

HORLICKS QUARTER

SLOUGH SL1

HORLICKS
FACTORY

AQUIFER HOUSE
FLOORPLANS

Berkeley
Designed for life

HORLICKS QUARTER

SLOUGH SL1

Welcome to Aquifer House at Horlicks Quarter, an inspiring development that brings new energy and vitality to the heart of Slough. For over a century the Horlicks Factory, with its famous Clocktower and soaring chimney has been one of the most distinctive landmarks in the townscape.

Today, the factory and grounds have been sensitively regenerated to create a new community where refurbished historic buildings and new homes sit within carefully planned and curated landscaped gardens with tranquil water features.

Aquifer House at Horlicks Quarter represents the best of modern urban living – combining quality homes, excellent residents' facilities, beautiful gardens and a central location.

ICONIC LIVING BY DESIGN

CONTEMPORARY HOMES IN A BEAUTIFUL SETTING

Aquifer House is an impressive building standing proudly at the heart of Horlicks Quarter.

This premium collection of one and two bedroom apartments enjoys a prime position adjacent to Clocktower Place and Aquifer Gardens. Spanned across ten floors, all the apartments come with outside space, either balcony or terrace, with many apartments offering stunning views of the gardens, renowned Horlicks chimney and Clocktower.



HORLICKS QUARTER

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HORLICKS QUARTER

THE GREEN HEART OF THE COMMUNITY

Here at Horlicks Quarter, you will find amazing spaces where residents can meet and socialise, hold events that bring everyone together, enjoy an energetic workout or the simple peace of the gardens.

Beside the 47m high original factory chimney is Clocktower Place, the focal point for community activities, offering space for all generations. From artisan markets, music events and art exhibitions, there will be exciting possibilities to enjoy throughout the years.

HORLICKS QUARTER



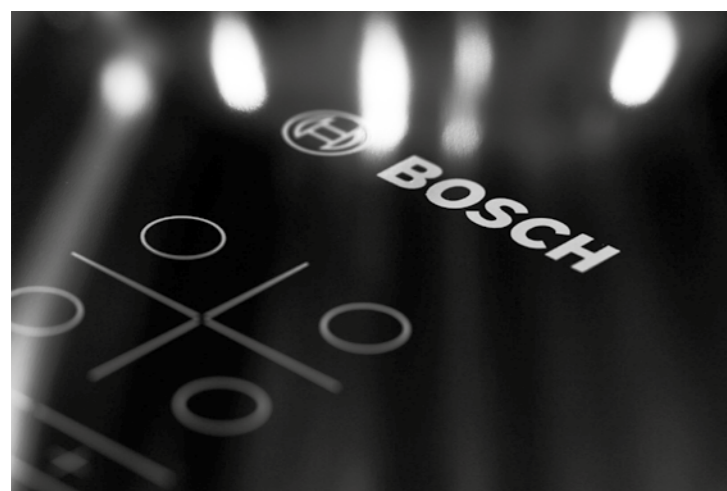
KEY		
01 RESIDENTS' FACILITIES - GYM - CINEMA ROOM - RESIDENTS' LOUNGE - GAMES ROOM - 12-HOUR CONCIERGE	02 DAY NURSERY 03 ROOFTOP GARDEN 04 CO-WORKING HUB 05 CAFÉ 06 LOCAL STORE 07 COMMERCIAL SPACE	--- CYCLE PATH ■ AFFORDABLE HOUSING ■ SHARED OWNERSHIP

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Amenities are proposed and delivery will be phased. Buildings scheduled for release in Phase 2; The Maltings, James Horlicks House, William Horlicks House, Horlicks Terrace and Barley Mews. Timings are approximate, correct at time of print. *Source: google.co.uk/maps

THE HEART OF THE HOME

Kitchens are individually designed to ensure they are ergonomically ideal. High specification fittings include Bosch integrated appliances, Karndean flooring and feature pendant lighting above the breakfast bar.*

Selected apartments have a living wall rack for growing herbs and plants. Imaginative design has been used to integrate modern appliances whilst maximising light and space in this most important area of the home.



*Where applicable



PEACE AND TRANQUILLITY

Make this your own private haven. Choose from a cool minimalistic palette of natural hues for walls and fittings. Luxuriously soft-to-the-touch fitted carpets are available in a selection of on-trend colours.

Photography of Horlicks Quarter Showhome, indicative only

SPACE TO REST AND RELAX

When it comes to bedrooms and bathrooms, everyone deserves a touch of luxury. At Aquifer House we have created rooms that are wonderfully restful and calming. Bedrooms are

spacious and light-filled – a relaxing retreat from the hustle and bustle of everyday life – while sleek and contemporary bathrooms and ensuites are a balm for the senses.



Photography of Horlicks Quarter showhome, indicative only



HORLICKS QUARTER

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EXCLUSIVE RESIDENTS' FACILITIES

Your wellbeing and social life are as important as your apartment at Horlicks Quarter, and residents' exclusive facilities are designed with this in mind – a gym, a games room with pool table, a rooftop garden, private dining area and more.

Photography of the games room



WORK, RELAX & SOCIALISE ALL CLOSE BY

Within the Horlicks Factory building, and just a short walk through the gardens from Aquifer House, we have created a range of facilities designed to make residents' lives easier, fun and sociable – from a 12-hour concierge service to a games room.

Take time to work outside of your apartment in the relaxed co-working environment. Book the cinema room to watch the latest film blockbuster, work out in the gym, or head to the dedicated residents' lounge with pool table and comfortable sofas.



