carpets to bedrooms

EXTERNAL

- Paved terraces to ground floor apartments
- Resin bound terraces to first floor apartments on podium
- Balconies to upper floors
- Car charging points (limited)

SECURITY & PEACE OF MIND

- High security front entrance door with multi-point locking system
- Mains fed smoke and/or heat detectors
- Building warranty provided by NHBC

All apartments incorporate a separate utility cupboard to house washing machine/dryer.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. Berkeley Homes LLP reserves the right to amend the specification as they deem necessary.

HERTFORD LOCKS, HERTFORD SG13

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W: hertfordlocks.co.uk

Berkeley
Designed for life

Specification is at draft stage and subject to change. Kitchen layout is indicative only and may vary. Floorplans shown for Hertford Locks 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. Furniture layouts are indicative only. Hertford Locks is a marketing name and will not necessarily form part of the approved postal address. Site plan (including Marketing names) is indicative only and subject to change. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Type A1. Issue Date: June 2026.