
VANBURGH COURT

STOKE ROAD, SLOUGH SL2 5AJ

A STUNNING NEW
LANDMARK FOR SLOUGH
AND A SOUND
INVESTMENT FOR
NOW AND THE
FUTURE



AN INVESTMENT IN CONNECTED LIVING



Vanburgh Court is a striking, landmark development situated just 200 metres from Slough's Crossrail station and a short walk from the town centre.

Each highly specified new apartment will deliver on both style and functionality, with attention paid to every detail. A lift service will provide easy access to every floor, while each apartment will benefit from a private, internal store on each level. Secure, underground parking is also available.

Vanburgh Court is a superb place to call home and provides an exceptional investment opportunity. Each apartment comes with the benefit of a 10 year guarantee.

Completions are anticipated for spring 2019.





AN UNRIVALLED LOCATION



Vanburgh Court enjoys a truly unrivalled location. Perfectly positioned, just 200 metres from Slough's Crossrail station, it will provide an ideal base for commuters. The opening of Crossrail will ensure even quicker access to the Capital, further driving up demand for property in an already sought-after location.

Slough's lively high street is just five minutes away. While it has benefited from a recent facelift, both the high street and the wider town is currently undergoing a multi-million pound regeneration to both create and enhance a host of community, retail, school and leisure facilities. The town is already enjoying a flagship new library and cultural centre, a vastly improved ice arena and a new leisure and activity centre, with lots more to come.

Slough is a thriving town. It is home to one of the largest trading estates in Europe, awash with business and employment opportunities, which underpins a strong local rental market and an increasing appetite for home ownership here.

Slough's already excellent transport links will receive a further boost from a planned Slough to Heathrow rail connection, which will substantially reduce journey times to the airport.



A GREAT PLACE TO LIVE, WORK AND PLAY

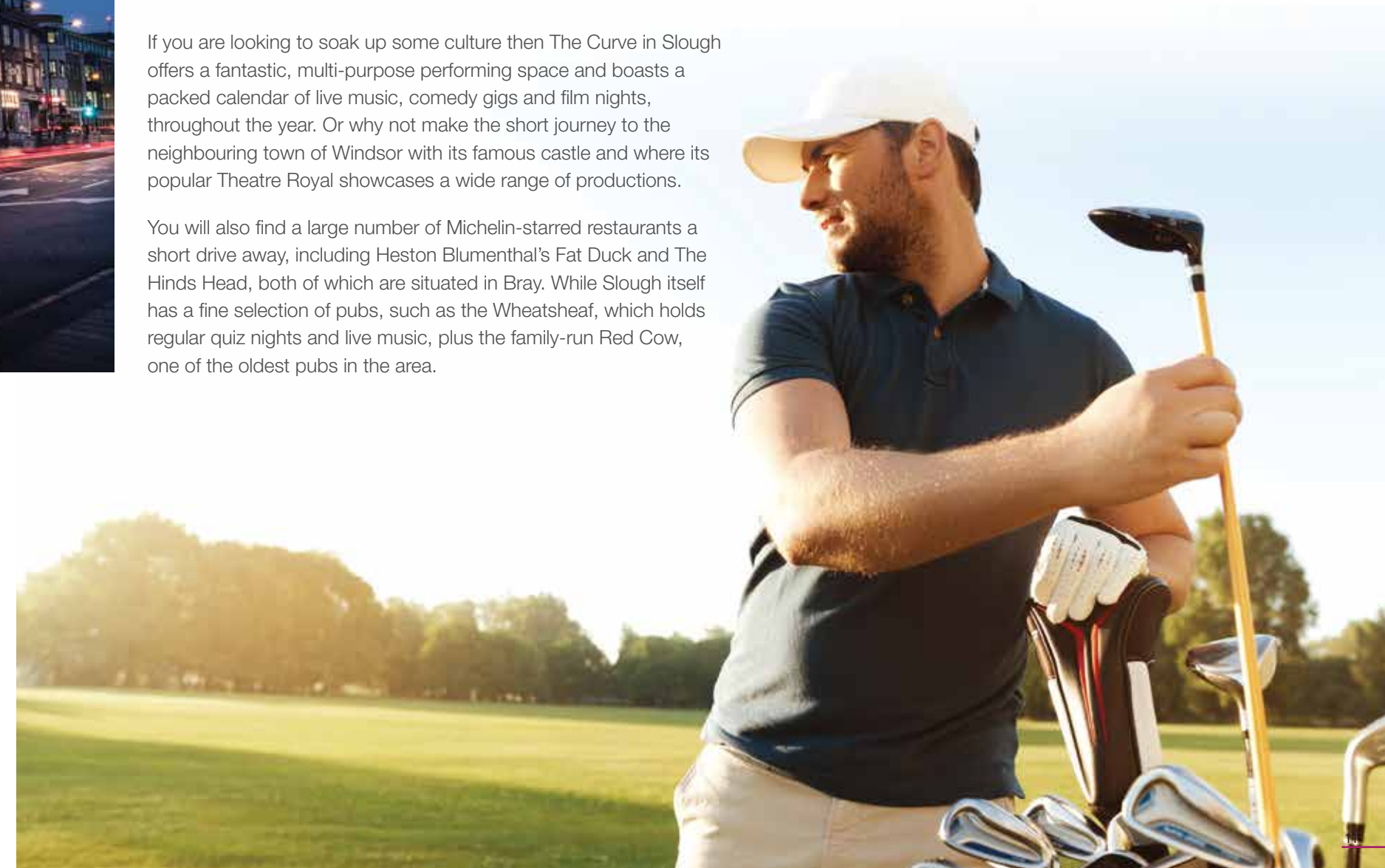
Living in Slough, you can benefit from a host of sports and leisure facilities on your doorstep. From a plethora of local parks and green spaces to a wide variety of leisure centres, sports grounds and community facilities, there is something for everyone here.