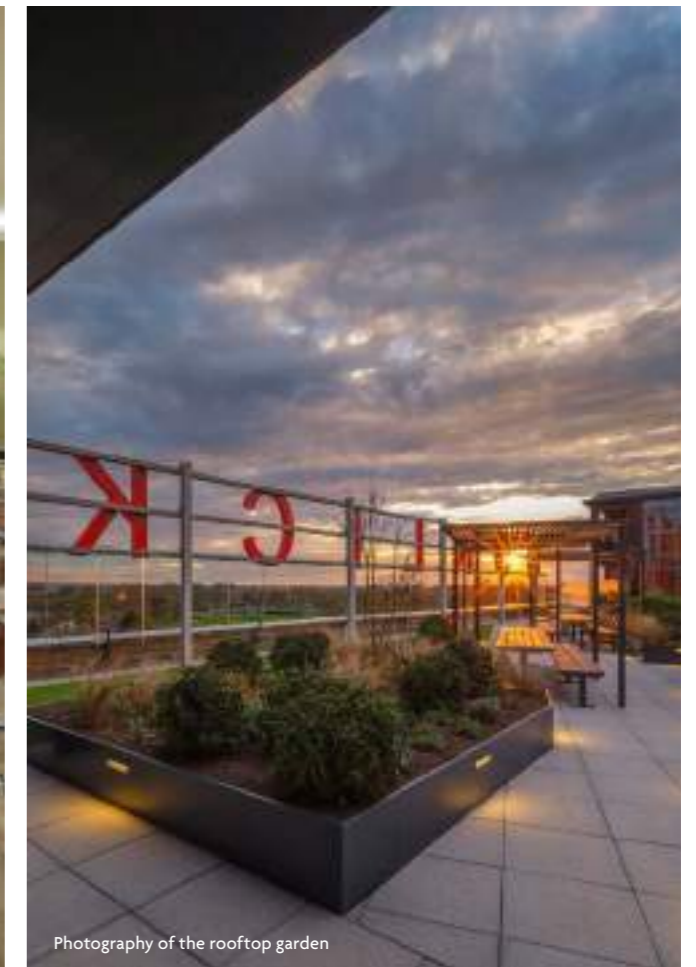
Photography of the gym



Photography of the cinema room



Photography of the co-working space



Photography of the rooftop garden



HORLICKS QUARTER

HORLICKS QUARTER

FLOORPLANS

Computer Generated Image, subject to final planning and design

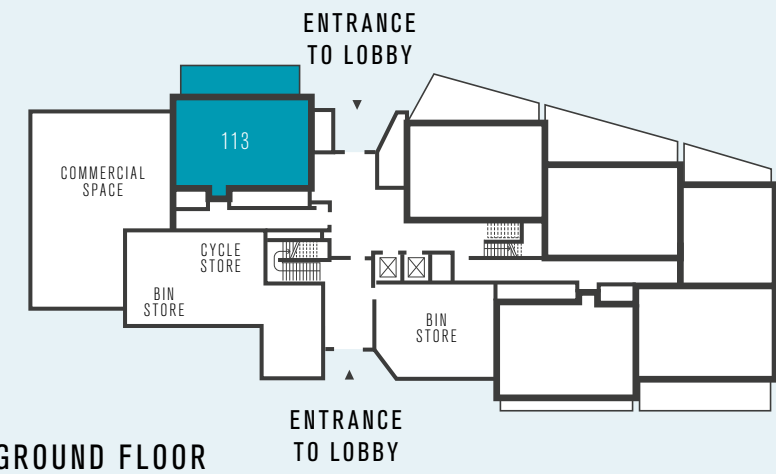
APARTMENT FINDER

APARTMENTS

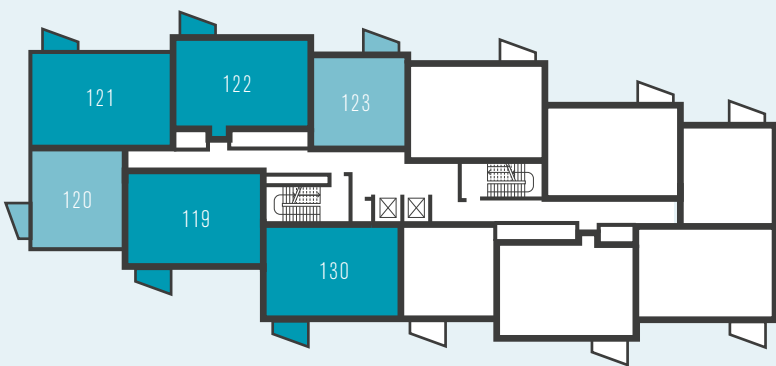
- 1 Bedroom Apartments
- 2 Bedroom Apartments



