

# HORLICKS QUARTER

SLOUGH SL1

THE URBAN HOUSES  
FLOORPLANS

Berkeley  
Designed for life



# URBAN LIVING REDEFINED

Introducing the Urban Houses at Horlicks Quarter. This exclusive collection is an integral part of the ongoing success of this iconic development, which brings energy and vitality to the heart of Slough.

At the centre of Horlicks Quarter is the Horlicks Factory which has been one of the most distinctive landmarks in the townscape. Today, the Horlicks Quarter and grounds have been sensitively regenerated to create a vibrant new community where refurbished historic buildings and new homes sit within carefully planned and curated landscaped gardens with tranquil water features.

The Urban Houses offer the rare opportunity to live in a striking home, redefining 21st-century living, and surrounded by excellent residents' facilities in a central location.



Computer Generated Image is indicative only. Landscaping indicative only and subject to change.



# ICONIC LIVING BY DESIGN

With just eleven homes in this collection, the Urban Houses are a modern take on the classic townhouse terrace, with interiors crafted to meet the demands of today's busy lives.

Each Urban House has living spaces designed with maximum flexibility in mind. On the ground floor, there is an open-plan living space which will welcome all the bustle of modern family life. The upper floors offer generous bedrooms and flexibility for additional living space as required.

Perhaps the most intriguing feature is the split-level terrace, accessed through a spiral staircase from the second floor. From here, admire inspiring views across the Horlicks Factory with its iconic Clocktower and the elegant illuminated chimney.





# HORLICKS QUARTER

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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

