

GUINEVERE APARTMENTS







INTRODUCING THE STUNNING

Guinevere apartments

An exquisite collection of 1, 2 and 3 bedroom apartments situated in an outstanding position overlooking historic Winchester. In one of the city's most affluent and desirable locations, Knights Quarter boasts an impressive entrance boulevard, surrounded by magnificent grounds, combining striking architecture, spaciously designed luxurious interiors and access to private courtyard gardens.

NORTH ROYAL TERRACE TOWNHOUSES STEP TERRACE PEDESTRIAN AND EMERGENCY VEHICLE ACCESS ONLY CENTRAL SQUARE ACCESS TO BASEMENT PARKING ACCESS TO BASEMENT PARKING LANCELOT APARTMENTS GUINEVERE APARTMENTS BEDIVERE APARTMENTS LANDSCAPED GROUNDS ROMSEY ROAD ENTRANCE 5 - GUINEVERE APARTMENTS

Development Plan



GUINEVERE APARTMENTS

Welcome to the Guinevere Apartments. A stunning collection of 1, 2 and 3 bedroom apartments located at the heart of Knights Quarter.

FLOOR 3

FLOOR 4

FLOOR 5

FLOOR 5

FLOOR 5

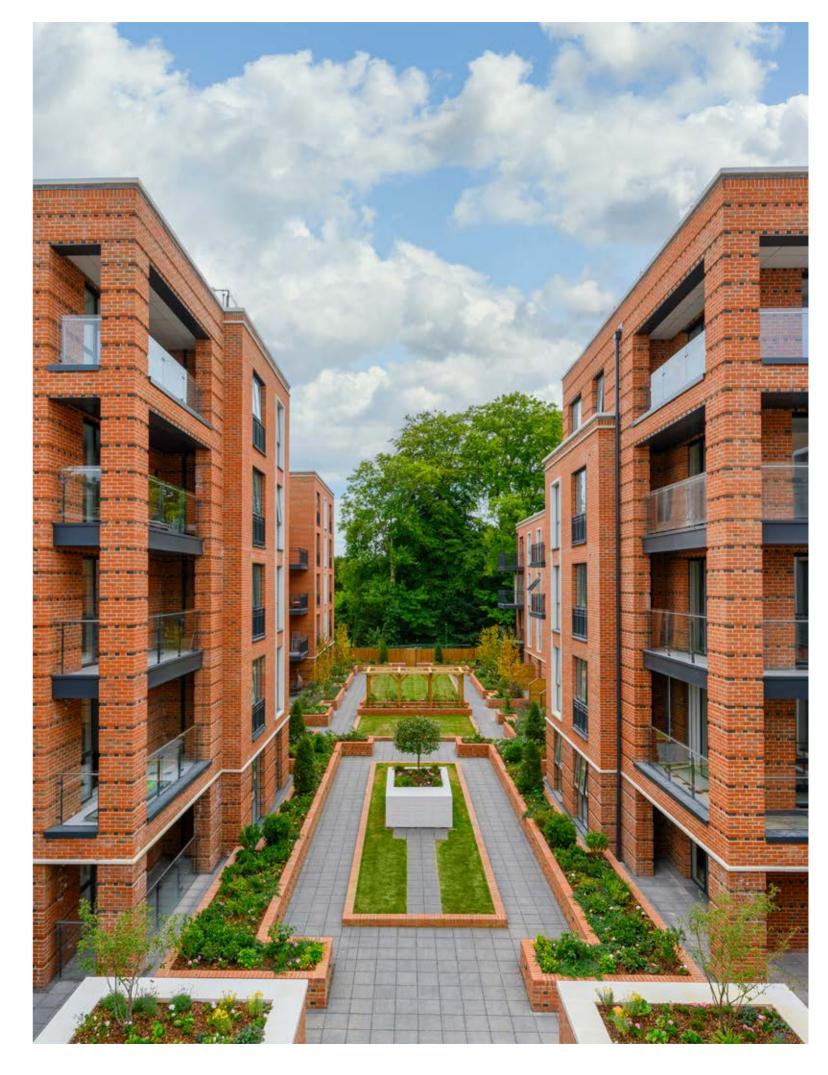






APARTMENTS





3RD FLOOR · PLOT 123

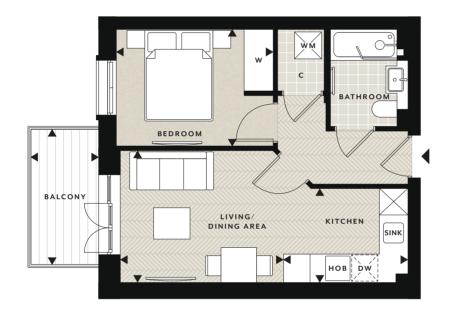
1 bedroom apartment

2ND, 3RD FLOORS • PLOTS 104, 115





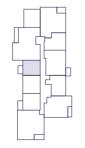






ACCOMMODATION

4m x 2.65m 06m x 1.53m	11'7" x 8'8" 10'0" x 5'0"
4m x 2.65m	11'7" x 8'8"
32m x 2.13m	9'3" x 7'0"
9m x 2.98m	12'1" x 9'9"
	9m x 2.98m 82m x 2.13m



4	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

ACCOMMODATION

Total Internal Area	40.42 sq m	435 sq f
Balcony	3.13m x 1.53m	10'3" x 5'0'
Bedroom	3.43m x 2.80m	11'3" x 9'2'
Kitchen	2.48m x 2.23m	8'2" x 7'4'
Living / Dining Area	4.40m x 3.23m	14'5" x 10'7'