Herschel Park, a Grade II-listed Victorian public space and nature reserve is within walking distance of the development and has recently undergone a £2.7m regeneration. Upton Court Park is just a short drive away and provides sporting facilities, landscaped parkland and wetland areas. You can practice your swing at The South Buckinghamshire Golf Club or the prestigious Stoke Park or keep fit at Montem Leisure Centre or the state of the art forthcoming 'Centre' on Farnham Road. The 'Centre' will boast an eight lane, 25 metre pool, poolside sauna and steam room, exercise studios, treatment rooms and a café.



If you are looking to soak up some culture then The Curve in Slough offers a fantastic, multi-purpose performing space and boasts a packed calendar of live music, comedy gigs and film nights, throughout the year. Or why not make the short journey to the neighbouring town of Windsor with its famous castle and where its popular Theatre Royal showcases a wide range of productions.

You will also find a large number of Michelin-starred restaurants a short drive away, including Heston Blumenthal's Fat Duck and The Hinds Head, both of which are situated in Bray. While Slough itself has a fine selection of pubs, such as the Wheatsheaf, which holds regular quiz nights and live music, plus the family-run Red Cow, one of the oldest pubs in the area.



AN AREA OF OPPORTUNITY

In November last year, Slough was reported to be the most productive place in the UK, according to research by think tank, Centre for Cities. This followed on from a report in October 2017 from job site Glassdoor, which named Slough as 'The best place to live and work in 2017', while another report also named Slough as 'The best place to live in England' (www.emoov.co.uk).

Slough boasts the largest trading estate in Europe and is home to the highest number of international headquarters outside of the Capital. O2, Unilever, Ferrari, Segro, Lego, Amazon & Honda are all based in the town, with Orange recently relocating to the neighbouring Porter Building.

The Western rail access to Heathrow, completing by 2021, will decrease the journey time from Slough to Heathrow to just six minutes – this is expected to result in more than £800 million of economic activity and create 42,000 new jobs.



HIGH RENTAL DEMAND

Slough has nearly 16,000 professional jobs within the area with a further 48,000 workers/residents commuting to London and other locations such as Heathrow Airport. As a result, Slough benefits from a high rental demand for property, which is predicted to only increase further following the opening of Crossrail.

ONGOING INVESTMENT & REGENERATION

Slough centre is the subject of a multi-million pound regeneration programme, which in turn is predicted to create a further 5,000 new jobs for the area. Improvements already underway include new leisure facilities, an increase in commercial facilities and an enhanced shopping centre.

LOCAL PROPERTY FACTS UNDERPINNING CONFIDENCE

Property in Slough rose by 39% in two years following the Crossrail extension announcement in 2014. Slough has seen property increases of 60% since Crossrail was given the go ahead in 2010. Prices along the Elizabeth Line are predicted to increase by 3.3% above local prices up to 2019.

For further key stats and for associated sources, please refer to our website www.vanburghcourt.com

CONNECTED LIVING

Vanburgh Court is superbly placed when it comes to transport links. In just five minutes by car you can be on the M4, with easy access to both London and Bristol.

The M25 is approximately 20 minutes away by car, whilst the M40 can be reached in approximately 15 minutes.

For the cyclist, designated cycle pathways run throughout the town. There are also several bus routes. For the international traveller, Heathrow is approximately 15 minutes by car.

Whether you're travelling into the city on your daily commute or are making the most of London's exciting attractions, you'll find the transport links from Vanburgh Court are exceptional.