**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

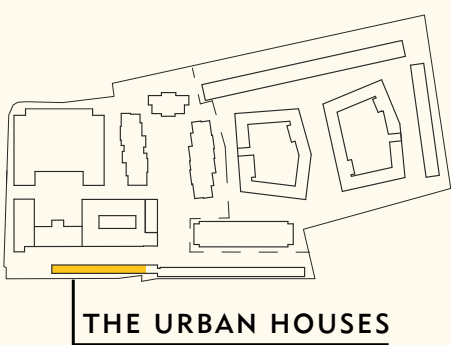
AFFORDABLE HOUSING



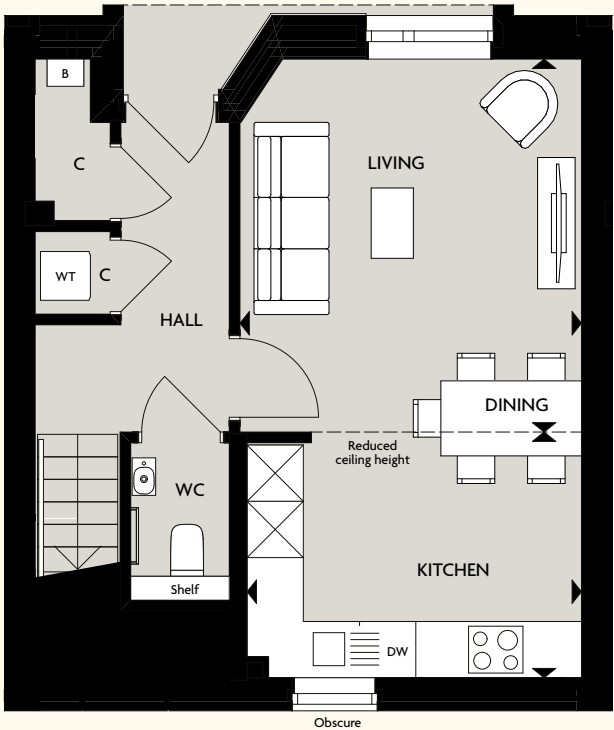
# THE URBAN HOUSES

HOMES 566, 567, 568, 569, 574, 575

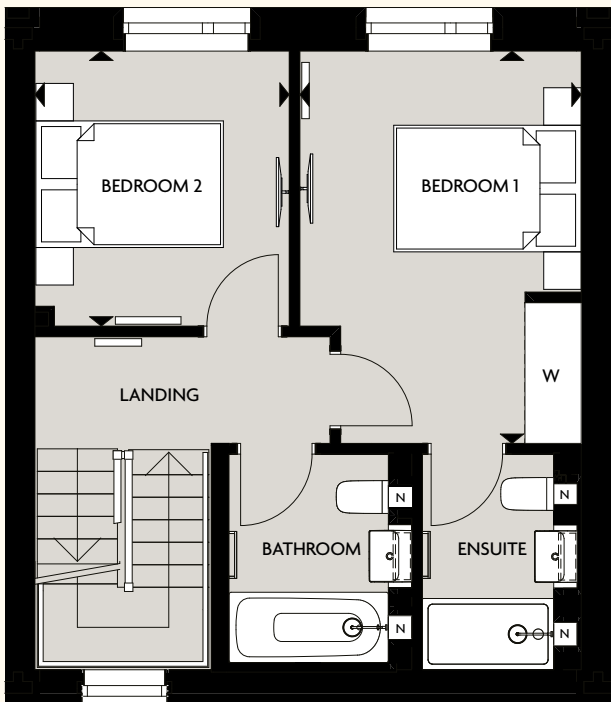
TOTAL AREA  
104.9 sq m 1128 sq ft



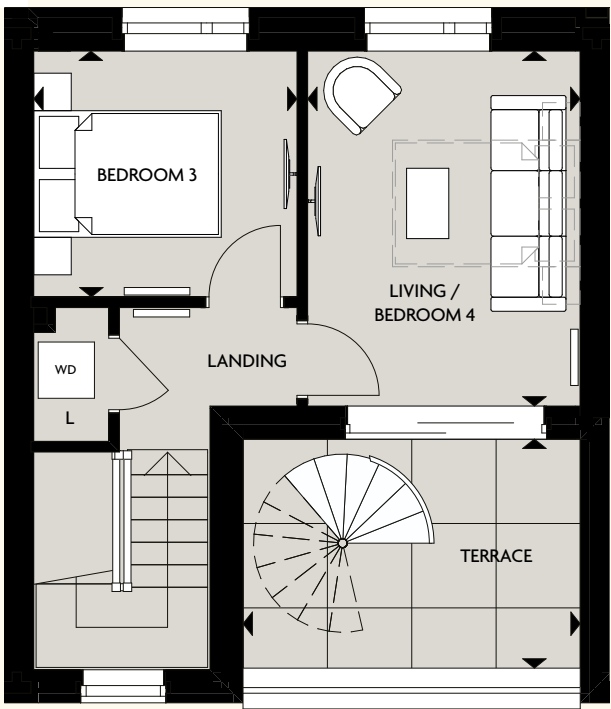
GROUND FLOOR



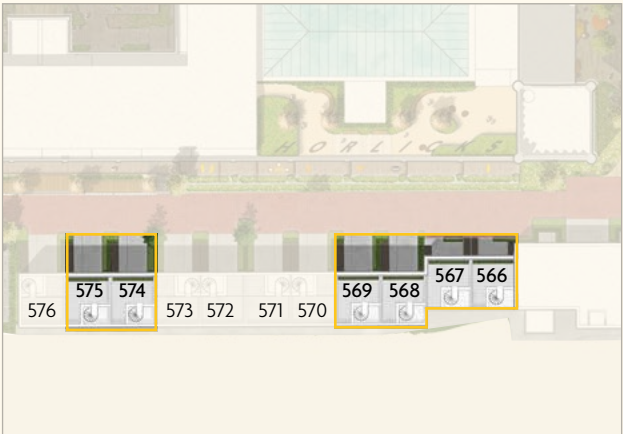
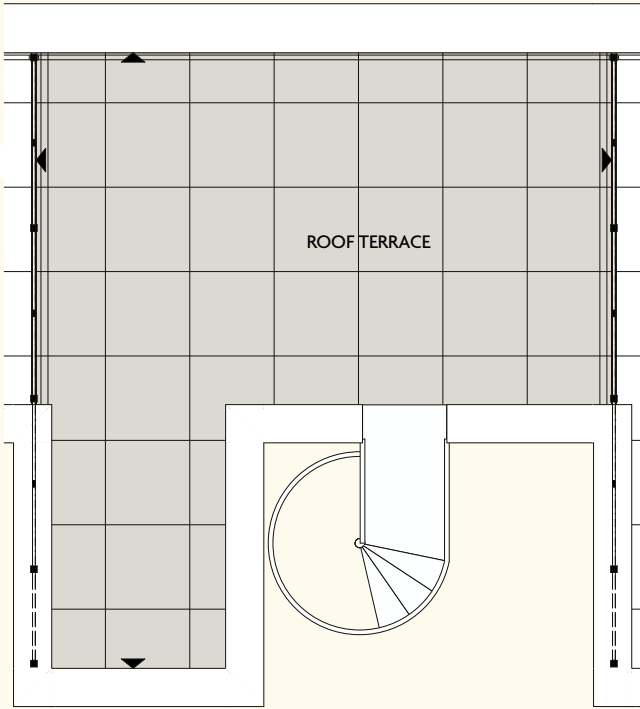
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