4	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

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2ND, 3RD FLOORS · PLOTS 103, 114

1 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 86, 96, 107, 118









ACCOMMODATION

Total Internal Area

4.34m x 3.39m

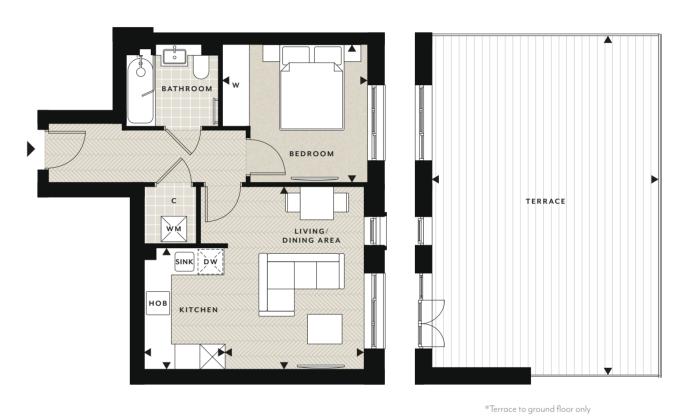
2.52m x 2.20m 3.38m x 3.32m

45.21 sq m

14'3" x 11'1"

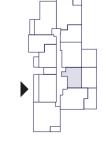
11'1" x 10'11"

487 sq ft



ACCOMMODATION

Terrace*	8.12m x 5.42m	26'8" x 17'9
Bedroom	3.48m x 3.30m	11'5" × 10'10
Kitchen	2.90m x 1.92m	9'6" x 6'4
Living / Dining Area	4.37m x 3.33m	14'4" x 10'11



PLOT: 86

ıl Internal Area
ıl Internal Area

•	•	w	С	U	DW
ement	Entrance	Fitted	Cupboard	Utility	Dishwasher
nts		Wardrobe			

GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 88, 98, 109, 120

1 bedroom apartment

GROUND, 1ST, 2ND FLOORS · PLOTS 92, 102, 113







ACCOMMODATION

Total Internal Area	46.67 sq m	502 sq ft
Bedroom	3.68m x 3.08m	12'1" × 10'1"
Kitchen	3.16m x 1.92m	10'4" x 6'4"
Living / Dining Area	4.12m x 3.29m	13'6" x 10'10"



4	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

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ACCOMMODATION

Total Internal Area	50 38 ca m	542 saft
Terrace*	4.12m x 1.70m	13'6" x 5'7"
Balcony	3.06m x 1.53m	10'0" x 5'0"
Bedroom	4.53m x 3.48m	14'10" x 11'5"
Kitchen / Dining Area	3.97m x 3.07m	13'0" x 10'1"
Living Area	3.44m x 3.07m	11'3" x 10'1'

Total Internal Area	50.38 sq m	542 s

W	
Fitted	
Wardrobe	

C Cupboard **U** Utility **DW** Dishwasher

WM Space for

Space for Tumble Dry

NORTH

Floorplans shown for The Guinevere Apartments at Knights Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.