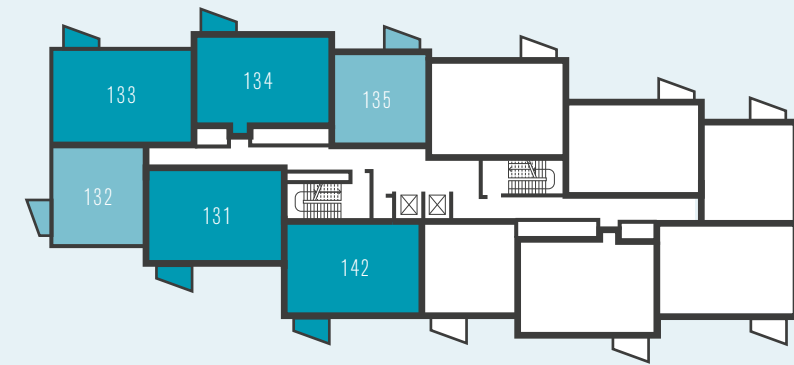
VIEW TO AQUIFER GARDENS



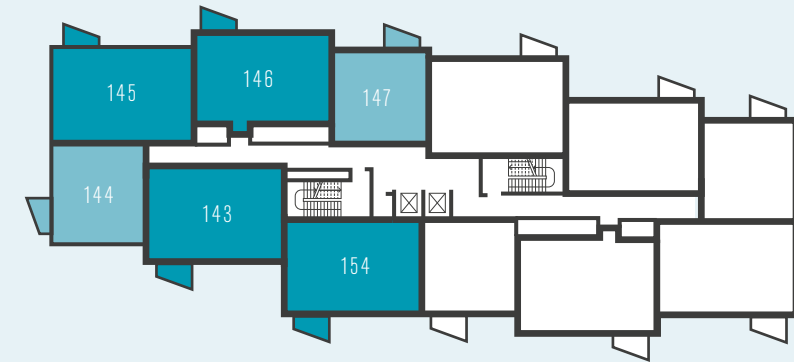
GROUND FLOOR



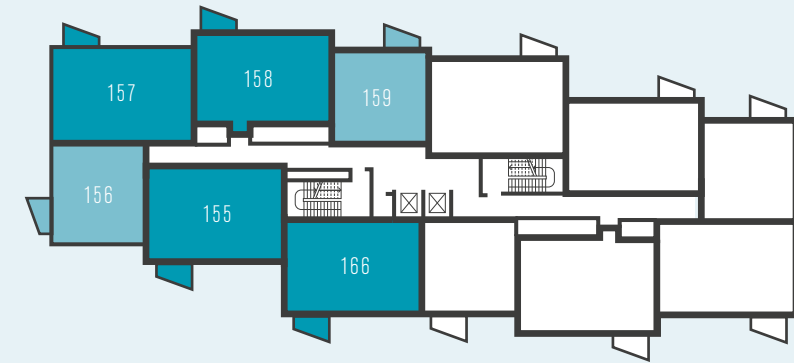
FIRST FLOOR



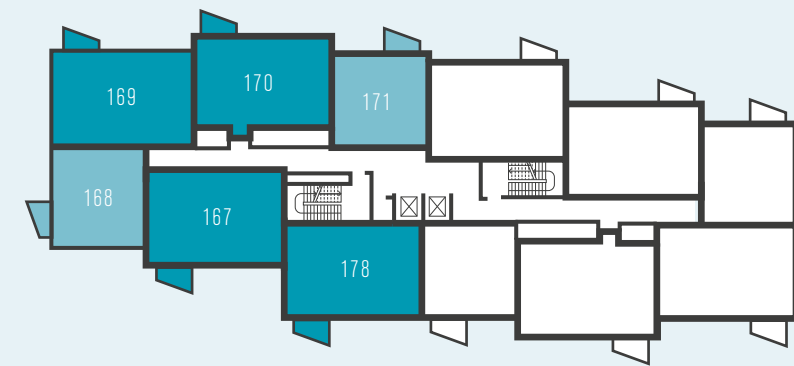
SECOND FLOOR



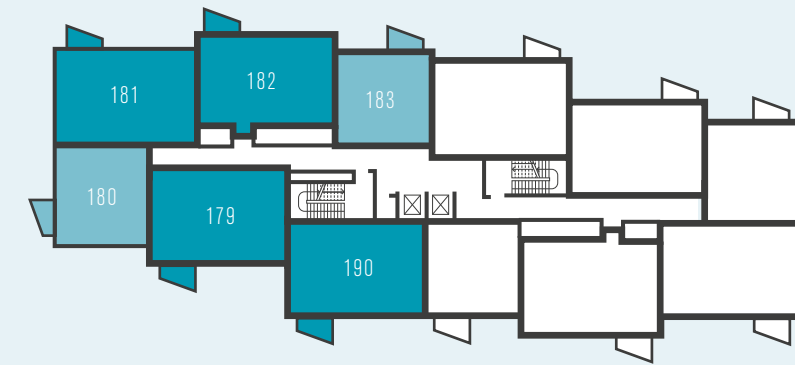
THIRD FLOOR



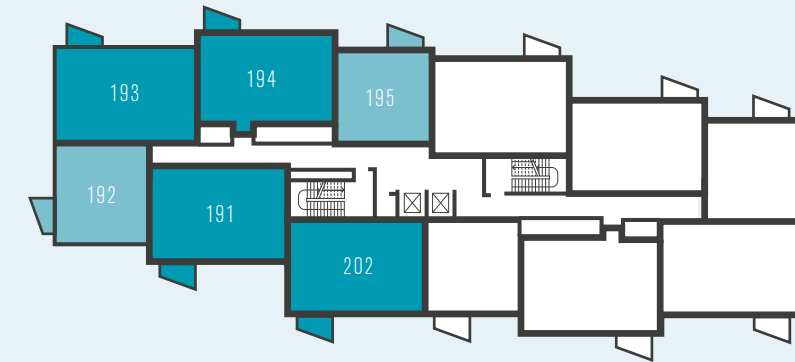
FOURTH FLOOR



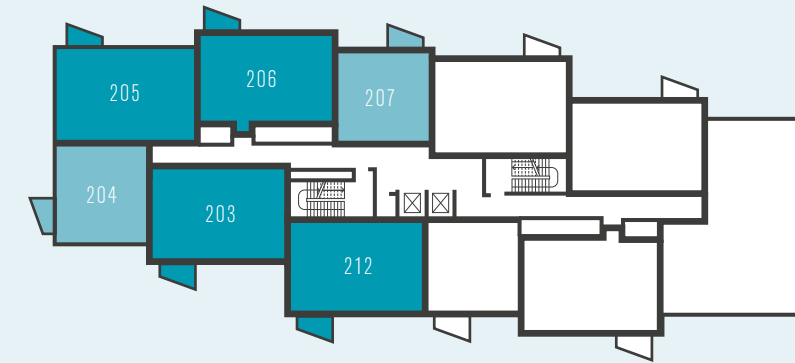
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