## GROUND FLOOR

Living/Dining	3.98m x 3.64m	13' 1" x 11' 11"
Kitchen	3.57m x 2.62m	11' 8" x 8' 7"

## FIRST FLOOR

Bedroom 1	4.18m x 3.00m	13' 9" x 9' 10"
Bedroom 2	2.93m x 2.71m	9' 7" x 8' 11"

## SECOND FLOOR

Bedroom 3	2.81m x 2.62m	9' 3" x 8' 7"
Bedroom 4/Living	3.79m x 2.91m	12' 5" x 9' 6"
Terrace	3.60m x 2.48m	11' 10" x 8' 2"

## THIRD FLOOR

Roof Terrace	6.57m x 6.14m	21' 6" x 20' 2"
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## KEY

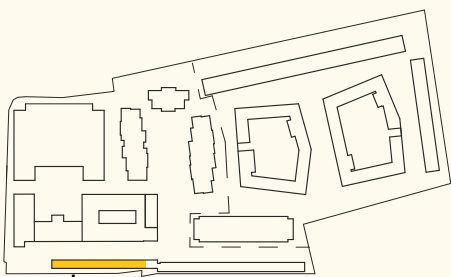
- ◀▶ Measurement Points
- C Cupboard
- L Linen Cupboard
- W Wardrobe
- B Boiler
- WT Water Booster Tank
- WD Space for Washer Dryer
- DW Dishwasher
- N Niche
- ☑ Tall units

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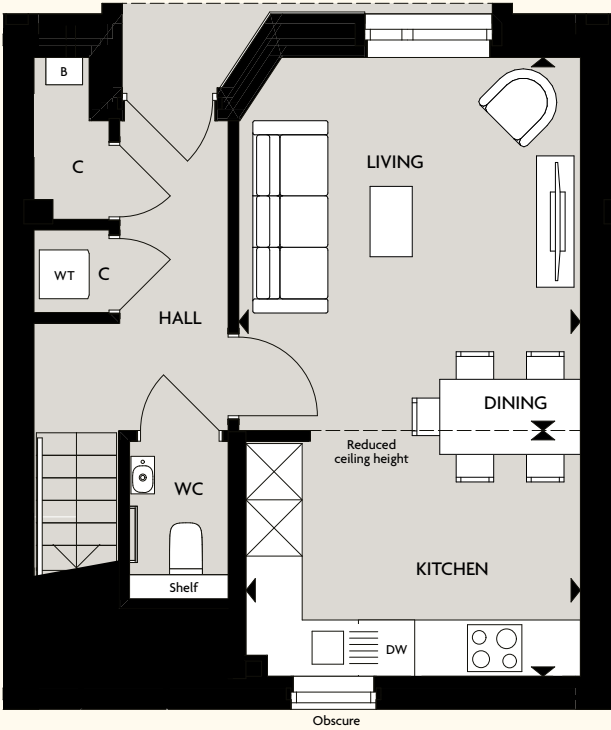
HOMES 570, 572