Your new home is a two-minute walk from Slough Railway Station, which affords you links to London Paddington in less than 20 minutes. From approximately December 2019, Crossrail's Elizabeth line will provide further high-speed connections from Slough to central London.



DISTANCE FROM SLOUGH TRAIN STATION

- WINDSOR & ETON CENTRAL
6 Minutes
- MAIDENHEAD
7 Minutes
- HAYES & HARLINGTON
10 Minutes
- EALING BROADWAY
12 Minutes
- READING
14 Minutes
- LONDON PADDINGTON
17 Minutes



DISTANCE FROM SLOUGH CROSSRAIL

- WEST DRAYTON
8 Minutes
- MAIDENHEAD
9 Minutes
- HEATHROW CENTRAL
15 Minutes
- EALING BROADWAY
21 Minutes
- PADDINGTON
28 Minutes
- BOND STREET
32 Minutes
- TOTTENHAM COURT ROAD
34 Minutes
- LIVERPOOL STREET
39 Minutes
- CANARY WHARF
46 Minutes



SITE PLAN



P PARKING
S/S SUB STATION

STOKE ROAD

MILL STREET



GRAYS PLACE



GROUND FLOOR

Apartment 1 – 750 sq ft

Living/Dining/Kitchen	13.05' x 17.66'	3.98m x 5.38m
Bedroom 1	12.93' x 14.40'	3.94m x 4.39m
Bedroom 2	9.18' x 15.87'	2.80m x 4.84m

Apartment 2 – 401 sq ft **SOLD**

Living/Dining/Kitchen	17.11' x 18.19'	5.22m x 5.54m
-----------------------	-----------------	---------------

Apartment 3 – 569 sq ft **SOLD**

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 4 – 564 sq ft **SOLD**

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 5 – 569 sq ft

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 6 – 564 sq ft **SOLD**

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 7 – 401 sq ft **SOLD**

Living/Dining/Kitchen	17.11' x 18.19'	5.22m x 5.54m
-----------------------	-----------------	---------------

Apartment 8 – 572 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.71' x 15.61'	3.27m x 4.76m

Apartment 9 – 669 sq ft **SOLD**

Living/Dining/Kitchen	13.08' x 23.42'	3.99m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.27' x 13.10'	2.83m x 3.99m

Apartment 10 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 11 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 12 – 789 sq ft **SOLD**

Living/Dining/Kitchen	13.23' x 19.46'	4.03m x 5.93m
Bedroom 1	15.65' x 13.76'	4.77m x 4.20m
Bedroom 2	12.01' x 15.65'	3.66m x 4.77m

Apartment 14 – 658 sq ft **SOLD**

Living/Dining/Kitchen	10.91' x 23.10'	3.32m x 7.04m
Bedroom 1	9.14' x 12.62'	2.79m x 3.85m
Bedroom 2	8.71' x 12.26'	2.66m x 3.74m

Apartment 15 – 677 sq ft

Living/Dining/Kitchen	11.51' x 24.00'	3.51m x 7.32m
Bedroom 1	9.51' x 13.37'	2.90m x 4.08m
Bedroom 2	9.14' x 13.37'	2.79m x 4.08m

Floor plans and dimensions are taken from architectural drawings and for guidance only. Overall dimensions are usually stated and there may be projections into these. Please check full details with your Sales Executive.



FIRST FLOOR

Apartment 16 – 750 sq ft

Living/Dining/Kitchen	13.05' x 17.66'	3.98m x 5.38m
Bedroom 1	12.93' x 14.40'	3.94m x 4.39m
Bedroom 2	9.18' x 15.87'	2.80m x 4.84m

Apartment 17 – 831 sq ft **SOLD**

Living/Dining/Kitchen	15.73' x 23.50'	4.79m x 7.16m
Bedroom 1	10.60' x 13.63'	3.23m x 4.15m
Bedroom 2	10.05' x 12.33'	3.06m x 3.76m

Apartment 18 – 569 sq ft **SOLD**

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 19 – 564 sq ft **SOLD**

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 20 – 569 sq ft **SOLD**

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 21 – 564 sq ft **SOLD**

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 22 – 727 sq ft

Living/Dining/Kitchen	21.32' x 19.58'	6.50m x 5.97m
Bedroom 1	8.79' x 14.96'	2.68m x 4.56m
Bedroom 2	9.98' x 11.29'	3.04m x 3.44m

Apartment 23 – 532 sq ft

Living/Dining/Kitchen	20.59' x 19.58'	6.28m x 5.97m
Bedroom 1	11.36' x 14.15'	3.46m x 4.31m

Apartment 24 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 25 – 672 sq ft **SOLD**

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.35' x 13.10'	2.85m x 3.99m

Apartment 26 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 27 – 672 sq ft **SOLD**