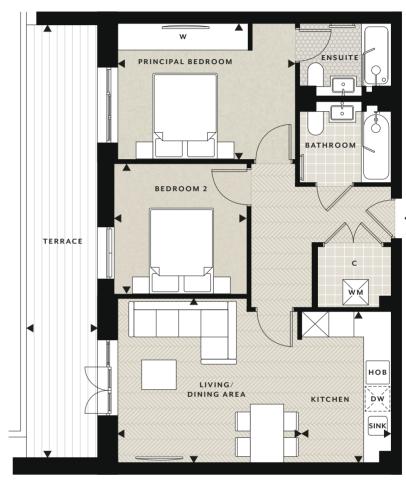
GROUND, 1ST, 2ND FLOORS · PLOTS 91, 101, 112

2 bedroom apartment

GROUND, 1ST FLOORS · PLOTS 83, 93





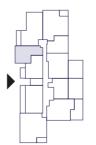


ALCONY

*Balcony to first floor only PLOT: 93

ACCOMMODATION

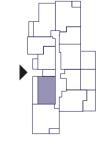
Total Internal Area	52.44 sa m	565 sq ft	
Bedroom	5.81m x 2.80m	19'1" x 9'2"	
Kitchen	2.55m x 2.18m	8'4" x 7'2"	
Living / Dining Area	4.16m x 3.49m	13'8" x 11'5"	



ACCOMMODATION

Living / Dining Area	4.39m x 3.94m	14'5" x 12'11
Kitchen	3.62m x 2.15m	11'11" x 7'1
Principal Bedroom	4.24m x 3.26m	13'11" x 10'8
Bedroom 2	3.18m x 3.11m	10'5" x 10'2

Total Internal Area	69.05 sq m	743 sq f	
Terrace	10.36m x 1.70m	34'0" x 5'7"	
Balcony*	3.13m x 1.53m	10'3" x 5'0'	



NORTH

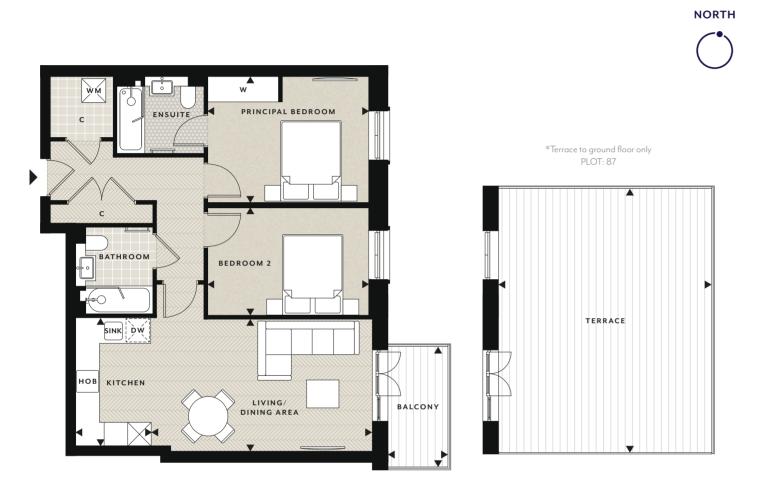
◆ ▶	>	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Drye

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GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 87, 97, 108, 119

2 bedroom apartment

GROUND FLOOR · PLOT 85

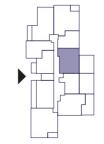




ACCOMMODATION

Living / Dining Area	5.62m x 3.36m	18'5" x 11'0"	
Kitchen	3.26m x 1.92m	10'8" x 6'4"	
Principal Bedroom	4.09m x 3.21m	13'5" x 10'6"	
Bedroom 2	4.09m x 2.73m	13'5" x 8'11"	

Total Internal Area	73.44 sq m	791 sq ft	
Terrace*	6.71m x 5.42m	22'0" x 17'9"	
Balcony	3.06m x 1.53m	10'0" x 5'0"	

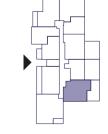


◆▶	•	W	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

Floorplans shown for The Guinevere Apartments at Knights Quarter are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a total concess of S%, dimensions, or not intended to be used for contest sizes and linear sizes or items of furniture. Floorplans have been sized to fit the name, and is not may not be not the source sizes or items of the size of

ACCOMMODATION

Total Internal Area	74.47 sq m	802 sq f	
Terrace	8.08m x 4.63m	26'6" x 15'2	
Bedroom 2	3.37m x 3.10m	11'1" x 10'2	
Principal Bedroom	3.94m x 3.69m	12'11" x 12'1	
Kitchen	3.30m x 2.38m	10'10" × 7'10	
Living / Dining Area	3.82m x 3.70m	12'6" x 12'2	