TOTAL AREA  
106.4 sq m 1145 sq ft

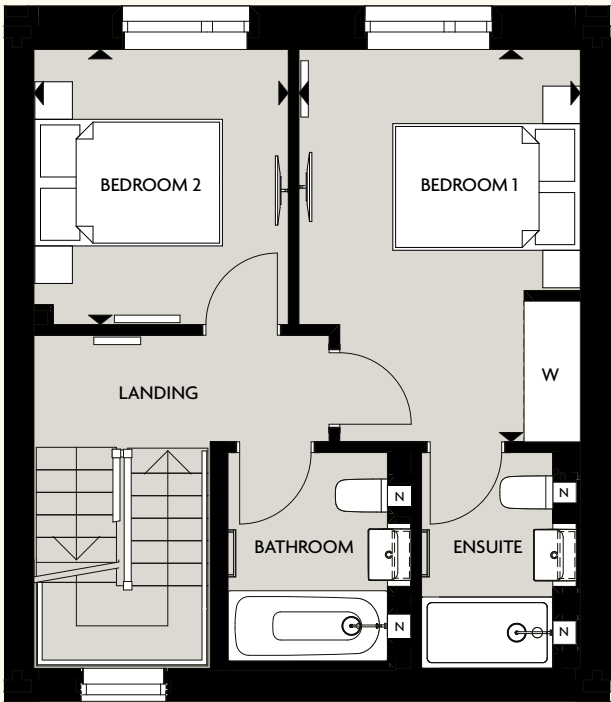


THE URBAN HOUSES

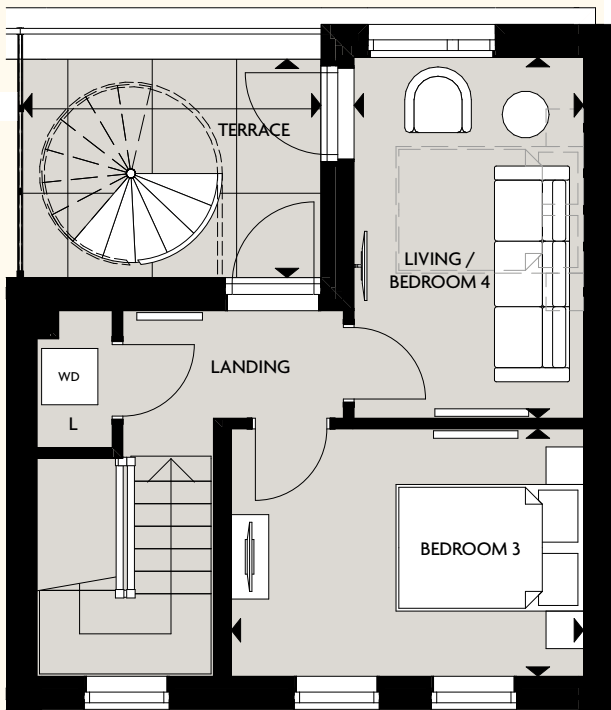
GROUND FLOOR



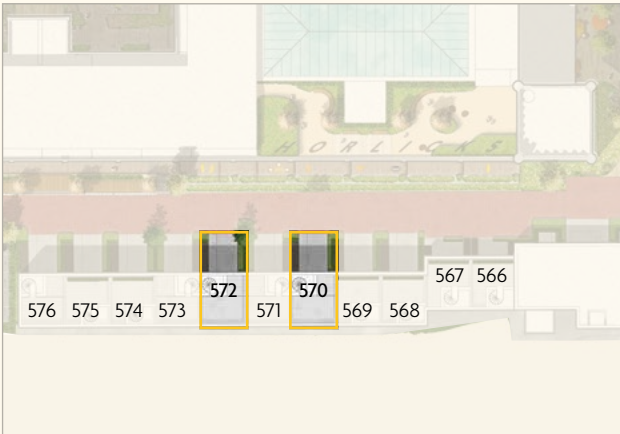
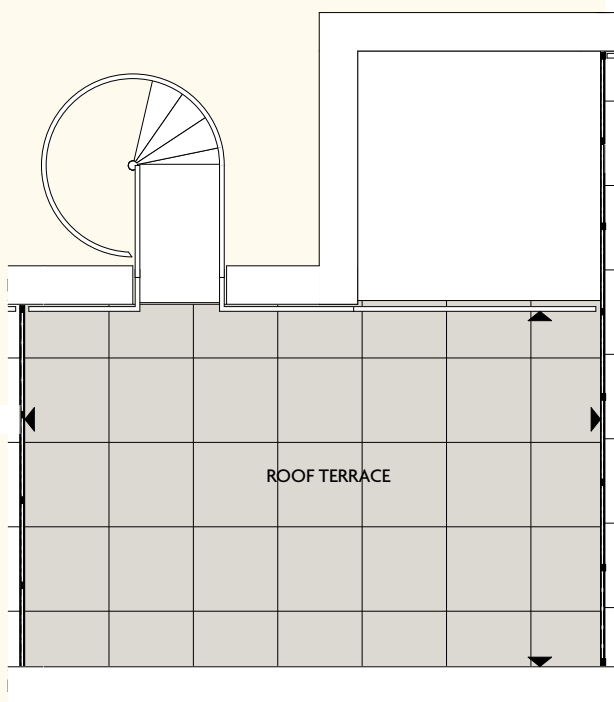
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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SECOND FLOOR