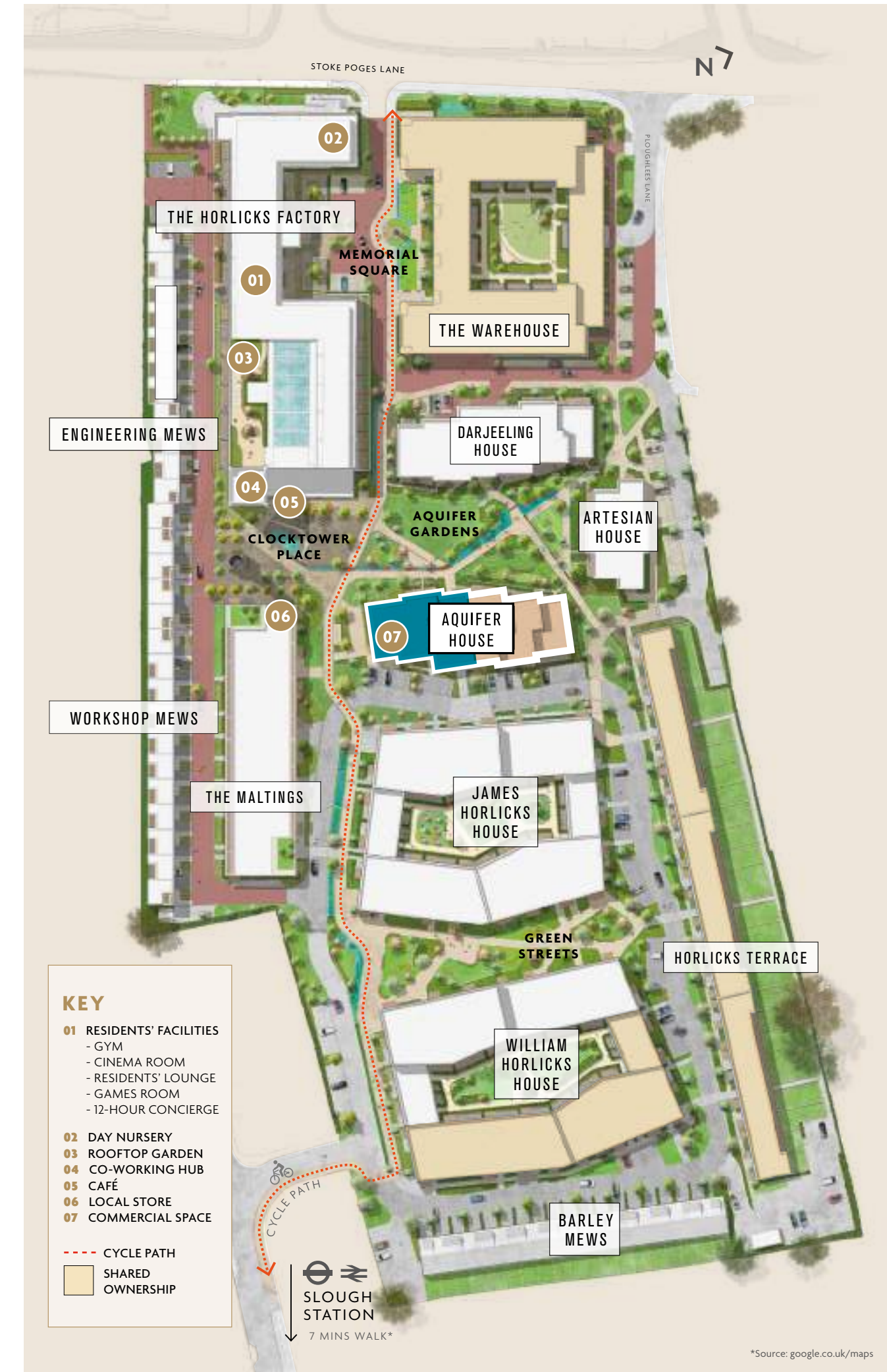
EIGHTH FLOOR



NINTH FLOOR

VIEW TO AQUIFER GARDENS

VIEW TO AQUIFER GARDENS



- KEY**
- 01 RESIDENTS' FACILITIES
 - GYM
 - CINEMA ROOM
 - RESIDENTS' LOUNGE
 - GAMES ROOM
 - 12-HOUR CONCIERGE
 - 02 DAY NURSERY
 - 03 ROOFTOP GARDEN
 - 04 CO-WORKING HUB
 - 05 CAFÉ
 - 06 LOCAL STORE
 - 07 COMMERCIAL SPACE
- - - CYCLE PATH
 - SHARED OWNERSHIP
- SLOUGH STATION
7 MINS WALK*

*Source: google.co.uk/maps

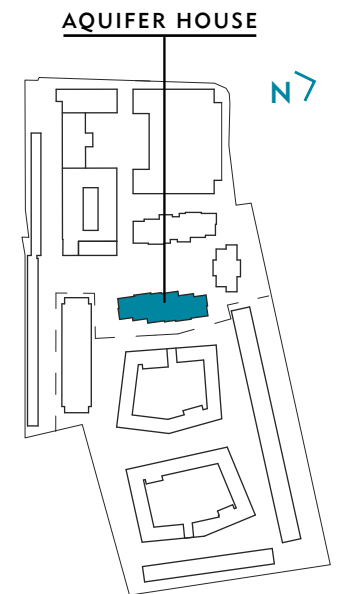
APARTMENT FINDER

AQUIFER HOUSE

GROUND FLOOR

APARTMENT T13

Total Area	65 sq m	702 sq ft
Living/Dining	3.89m x 3.50m	12' 9" x 11' 6"
Kitchen	2.96m x 1.90m	9' 8" x 6' 3"
Bedroom 1	4.38m x 2.79m	14' 4" x 9' 2"
Bedroom 2	3.08m x 2.80m	10' 1" x 9' 2"



FLOORS

Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◄► Measurement Points
- C Cupboard
- AC Airing Cupboard
- L Linen Cupboard
- W Wardrobe
- U Utility Cupboard

HORLICKS QUARTER

DISCLAIMER

Floorplans shown for Horlicks are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Balcony and terrace dimensions are approximate and may vary within a tolerance of 5% subject to detailed design. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