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.27' x 13.10'	2.83m x 3.99m

Apartment 28 – 570 sq ft **SOLD**

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 29 – 570 sq ft **SOLD**

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 30 – 789 sq ft **SOLD**

Living/Dining/Kitchen	13.23' x 19.46'	4.03m x 5.93m
Bedroom 1	15.65' x 13.76'	4.77m x 4.20m
Bedroom 2	12.01' x 15.65'	3.66m x 4.77m

Apartment 31 – 657 sq ft **SOLD**

Living/Dining/Kitchen	10.91' x 23.10'	3.32m x 7.04m
Bedroom 1	9.14' x 12.62'	2.79m x 3.85m
Bedroom 2	8.71' x 12.26'	2.66m x 3.74m

Apartment 32 – 677 sq ft **SOLD**

Living/Dining/Kitchen	11.51' x 24.00'	3.51m x 7.32m
Bedroom 1	9.51' x 13.17'	2.90m x 4.08m
Bedroom 2	9.14' x 13.37'	2.79m x 4.08m

Apartment 33 – 584 sq ft **SOLD**

Living/Dining/Kitchen	11.61' x 24.47'	3.56m x 7.46m
Bedroom 1	11.68' x 13.62'	3.56m x 4.15m

Floor plans and dimensions are taken from architectural drawings and for guidance only. Overall dimensions are usually stated and there may be projections into these. Please check full details with your Sales Executive.



SECOND FLOOR

Apartment 34 – 750 sq ft

Living/Dining/Kitchen	13.05' x 17.66'	3.98m x 5.38m
Bedroom 1	12.93' x 14.40'	3.94m x 4.39m
Bedroom 2	9.18' x 15.87'	2.80m x 4.84m

Apartment 35 – 831 sq ft

Living/Dining/Kitchen	15.73' x 23.50'	4.79m x 7.16m
Bedroom 1	10.60' x 13.63'	3.23m x 4.15m
Bedroom 2	10.05' x 12.33'	3.06m x 3.76m

Apartment 36 – 569 sq ft

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 37 – 564 sq ft

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 38 – 569 sq ft

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 39 – 564 sq ft

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 40 – 727 sq ft

Living/Dining/Kitchen	21.32' x 19.58'	6.50m x 5.97m
Bedroom 1	8.79' x 14.96'	2.68m x 4.56m
Bedroom 2	9.98' x 11.29'	3.04m x 3.44m

Apartment 41 – 532 sq ft

Living/Dining/Kitchen	20.59' x 19.58'	6.28m x 5.97m
Bedroom 1	11.36' x 14.15'	3.46m x 4.31m

Apartment 42 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 43 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.35' x 13.10'	2.85m x 3.99m

Apartment 44 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 45 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.27' x 13.10'	2.83m x 3.99m

Apartment 46 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 47 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 48 – 789 sq ft

Living/Dining/Kitchen	13.23' x 19.46'	4.03m x 5.93m
Bedroom 1	15.65' x 13.76'	4.77m x 4.20m
Bedroom 2	12.01' x 15.65'	3.66m x 4.77m

Apartment 49 – 658 sq ft

Living/Dining/Kitchen	10.91' x 23.10'	3.32m x 7.04m
Bedroom 1	9.14' x 12.62'	2.79m x 3.85m
Bedroom 2	8.71' x 12.26'	2.66m x 3.74m

Apartment 50 – 677 sq ft

Living/Dining/Kitchen	11.51' x 24.00'	3.51m x 7.32m
Bedroom 1	9.51' x 13.37'	2.90m x 4.08m
Bedroom 2	9.14' x 13.37'	2.79m x 4.08m

Apartment 51 – 584 sq ft

Living/Dining/Kitchen	11.61' x 24.47'	3.56m x 7.46m
Bedroom 1	11.68' x 13.62'	3.56m x 4.15m

Floor plans and dimensions are taken from architectural drawings and for guidance only. Overall dimensions are usually stated and there may be projections into these. Please check full details with your Sales Executive.



THIRD FLOOR

Apartment 52 – 750 sq ft

Living/Dining/Kitchen	13.05' x 17.66'	3.98m x 5.38m
Bedroom 1	12.93' x 14.40'	3.94m x 4.39m
Bedroom 2	9.18' x 15.87'	2.80m x 4.84m

Apartment 53 – 831 sq ft

Living/Dining/Kitchen	15.73' x 23.50'	4.79m x 7.16m
Bedroom 1	10.60' x 13.63'	3.23m x 4.15m
Bedroom 2	10.05' x 12.33'	3.06m x 3.76m