Bedroom 3	3.76m x 2.64m	12' 4" x 8' 8"
Bedroom 4/Living	3.85m x 2.45m	12' 7" x 8' 0"
Terrace	3.19m x 2.33m	10' 6" x 7' 8"

THIRD FLOOR

Roof Terrace	6.14m x 3.79m	20' 2" x 12' 5"
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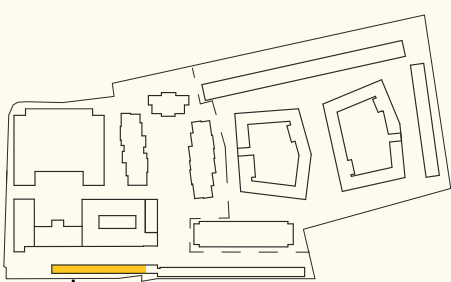
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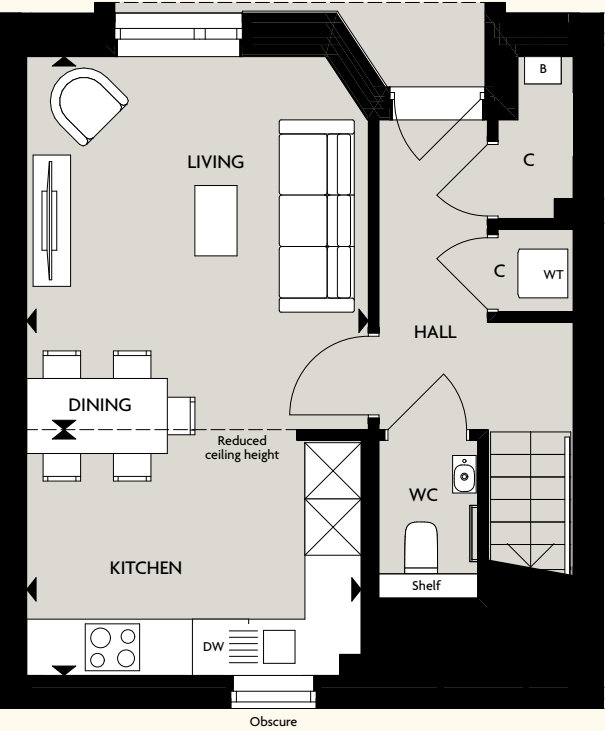
HOMES 571, 573