NORTH

4 >	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

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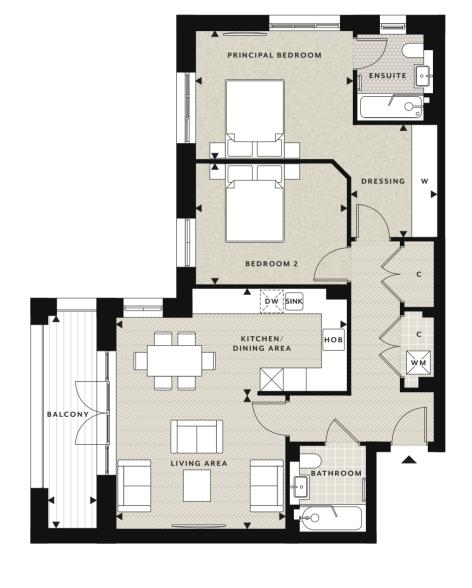
1ST, 2ND, 3RD FLOORS · PLOTS 95, 106, 117

2 bedroom apartment

GROUND, 1ST, 2ND FLOORS · PLOTS 90, 100, 111



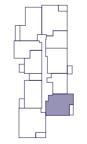






ACCOMMODATION

.37m x 3.10m .384m x 1.14m	13'0" x 12'1" 11'1" x 10'2" 12'7" x 3'9"
96m x 3.69m	13'0" x 12'1"
30m x 2.38m	10'10" x 7'10"
82m x 3.70m	12'6" x 12'2"
	82m x 3.70m 30m x 2.38m

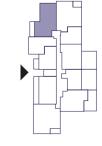


4	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

ACCOMMODATION

Living Area	4.31m x 3.40m	14'2" x 11'2'
Kitchen / Dining Area	5.87m x 2.72m	19'3" x 8'11'
Principal Bedroom	4.00m x 3.27m	13'1" x 10'9'
Dressing Room	2.86m x 2.20m	9'5" x 7'3'

Total Internal Area	84.19 sq m	17'9" x 4'1" 906 sq ft	
Balcony	5.41m x 1.25m		
Bedroom 2	3.85m x 3.08m	12'8" × 10'1"	

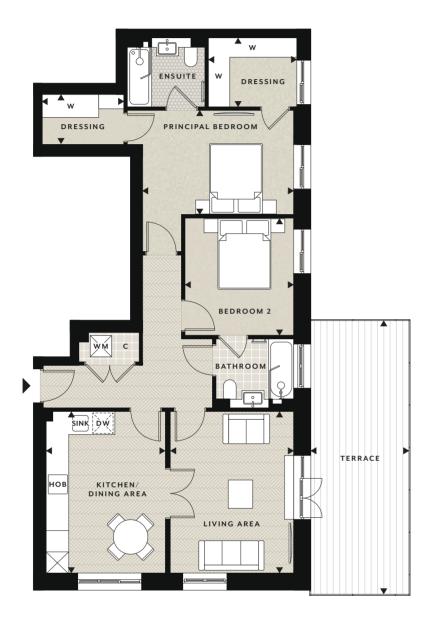


4	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

4TH FLOOR · PLOT 125

2 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS • PLOTS 89, 99, 110, 121

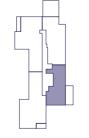


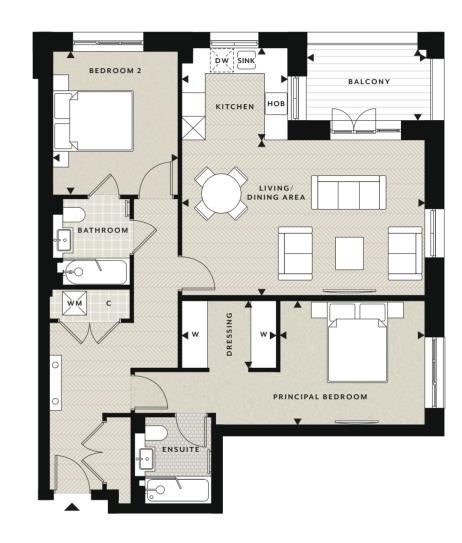


ACCOMMODATION

Living Area	4.58m x 3.52m	15'0" x 11'7"	
Kitchen / Dining Area	4.58m x 3.39m	15'0" x 11'1"	
Principal Bedroom	4.28m x 2.94m	14'1" x 9'8"	
Dressing Room 1	2.50m x 1.96m	8'2" x 6'5"	