Apartment 54 – 569 sq ft

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 55 – 564 sq ft

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 56 – 569 sq ft

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 57 – 564 sq ft

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 58 – 727 sq ft

Living/Dining/Kitchen	21.32' x 19.58'	6.50m x 5.97m
Bedroom 1	8.79' x 14.96'	2.68m x 4.56m
Bedroom 2	9.98' x 11.29'	3.04m x 3.44m

Apartment 59 – 532 sq ft

Living/Dining/Kitchen	20.59' x 19.58'	6.28m x 5.97m
Bedroom 1	11.36' x 14.15'	3.46m x 4.31m

Apartment 60 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 61 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.35' x 13.10'	2.85m x 3.99m

Apartment 62 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 63 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.27' x 13.10'	2.83m x 3.99m

Apartment 64 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 65 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 66 – 789 sq ft

Living/Dining/Kitchen	13.23' x 19.46'	4.03m x 5.93m
Bedroom 1	15.65' x 13.76'	4.77m x 4.20m
Bedroom 2	12.01' x 15.65'	3.66m x 4.77m

Apartment 67 – 657 sq ft

Living/Dining/Kitchen	10.91' x 23.10'	3.32m x 7.04m
Bedroom 1	9.14' x 12.62'	2.79m x 3.85m
Bedroom 2	8.71' x 12.26'	2.66m x 3.74m

Apartment 68 – 677 sq ft

Living/Dining/Kitchen	11.51' x 24.00'	3.51m x 7.32m
Bedroom 1	9.51' x 13.37'	2.90m x 4.08m
Bedroom 2	9.14' x 13.37'	2.79m x 4.08m

Apartment 69 – 584 sq ft

Living/Dining/Kitchen	11.66' x 24.47'	3.55m x 7.46m
Bedroom 1	11.68' x 13.62'	3.56m x 4.15m

Floor plans and dimensions are taken from architectural drawings and for guidance only. Overall dimensions are usually stated and there may be projections into these. Please check full details with your Sales Executive.



FOURTH FLOOR

Apartment 70 – 1038 sq ft

Living/Dining/Kitchen	13.30' x 22.45'	4.05m x 6.84m
Bedroom 1	15.84' x 18.79'	4.83m x 5.73m
Bedroom 2	10.87' x 15.31'	3.31m x 4.67m

Apartment 71 – 569 sq ft

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 72 – 564 sq ft

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 73 – 569 sq ft

Living/Dining/Kitchen	12.79' x 23.72'	3.90m x 7.23m
Bedroom 1	10.66' x 15.53'	3.25m x 4.74m

Apartment 74 – 564 sq ft

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 75 – 727 sq ft

Living/Dining/Kitchen	21.32' x 19.58'	6.50m x 5.97m
Bedroom 1	8.79' x 14.96	2.68m x 4.56m
Bedroom 2	9.98' x 11.29'	3.04m x 3.44m

Apartment 76 – 532 sq ft

Living/Dining/Kitchen	20.59' x 19.58'	6.28m x 5.97m
Bedroom 1	11.36' x 14.15'	3.46m x 4.31m

Apartment 77 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 78 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.35' x 13.10'	2.85m x 3.99m

Apartment 79 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 80 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.27' x 13.10'	2.83m x 3.99m

Apartment 81 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 82 – 570 sq ft

Living/Dining/Kitchen	12.79' x 23.79'	3.90m x 7.25m
Bedroom 1	10.66' x 15.61'	3.25m x 4.76m

Apartment 83 – 789 sq ft

Living/Dining/Kitchen	13.23' x 19.46'	4.03m x 5.93m
Bedroom 1	15.65' x 13.76'	4.77m x 4.20m
Bedroom 2	12.01' x 15.65'	3.66m x 4.77m

Apartment 84 – 657 sq ft

Living/Dining/Kitchen	10.91' x 23.10'	3.32m x 7.04m
Bedroom 1	9.14' x 12.62'	2.79m x 3.85m
Bedroom 2	8.71' x 12.26'	2.66m x 3.74m