TOTAL AREA  
106.4 sq m 1145 sq ft

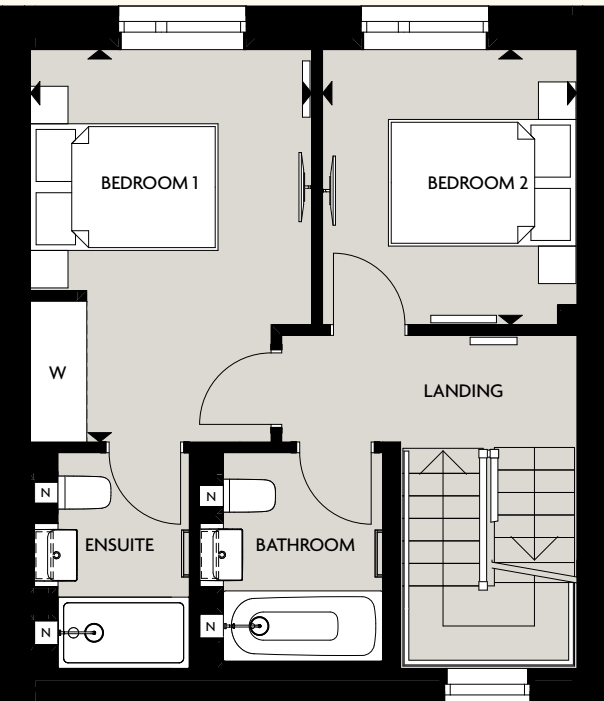


THE URBAN HOUSES

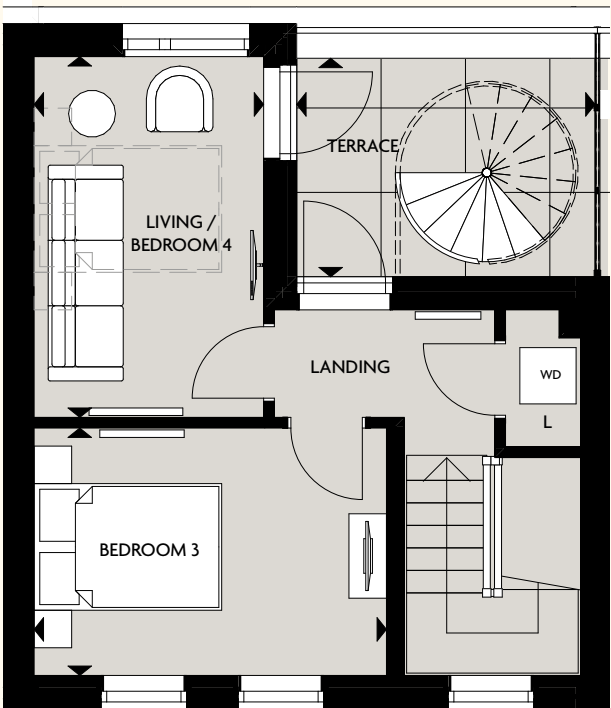
GROUND FLOOR



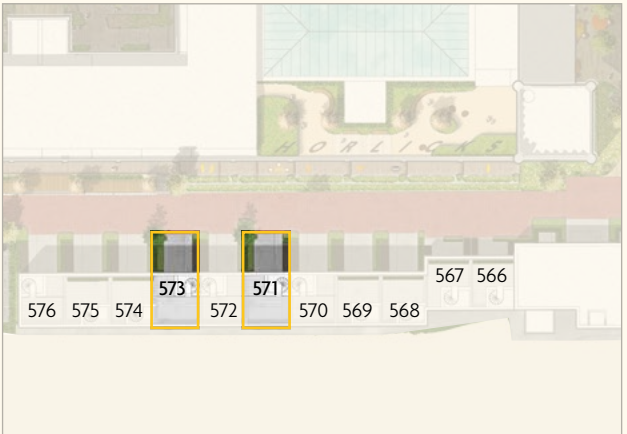
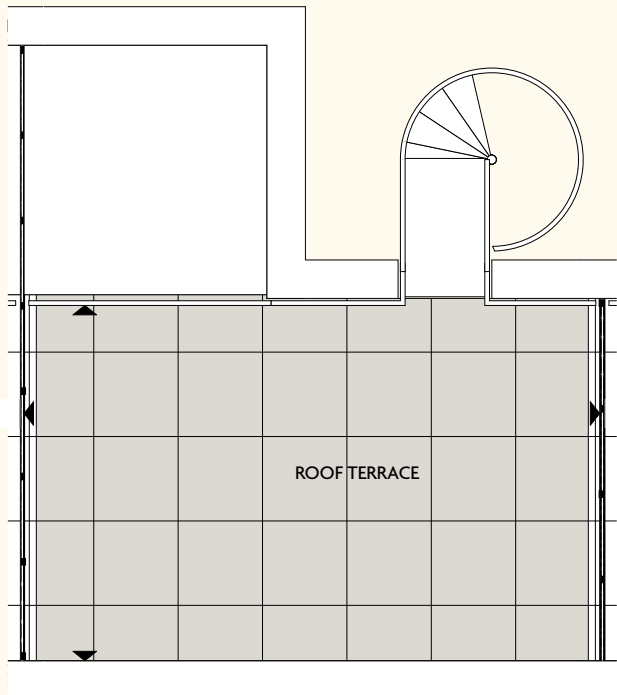
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SECOND FLOOR