Total Internal Area	87.63 sq m	25'6" x 9'1" 943 sq ft	
Terrace	7.76m x 2.78m		
Bedroom 2	3.31m x 3.08m	10'10" x 10'1"	
Dressing Room 2	2.31m x 1.42m	7'7" x 4'8'	





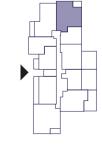




ACCOMMODATION

Living / Dining Area	6.18m x 3.95m	20'3" x 13'0	
Kitchen	2.34m x 2.70m	7'8" x 8'10'	
Principal Bedroom	3.68m x 3.16m	12'1" x 10'4'	
Dressing Room	2.40m x 1.71m	7'10" x 5'7'	

Total Internal Area	90.20 sq m	10'0" × 5'11" 971 sq ft	
Balcony	3.05m x 1.81m		
Bedroom 2	3.65m x 3.18m	12'0" x 10'5"	



◆ ▶	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dry

GROUND, 1ST, 2ND, 3RD FLOORS • PLOTS 84, 94, 105, 116

2 bedroom apartment

3RD FLOOR · PLOT 122



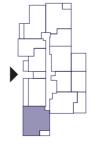


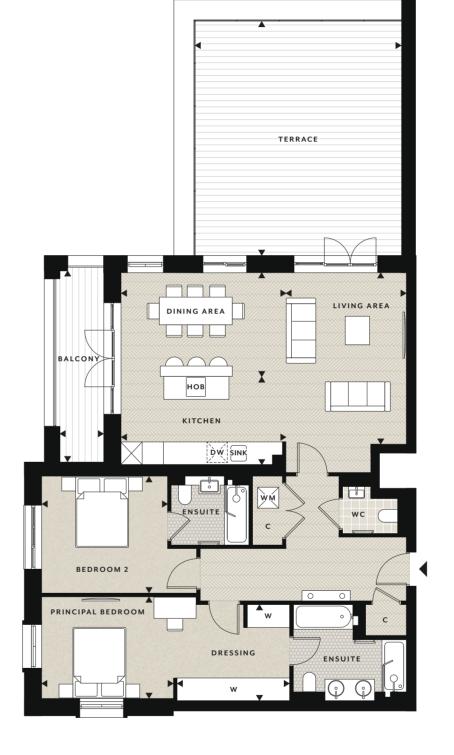


ACCOMMODATION

Living / Dining Area	6.08m x 4.82m	19'11" x 15'10"
Kitchen	3.40m x 2.85m	11'2" x 9'4"
Principal Bedroom	3.60m x 2.95m	11'10" x 9'8"
Dressing Room	2.50m x 2.20m	8'2" x 7'3"

Total Internal Area	99.77 sq m	1074 sq ft	
Balcony	3.50m x 1.47m	11'6" x 4'10"	
Bedroom 2	3.87m x 3.26m	12'8" x 10'8"	











ACCOMMODATION

Total Internal Area	110.67 sq m	1191 sq f	
Terrace	6.64m x 5.85m	21'9" x 19'2'	
Balcony	5.41m x 1.25m	17'9" x 4'1'	
Bedroom 2	3.60m x 3.32m	11'10" × 10'11'	
Principal Bedroom	3.73m x 2.88m	12'3" x 9'5'	
Kitchen	4.67m x 2.50m	15'4" × 8'2'	
Dining Area	4.67m x 2.94m	15'4" x 9'8'	
Living Area	4.86m x 3.41m	15'11" x 11'2'	

4	•	w	С	U	DW	WM	TD
Measurement Points	Entrance	Fitted Wardrobe	Cupboard	Utility	Dishwasher	Space for Washing Machine	Space for Tumble Dryer

VVCUDWWMTDMeasurement PointsEntranceFittedCupboardUtilityDishwasherSpace for Washing MachineSpace for Washing MachineTumble Drye

Quinevel expariments at singing Quarter are for approximate measurements only. Exact layous and sizes may vary, All measurements may vary within a foretance of 3.6. be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

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4TH FLOOR · PLOT 126 4TH & 5TH FLOOR · PLOT 124