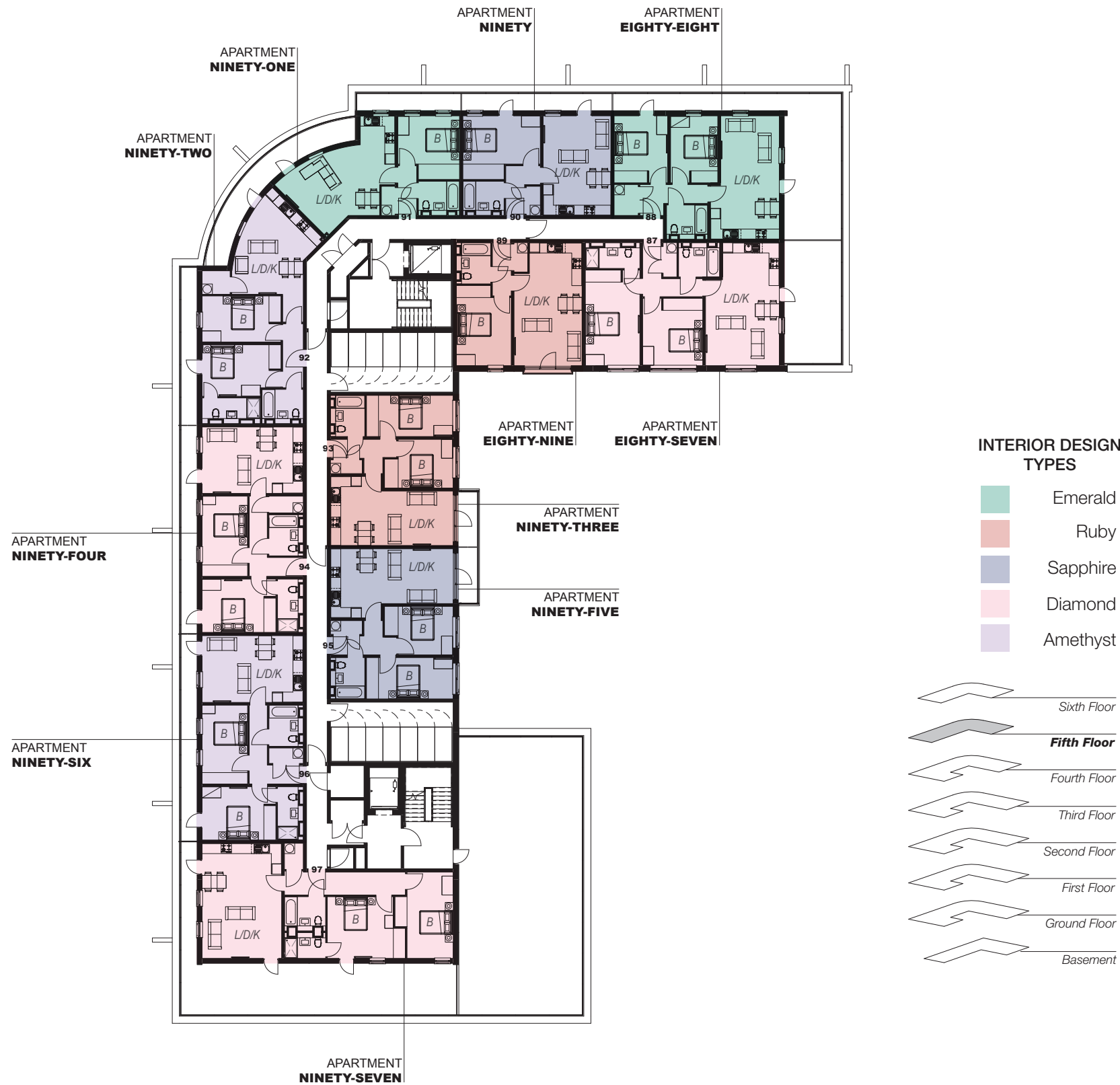
Apartment 85 – 677 sq ft

Living/Dining/Kitchen	11.51' x 24.00'	3.51m x 7.32m
Bedroom 1	9.51' x 13.37'	2.90m x 4.08m
Bedroom 2	9.14' x 13.37'	2.79m x 4.08m

Apartment 86 – 584 sq ft

Living/Dining/Kitchen	11.66' x 24.47'	3.55m x 7.46m
Bedroom 1	11.68' x 13.62'	3.56m x 4.15m

Floor plans and dimensions are taken from architectural drawings and for guidance only. Overall dimensions are usually stated and there may be projections into these. Please check full details with your Sales Executive.



FIFTH FLOOR

Apartment 87 – 870 sq ft **SUBJECT TO PLANNING**

Living/Dining/Kitchen	14.09' x 23.50'	4.30m x 7.16m
Bedroom 1	10.41' x 18.26'	3.17m x 5.57m
Bedroom 2	11.48' x 12.87'	3.50m x 3.92m

Apartment 88 – 699 sq ft **SUBJECT TO PLANNING**

Living/Dining/Kitchen	13.14' x 23.61'	4.01m x 7.20m
Bedroom 1	10.25' x 12.81	3.13m x 3.91m
Bedroom 2	9.02' x 12.81'	2.75m x 3.91m

Apartment 89 – 564 sq ft

Living/Dining/Kitchen	13.00' x 23.50'	3.96m x 7.16m
Bedroom 1	10.48' x 15.31'	3.20m x 4.67m