THIRD FLOOR



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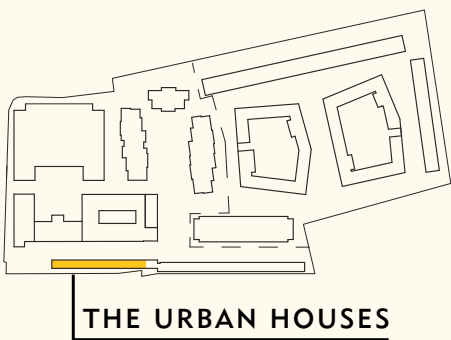
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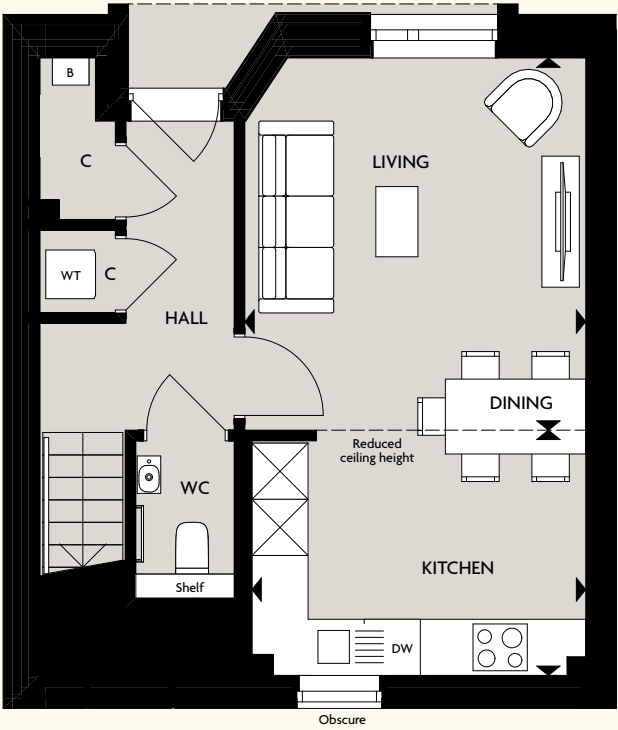
# THE URBAN HOUSES

HOME 576

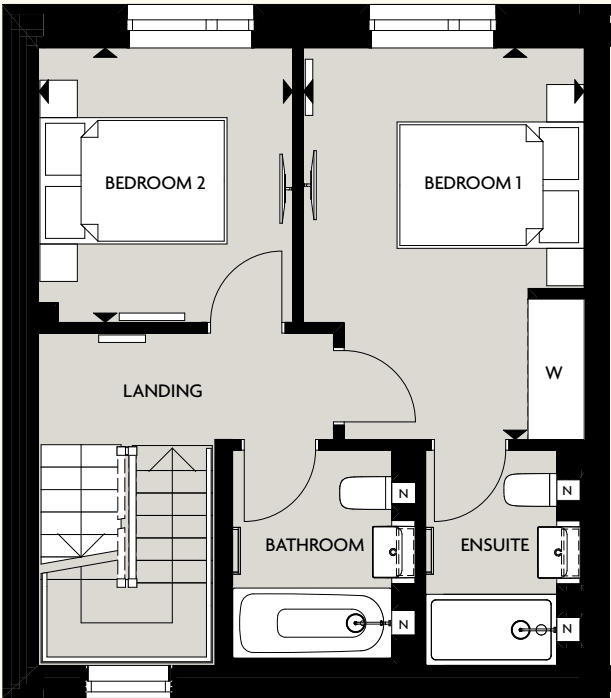
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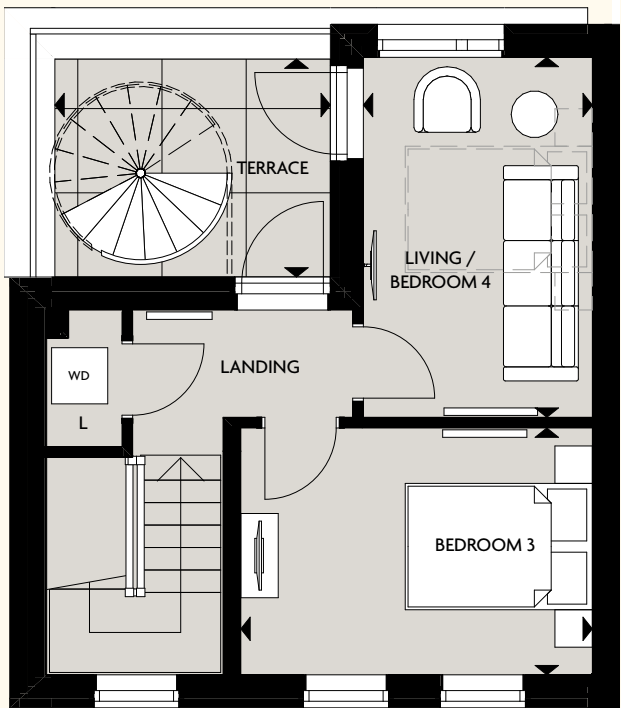
GROUND FLOOR