AQUIFER HOUSE

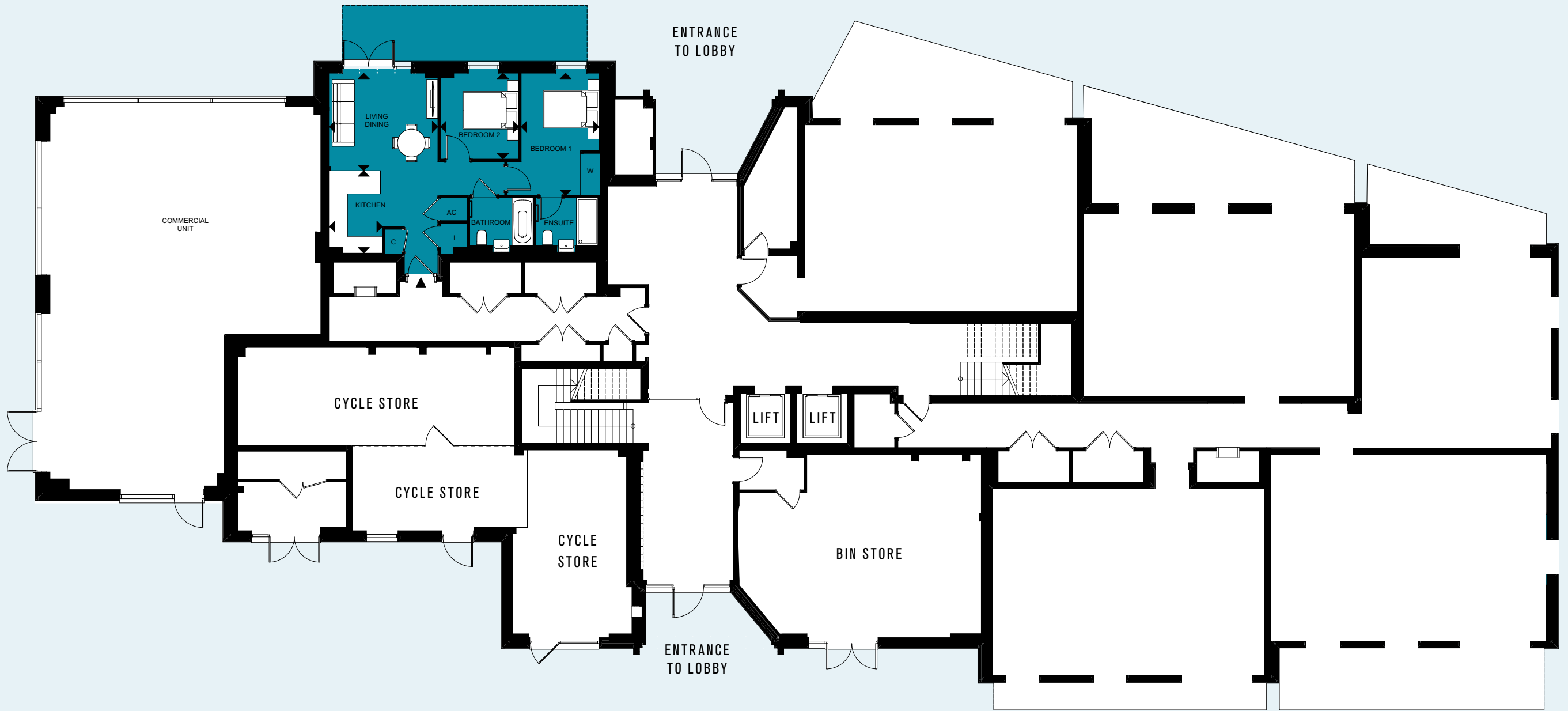
GROUND FLOOR



^
VIEWS OVER
AQUIFER GARDENS

^
VIEWS OVER
AQUIFER GARDENS

APARTMENT 113



HORLICKS QUARTER

GROUND FLOOR



AQUIFER HOUSE

FIRST - SEVENTH FLOORS

APARTMENTS 119, 131, 143, 155, 167, 179 & 191

Total Area	64 sq m	691 sq ft
Living/Dining	3.89m x 3.37m	12' 9" x 11' 1"
Kitchen	3.00m x 1.87m	9' 10" x 6' 2"
Bedroom 1	4.25m x 2.83m	13' 11" x 9' 3"
Bedroom 2	3.08m x 2.80m	10' 1" x 9' 2"

APARTMENTS 120, 132, 144, 156, 168, 180 & 192

Total Area	47 sq m	500 sq ft
Living/Dining	4.16m x 3.34m	13' 8" x 10' 11"
Kitchen	2.45m x 2.40m	8' 1" x 7' 11"
Bedroom	3.35m x 2.97m	11' 0" x 9' 9"

APARTMENTS 121, 133, 145, 157, 169, 181 & 193

Total Area	65 sq m	703 sq ft
Living/Dining	4.25m x 3.44m	13' 11" x 11' 4"
Kitchen	3.08m x 2.08m	10' 1" x 6' 10"
Bedroom 1	3.35m x 2.89m	11' 0" x 9' 6"
Bedroom 2	3.08m x 2.75m	10' 1" x 9' 0"

APARTMENTS 122, 134, 146, 158, 170, 182 & 194

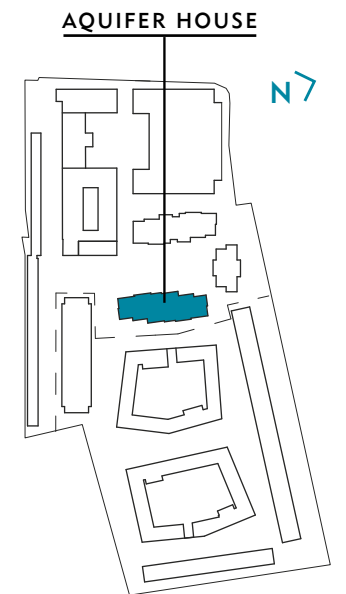
Total Area	65 sq m	702 sq ft
Living/Dining	3.89m x 3.50m	12' 9" x 11' 6"
Kitchen	3.00m x 1.90m	9' 10" x 6' 3"
Bedroom 1	4.38m x 2.79m	14' 4" x 9' 2"
Bedroom 2	3.08m x 2.80m	10' 1" x 9' 2"