Apartment 90 – 538 sq ft **SUBJECT TO PLANNING**

Living/Dining/Kitchen	12.93' x 19.04'	3.94m x 5.80m
Bedroom 1	12.16' x 14.81'	3.71m x 4.51m

Apartment 91 – 538 sq ft **SUBJECT TO PLANNING**

Living/Dining/Kitchen	14.12' x 25.09'	4.31m x 7.65m
Bedroom 1	12.16' x 11.79'	3.71m x 3.60m

Apartment 92 – 737 sq ft

Living/Dining/Kitchen	14.12' x 22.54'	4.31m x 6.87m
Bedroom 1	9.84' x 15.08'	3.00m x 4.60m
Bedroom 2	8.81' x 15.08'	2.68m x 4.60m

Apartment 93 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.35' x 13.10'	2.85m x 3.99m

Apartment 94 – 758 sq ft

Living/Dining/Kitchen	12.68' x 19.32'	3.87m x 5.89m
Bedroom 1	10.17' x 14.09'	3.10m x 4.30m
Bedroom 2	8.69' x 15.32'	2.65m x 4.67m

Apartment 95 – 672 sq ft

Living/Dining/Kitchen	13.20' x 23.42'	4.02m x 7.14m
Bedroom 1	7.87' x 16.55'	2.40m x 5.04m
Bedroom 2	9.27' x 13.10'	2.83m x 3.99m

Apartment 96 – 754 sq ft

Living/Dining/Kitchen	12.75' x 19.32'	3.89m x 5.89m
Bedroom 1	10.17' x 14.09'	3.10m x 4.30m
Bedroom 2	8.69' x 15.06'	2.65m x 4.59m

Apartment 97 – 897 sq ft

Living/Dining/Kitchen	15.20' x 21.99'	4.63m x 6.70m
Bedroom 1	11.79' x 14.92	3.60m x 4.55m
Bedroom 2	11.10' x 16.49	3.38m x 5.03m

*SUBJECT TO PLANNING please speak to your Sales Executive for further details.

Floor plans and dimensions are taken from architectural drawings and for guidance only. Overall dimensions are usually stated and there may be projections into these. Please check full details with your Sales Executive.



SIXTH FLOOR

Living/Dining/Kitchen	14.12' x 22.54'	4.31m x 6.87m
Bedroom 1	9.84' x 15.08'	3.00m x 4.60m
Bedroom 2	8.81' x 15.08'	2.68m x 4.60m

Living/Dining/Kitchen	18.36' x 19.32'	5.60m x 5.89m
Bedroom 1	10.17' x 14.09'	3.10m x 4.30m
Bedroom 2	8.69' x 14.88'	2.65m x 4.54m

Floor plans and dimensions are taken from architectural drawings and for guidance only.
Overall dimensions are usually stated and there may be projections into these.
Please check full details with your Sales Executive.

*SUBJECT TO PLANNING please speak to your Sales Executive for further details.



MACKENZIE HOMES - EXCEPTIONAL QUALITY YOU CAN FEEL

Kitchens

- Interior designed, fully fitted, contemporary handleless kitchens with composite laminate worktops and soft closing doors
- High Gloss splashbacks
- Built-in Electrolux appliances to include induction hob, oven, cooker hood, fridge freezer and dishwasher
- Washer/Dryer available as an optional extra

Bathrooms and En Suites

- Contemporary white Villeroy & Boch wall hung WC and basin
- Hansgrohe single lever basin mixer
- Hansgrohe Ecostat comfort thermostatic bath shower mixer
- Heated towel rails
- Vanity units
- LED illuminated mirror with a cabinet
- Full height tiling
- Recessed tile niches within all bathroom and shower areas

Decorations and internal finishes

- Walls painted with smooth matt finish
- Architraves and skirting boards with smooth white satin wood finish
- Amtico flooring in the kitchen and living areas
- Comar sensations carpets to all bedrooms
- Brushed stainless steel sockets and switches throughout
- Downlights to all living, kitchen and bathrooms
- Sky television provisions available to all apartments subject to customers' own subscriptions
- Telephone points to living area and master bedroom

Security

- Video entry system to each apartment
- Electric gates to development controlled by ANPR

General

- Your home has the benefit of a 10 year CRL warranty
- Secure 2x1m bike storage area for each apartment on your floor
- Secure underground parking
- Lift service to each floor
- Daytime Concierge services
- Furnishing Packs available from award winning interior designers MiCasa

All information correct at the time of going to press. Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Any mention of leisure or entertainment facilities does not imply any mutual recommendation or endorsement. Journey times where shown are taken from a variety of sources including Google and TFL and may vary depending on travel conditions and time of day. Floor plans and layouts are approximate. Dimensions are taken from Architect's drawings and are given to the nearest 15cm and may differ in the as-built property. Photography and CGIs are for illustrative purposes only.