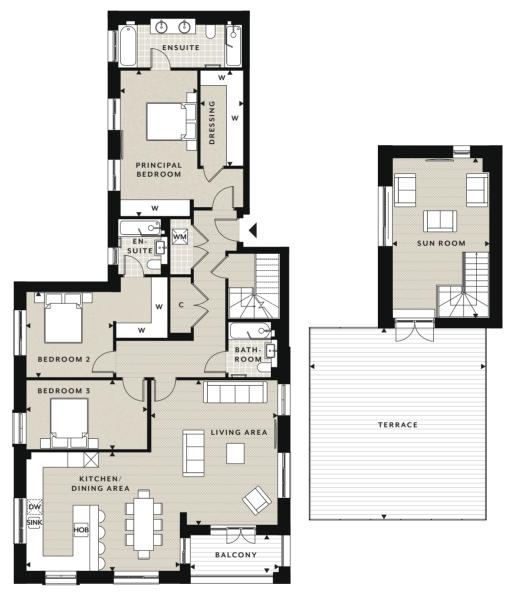






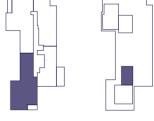
ACCOMMODATION

Total Internal Area	126.32 sq m	1360 sq ft
Terrace	6.37m x 6.17m	20'11" x 23'3"
Bedroom 3	3.77m x 2.87m	12'4" x 9'5"
Bedroom 2	3.77m x 3.24m	12'4" x 10'8"
Dressing Room 2	3.16m x 1.45m	10'4" x 4'9"
Dressing Room 1	3.63m × 1.55m	11'11" × 5'1"
Principal Bedroom	4.92m x 2.80m	16'2" × 9'2"
Kitchen	3.49m x 2.56m	11'5" x 8'5"
Living / Dining Area	4.95m x 5.08m	16'3" x 16'8'









ACCOMMODATION

Total Internal Area	181.47 sq m	1953 sq
Sun Room	6.31m x 3.83m	20'8" x 12'
Terrace	7.55m x 6.93m	24'9" x 22'
Balcony	3.50m x 1.47m	11'6" x 4'1
Bedroom 3	4.78m x 2.74m	15'8" x 9'
Bedroom 2	3.43m x 3.38m	11'3" × 11
Dressing Room	3.78m x 1.70m	12'5" x 5
Principal Bedroom	5.76m x 3.05m	18'11" × 10'
Kitchen / Dining Area	6.08m x 4.70m	19'11" x 15
Living Area	5.01m x 5.72m	16'5" × 18'



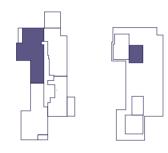
 ♦ Image: Approximate of Points
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 Measurement Points
 Entrance Fitted Entrance Washing Machine
 Cupboard Utility Dishwasher Space for Washing Machine
 Space for Washing Machine
 Space for Tumble Dry