APARTMENTS 123, 135, 147, 159, 171, 183 & 195

Total Area	45 sq m	488 sq ft
Living/Dining	3.50m x 3.38m	11' 6" x 11' 1"
Kitchen	3.00m x 2.10m	9' 10" x 6' 10"
Bedroom	3.34m x 3.08m	10' 11" x 10' 1"

APARTMENTS 130, 142, 154, 166, 178, 190 & 202

Total Area	65 sq m	703 sq ft
Living/Dining	4.38m x 3.44m	14' 4" x 11' 4"
Kitchen	2.95m x 2.13m	9' 8" x 7' 0"
Bedroom 1	3.35m x 2.89m	11' 0" x 9' 6"
Bedroom 2	3.08m x 2.75m	10' 1" x 9' 0"



FLOORS

Ninth Floor
Eighth Floor
Seventh Floor
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Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◀▶ Measurement Points
- C Cupboard
- AC Airing Cupboard
- L Linen Cupboard
- W Wardrobe
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HORLICKS QUARTER

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AQUIFER HOUSE

FIRST - SEVENTH FLOORS



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VIEWS OVER
AQUIFER GARDENS

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VIEWS OVER
AQUIFER GARDENS

APARTMENTS 121, 133,
145, 157, 169, 181 & 193

APARTMENTS 122, 134,
146, 158, 170, 182 & 194

APARTMENTS 123, 135,
147, 159, 171, 183 & 195



APARTMENTS 120, 132,
144, 156, 168, 180 & 192

APARTMENTS 119, 131, 143,
155, 167, 179 & 191

APARTMENTS 130, 142,
154, 166, 178, 190 & 202

FIRST- SEVENTH FLOORS



AQUIFER HOUSE

EIGHTH FLOOR

APARTMENT 203

Total Area	64 sq m	691 sq ft
Living/Dining	3.89m x 3.37m	12' 9" x 11' 1"
Kitchen	3.00m x 1.87m	9' 10" x 6' 2"
Bedroom 1	4.25m x 2.83m	13' 11" x 9' 3"
Bedroom 2	3.08m x 2.80m	10' 1" x 9' 2"

APARTMENT 204

Total Area	47 sq m	500 sq ft
Living/Dining	4.16m x 3.34m	13' 8" x 10' 11"
Kitchen	2.45m x 2.40m	8' 1" x 7' 11"
Bedroom	3.35m x 2.97m	11' 0" x 9' 9"

APARTMENT 205

Total Area	65 sq m	703 sq ft
Living/Dining	4.25m x 3.44m	13' 11" x 11' 4"
Kitchen	3.08m x 2.08m	10' 1" x 6' 10"
Bedroom 1	3.35m x 2.89m	11' 0" x 9' 6"
Bedroom 2	3.08m x 2.75m	10' 1" x 9' 0"

APARTMENT 206

Total Area	65 sq m	702 sq ft
Living/Dining	3.89m x 3.50m	12' 9" x 11' 6"
Kitchen	3.00m x 1.90m	9' 10" x 6' 3"
Bedroom 1	4.38m x 2.79m	14' 4" x 9' 2"
Bedroom 2	3.08m x 2.80m	10' 1" x 9' 2"

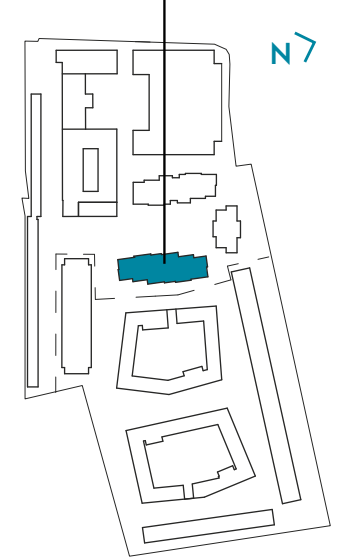
APARTMENT 207

Total Area	45 sq m	488 sq ft
Living/Dining	3.50m x 3.38m	11' 6" x 11' 1"
Kitchen	3.00m x 2.10m	9' 10" x 6' 10"
Bedroom	3.34m x 3.08m	10' 11" x 10' 1"

APARTMENT 212

Total Area	65 sq m	703 sq ft
Living/Dining	4.38m x 3.44m	14' 4" x 11' 4"
Kitchen	2.95m x 2.13m	9' 8" x 7' 0"
Bedroom 1	3.35m x 2.89m	11' 0" x 9' 6"
Bedroom 2	3.08m x 2.75m	10' 1" x 9' 0"

AQUIFER HOUSE



FLOORS

Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◀▶ Measurement Points
- C Cupboard
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HORLICKS QUARTER