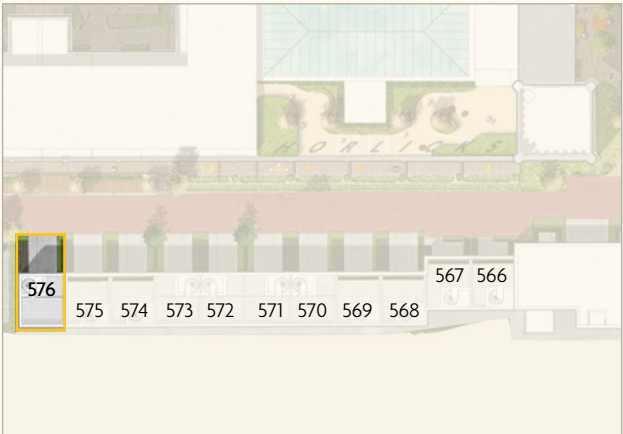
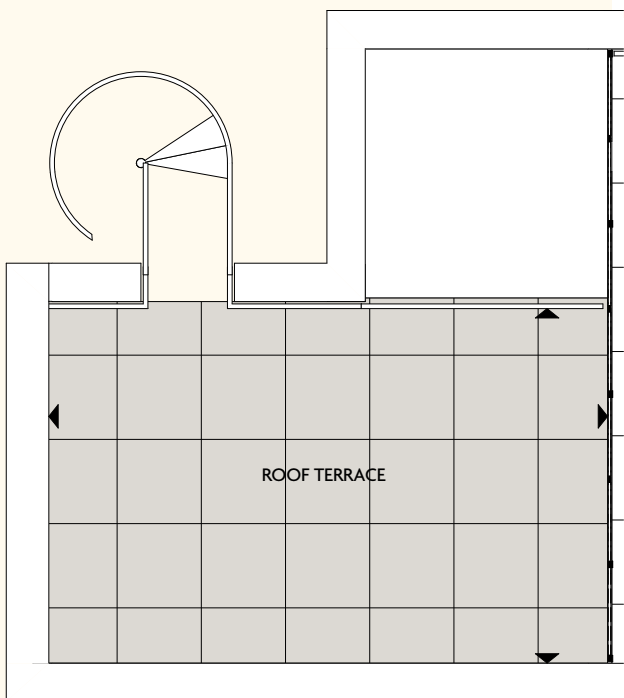
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BERKELEY QUALITY

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.



Photographs of Showhome at Horlicks Quarter, indicative only.

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 5% 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: August 2023. O433/05CA/0823

SPECIFICATION

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

Kitchens

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch integrated appliances throughout including:
  - Single oven
  - Combination oven
  - 4 zone induction hob
  - Integrated multi-function dishwasher
  - Integrated fridge/freezer
  - Built-in canopy extractor
- Stainless steel single bowl sink with drainer and matt black mixer tap
- Feature LED lighting to underside of wall units

Ensuite

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- 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
- Porcelain wall tiling to selected areas

Bathrooms

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- 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
- Porcelain wall tiling to selected areas

Cloakroom / WC

- Modern basin with chrome bottle trap below and contemporary Vado single lever basin mixer
- Wall mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Black framed mirror positioned above basin
- Porcelain wall tiling to selected areas

Electrical fittings and home entertainment

- Television point to living area and bedrooms with fibre/streaming capabilities
- Telephone point provided to ground floor living area
- Data points will be provided adjacent to every television point
- Chrome socket outlets and USB point above kitchen work surface
- Ceiling mounted downlights to kitchen / living / dining area, hallway, WC and all bathrooms
- Pendant lighting to feature within bedrooms and landings

Heating

- Gas fired central heating and hot water system fitted with combination boiler
- Underfloor heating to ground floor with radiators throughout the remaining floors
- Chrome heated towel rail to bathrooms & WC

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 master bedroom with single hanging
- Timber effect flooring to kitchen/living/ dining, hallway, laundry cupboard, WC and bathrooms
- Carpet laid to bedrooms, stairs and landings

Linen Cupboard

- Space and plumbing provided for free-standing washer/dryer

Security & Peace Of Mind

- Mains supply smoke detectors and heat detectors with battery back-up
- Multi-point locking to entrance door
- 10-Year Premier Guarantee issued on build completion

External Features

- Roof terrace will feature lighting, external socket & external tap
- Bin & cycle store

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



## Sales & Marketing Suite

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