4TH & 5TH FLOOR · PLOT 127







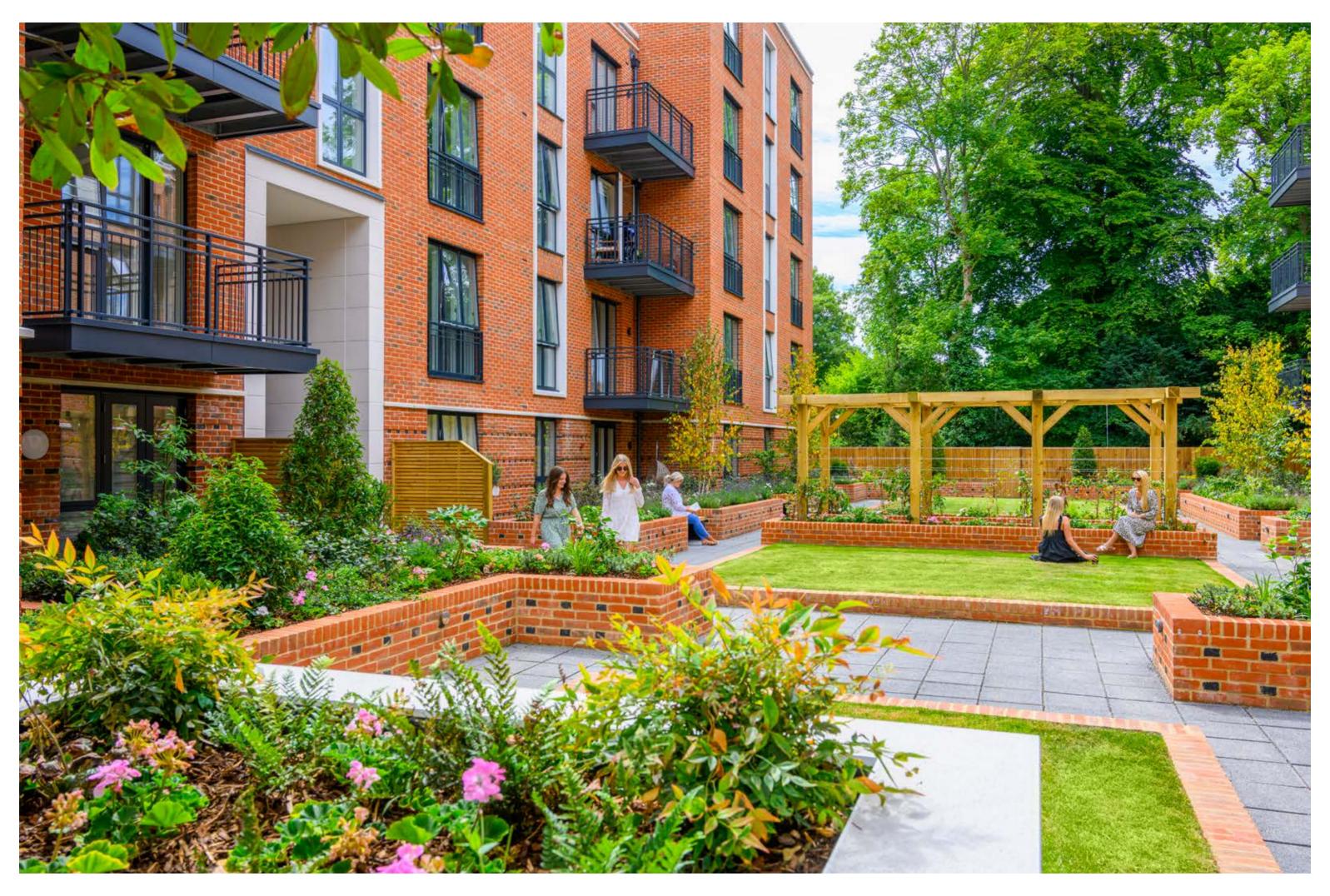
ACCOMMODATION

Total Internal Area	185.93 sq m	2001 sq ft
Sun Room	6.25m x 4.96m	20'6" × 16'3'
Terrace	9.92m x 5.94m	32'7" × 19'6'
Balcony	5.41m x 1.25m	17'9" x 4'1'
Bedroom 3	3.81m x 2.98m	12'6" x 9'9'
Bedroom 2	3.81m x 3.18m	12'6" x 10'5'
Dressing Room	5.59m x 1.47m	18'4" x4'10'
Principal Bedroom	5.59m x 3.25m	18'4" x 10'8'
Kitchen	4.51m × 2.33m	14'10" x 7'8'
Dining Area	4.51m x 3.11m	14'10" × 10'2'
Living Area	4.86m x 3.60m	15'11" x 11'10'









GUINEVERE **SPECIFICATION**

Individually designed kitchen

- Contemporary styled kitchen
- Karonia Mistral Aria work surface with feature tiled splashback
- Siemens Built-in multi-functional fan assisted oven
- Siemens Built-in microwave oven
- Integrated extractor (chimney extractor where hob is within the island unit)
- Siemens Integrated fridge/freezer
- Caple Integrated wine cooler
- Siemens Integrated dishwasher (selected plots)
- Space and plumbing for separate washer/dryer within utility cupboard
- Stainless steel single bowl sink with mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

PENTHOUSE SPECIFICATION

- Silestone work surface
- Stainless Steel one and a half bowl sink
- Miele Built-in multi-functional fan assisted oven
- Miele Built-in combination microwave oven
- Miele 76cm Induction hob
- Space and plumbing for separate washer/dryer within utility cupboard
- Plots with separate utility rooms incorporate co-ordinating cabinetry with laminated work surface and plumbing for washer/dryer





Quality bathrooms

- Contemporary styled bathrooms with white sanitaryware
- Mistral counter tops
- Washbasin with deck mounted taps
- Bespoke cabinetry to all bathrooms with mirror above and feature lighting
- Walk-in shower with fixed head to principal ensuite

- Bath with shower and screen to bathroom
- Bath with shower when separate walk-in/enclosed shower is included within bathroom/ensuite
- WC with dual flush plate, concealed
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