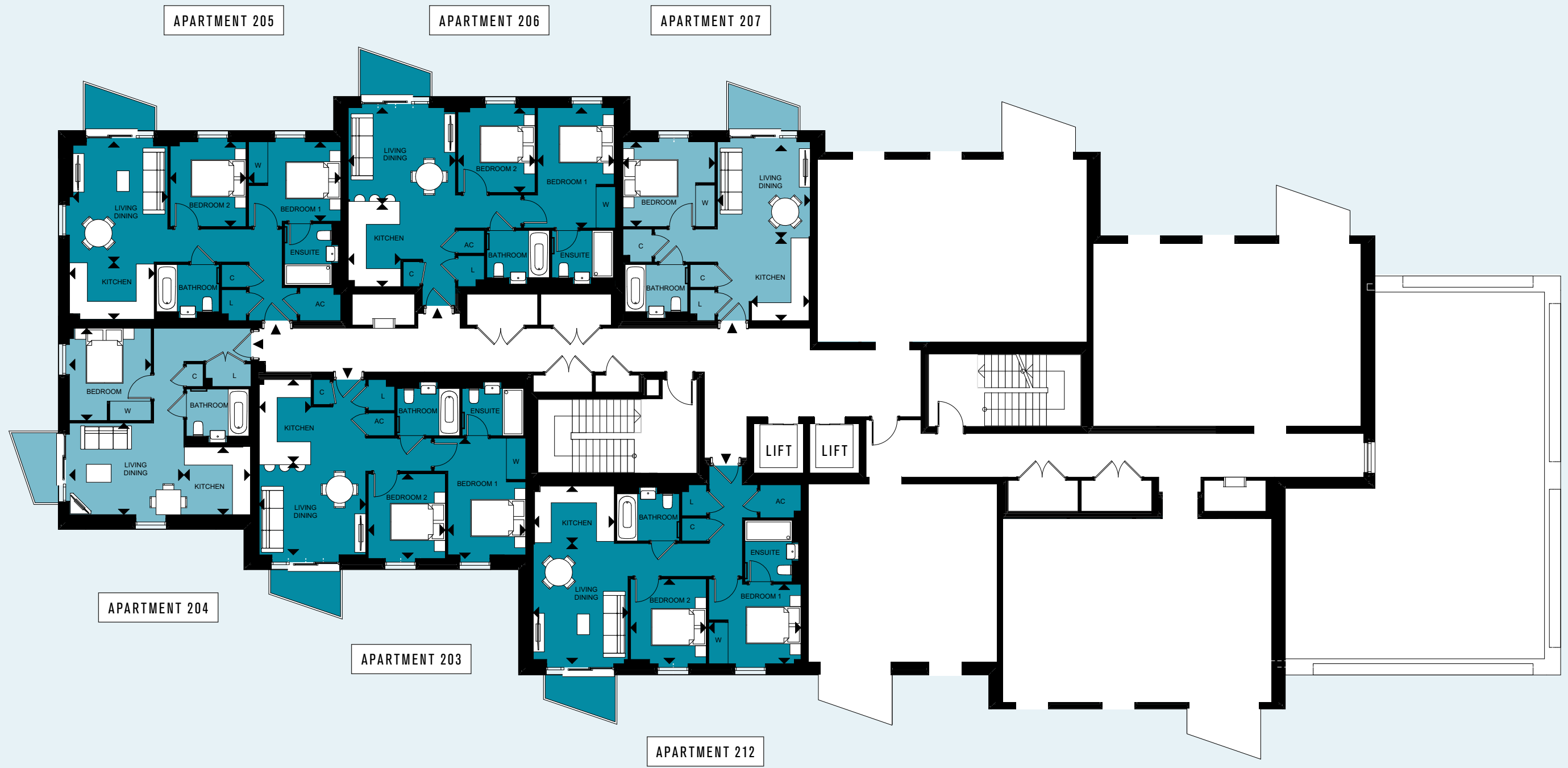
AQUIFER HOUSE

EIGHTH FLOOR



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VIEWS OVER
AQUIFER GARDENS

↑
VIEWS OVER
AQUIFER GARDENS



HORLICKS QUARTER

EIGHTH FLOOR

FLOOR



HORLICKS QUARTER

AQUIFER HOUSE

NINTH FLOOR

APARTMENT 213

Total Area	45 sq m	486 sq ft
Living/Dining	3.50m x 3.38m	11' 6" x 11' 1"
Kitchen	3.00m x 2.08m	9' 10" x 6' 10"
Bedroom	3.34m x 3.08m	10' 11" x 10' 1"

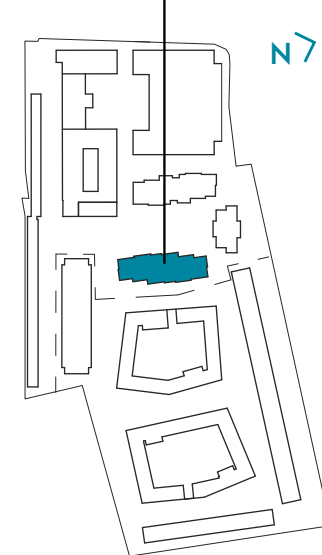
APARTMENT 214

Total Area	65 sq m	701 sq ft
Living/Dining	4.38m x 3.44m	14' 4" x 11' 4"
Kitchen	3.08m x 2.08m	10' 1" x 6' 10"
Bedroom 1	3.35m x 2.89m	11' 0" x 9' 6"
Bedroom 2	3.08m x 2.75m	10' 1" x 9' 0"

APARTMENT 216

Total Area	65 sq m	703 sq ft
Living/Dining	4.25m x 3.57m	13' 11" x 11' 9"
Kitchen	3.08m x 2.13m	10' 1" x 7' 0"
Bedroom 1	3.35m x 2.89m	11' 0" x 9' 6"
Bedroom 2	3.08m x 2.75m	10' 1" x 9' 0"

AQUIFER HOUSE



FLOORS

Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◄► Measurement Points
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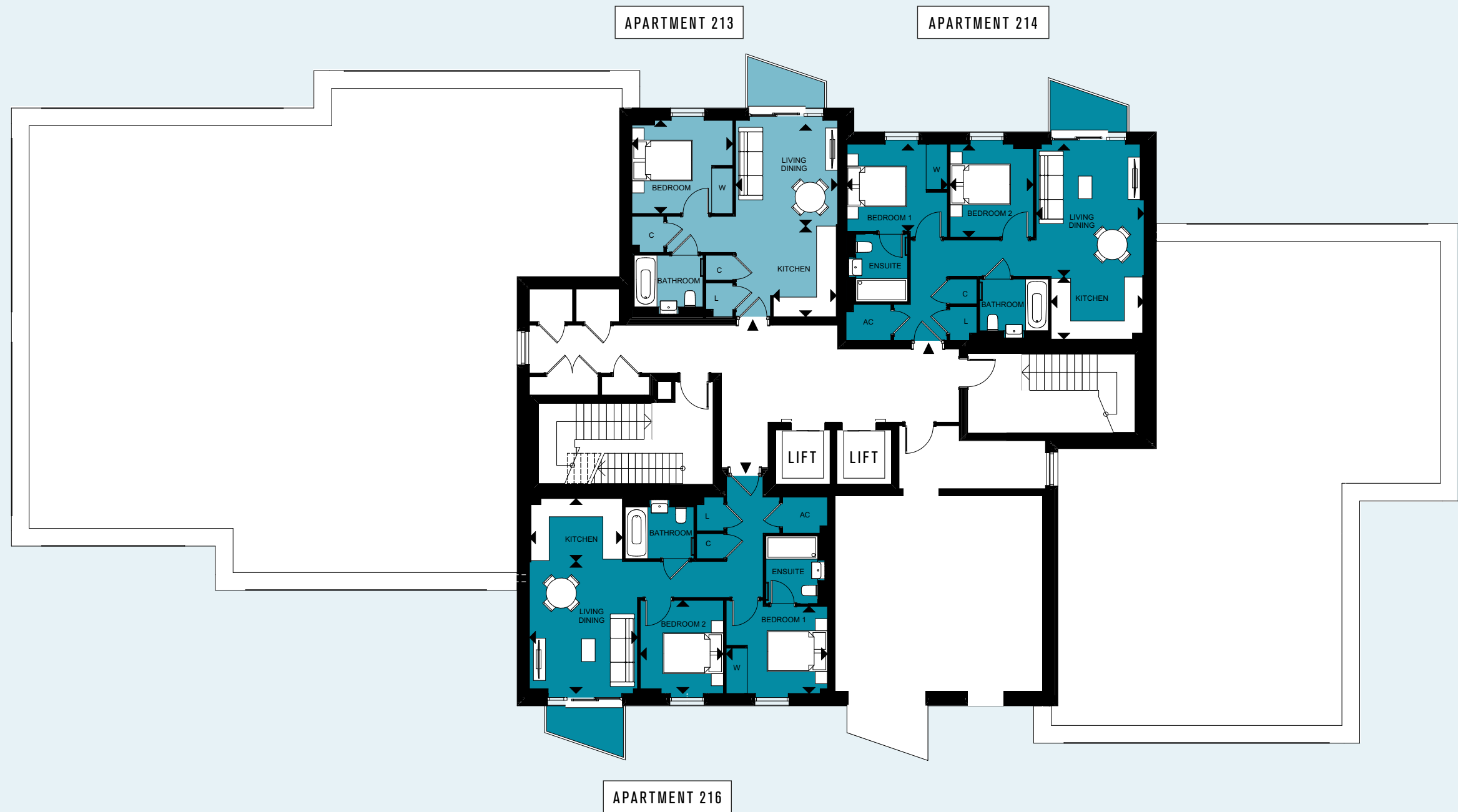
AQUIFER HOUSE

NINTH FLOOR



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VIEWS OVER
AQUIFER GARDENS

↑
VIEWS OVER
AQUIFER GARDENS



NINTH FLOOR



HORLICKS QUARTER



Composition of materials and finishes at Horlicks Quarter, indicative only. Options and choices are available (subject to cut off dates) – please see Sales Consultant for details.

BERKELEY QUALITY

Quality is the defining characteristic of Horlicks Quarter, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care.

SPECIFICATION

Every detail of your home has been carefully planned and meticulously finished with Berkeley's characteristic focus on detail and quality.

Kitchens

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch integrated appliances throughout including:
 - Stainless steel multi-function single oven
 - 4-zone induction hob
 - Integrated multi-function dishwasher
 - Integrated fridge/freezer
 - Built-in canopy extractor
- Stainless steel single bowl sink with drainer and black mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndean timber-effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar where applicable

Ensuite

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Bathrooms

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer/diverter with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over bath and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Electrical fittings and home entertainment

- Television (SkyQ/terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen/living/dining area and hallway
- Pendant lighting to feature within bedrooms

Heating

- Electric panel heating throughout
- Mains fed, electrically operated hot water cylinder

Interior Finishes

- White satin painted internal doors with satin/polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Bespoke hinged wardrobe doors within bedroom 1 with single hanging
- Karndean timber-effect flooring to kitchen/living/dining and hallway (where applicable)
- Carpet laid to bedrooms

Linen Cupboard

- Space and plumbing provided for free-standing washer/dryer
- Recessed LED downlights
- Karndean timber-effect flooring to match kitchen/living/dining

Security & Peace Of Mind

- Audio/video door entry system
- Mains supply smoke detectors and heat detectors with battery back-up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

Communal Features

- Bin store
- Cycle store
- Communal television aerial and satellite dish

HORLICKS QUARTER

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

HORLICKS QUARTER



Sales & Marketing Suite

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Slough SL1 3QB

T: +44(0) 1753 205 555

E: horlickssales@berkeleygroup.co.uk

W: horlicksquarter.co.uk

Directions

By car from Reading M4

At Junction 6, take the A355 exit to Slough Central/Windsor A332.

At the roundabout, take the 1st exit onto Tuns Lane/A355.

By car from London M4

At Junction 6, take the A355 exit to Slough Central/Windsor A332.

At the roundabout, take the 3rd exit onto Tuns Lane/A355.

From Tuns Lane/A355

At traffic light junction turn right onto Bath Road/A4 and continue to follow A4 (passing Salt Hill Park). Continue along A4 until you reach Stoke Road/B416 junction. Turn left at traffic lights onto Stoke Road (Slough Bus Stop and Train Station on your right hand side). Over the railway bridge at next traffic light junction turn left onto Stoke Gardens.

By foot from Slough Station

Exit the station via Platform 5 and turn left onto Railway Terrace. At the end of Railway Terrace turn right onto Stoke Road/B416. At the next junction turn left onto Stoke Gardens.



The information in this document is indicative only and subject to change. 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. The information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All measurements may vary within a tolerance of 10% and are to the maximum room tolerance. Horlicks Quarter is a marketing name and 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. The facilities and amenities at Horlicks Quarter are proposed and delivery will be phased. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. Computer generated images and lifestyle photography are indicative only and not necessarily of Horlicks Quarter. Planning permission P00094039 (Slough Borough Council). Issue date: May 2024. O433/05CA/0524