Heating, electrical & lighting

- Electric panel radiators with individual thermostat with integrated timer
- Centralized mechanical extract ventilation LED downlights to hall, kitchen/living to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- Shaver sockets provided to bathroom and ensuite(s)
- area, all bedrooms and bathrooms
- LED pendant lighting to dining area

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Interior finishes

- Two panelled entrance door in wood finish with satin brass handle
- Two panel satin white finished door with brushed nickel or brass finish door furniture
- Full height wardrobes with shaker hinged doors or walk in wardrobe to the principal bedroom (refer to individual apartment drawing)
- Satin paint finish to all internal joinery
- Herringbone laminate wood effect flooring to hall and kitchen/living/dining area
- Tiled floor to bathrooms
- Fitted carpets to all bedrooms

PENTHOUSE SPECIFICATION

- Feature tiled floor to entrance hall
- Painted Timber staircase with twisted spindle leading to sun room with glass balustrade to top section entering sun room (where applicable)

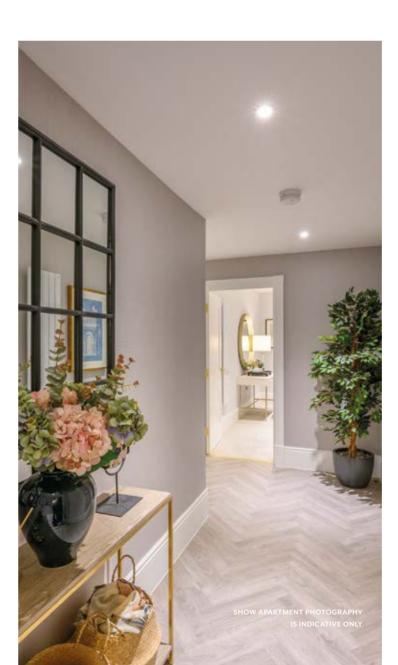


Communal areas

- Video door entry phone system linked from entrance door
- Clear toughened glass finish balustrades with stainless steel handrail and supports from basement to first floor. Metal balustrade and handrail to all other floors
- Communal secure postal boxes located on ground floor
- Tiled entrance hall, with carpeted upper floor, stairs and landings
- Lift to all apartments finished in stainless steel with mirror and tiled floor
- Emergency telephone to lift
- 13 amp single power sockets (for cleaning equipment)
- Lighting controlled by movement sensors
- Mains operated smoke detectors to all floors
- Residents Gymnasium
- Secure cycle storage area
- Communal satellite dish
- External lighting, wall mounted downlights to balconies and terraces
- Landscaped public areas
- Enclosed refuse and additional communal cycle storage
- Landlords external water supply
- Secure basement parking provided for apartments and penthouses
- Infrastructure to support electric car charging
- Concierge Service

Security and peace of mind

- High security apartment entrance door with multi point locking system
- Video entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery back up, fitted to hall
- 10 Year NHBC Buildmark Scheme
- 2 year Berkeley warranty





Home entertainment & communications

- TV points to living and all bedrooms
- Wired for Sky Q to living area
- Communal Digital TV aerial/Satellite dish and distribution amplifier provided
- Telephone point to living room
- Cat 6 pre-wired Home Network points provided to living and principal bedroom in two bedroom apartments and some one bed apartments (refer to individual apartment drawings)
- USB Charging Points provided to kitchen and all bedrooms

Computer generated images are indicative only. 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.

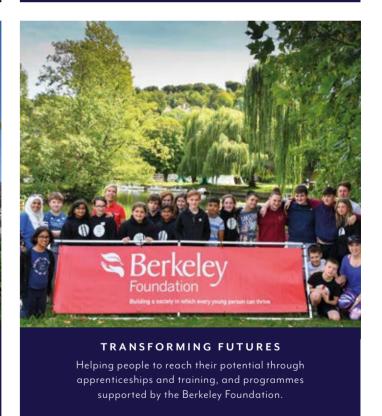


NIGHTS QUARTER



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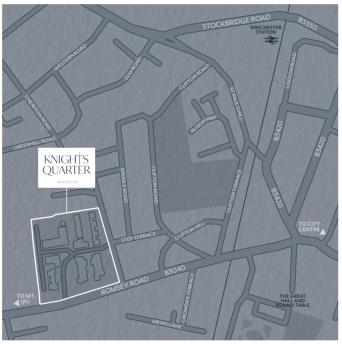


Get in touch

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