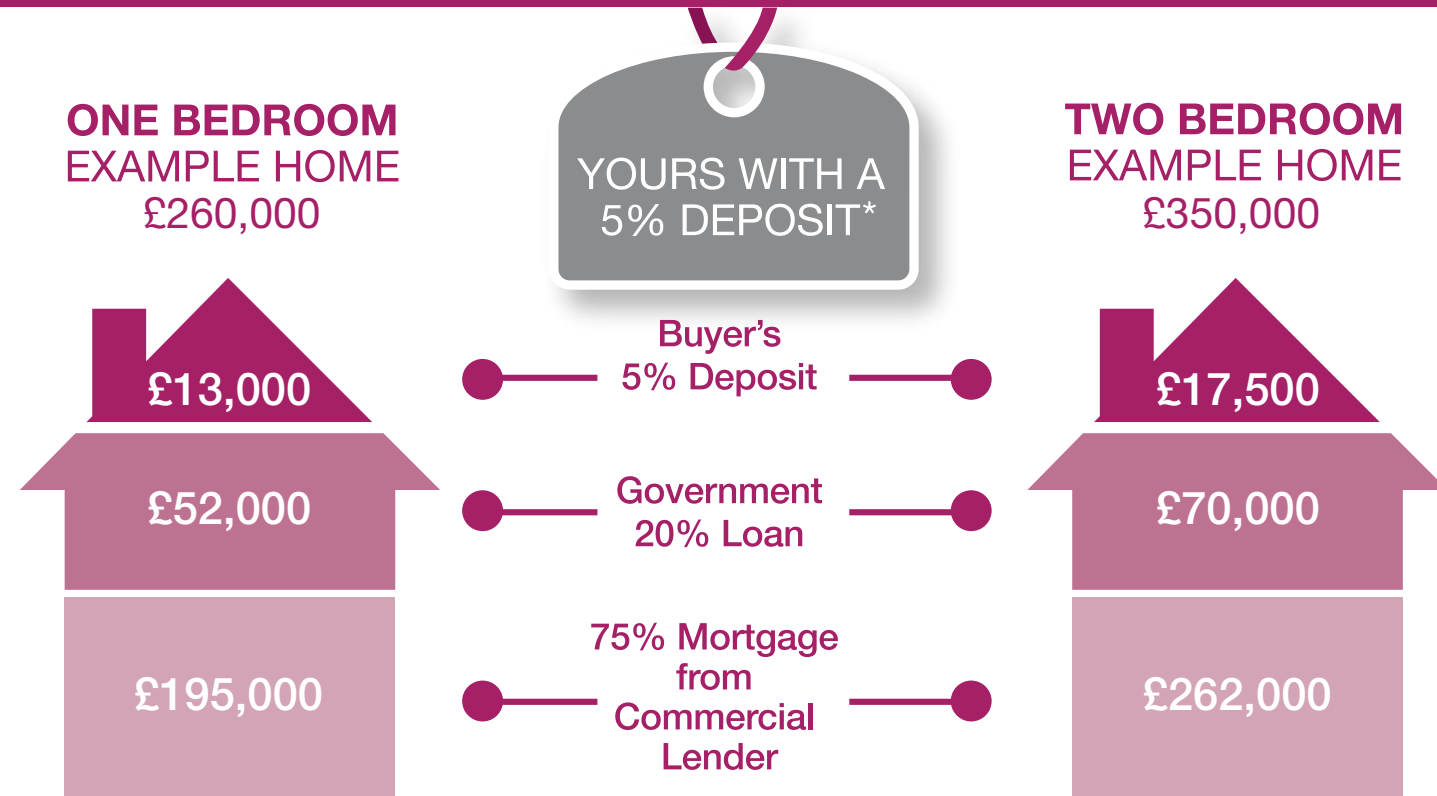
SALES & MARKETING
SUITE ENTRANCE

'The best place to live
and work 2017'

(Source: Job Site Glassdoor)

VANBURCH
COURT

HELP TO BUY-HOW DOES IT WORK?



With Help to Buy you will need a minimum, 5% deposit.

With Help to Buy the Government will loan you up to 20% of the value of a property in the form of an equity loan. The equity loan is for a maximum of 25 years, or before if the property is sold or the mortgage is redeemed, whichever term is the shorter of the two.

You then need to secure up to a 75% mortgage from a bank or building society.

You won't be charged loan fees on the Government loan for the first five years of owning your home.

Equity loans are available to first time buyers as well as to existing home owners looking to move.

The scheme covers applicable new build properties, up to a value of £600,000.

*Terms and conditions apply. Minimum 5% deposit subject to lender's requirements and eligibility. Prices correct at time of going to production. New home buyers wishing to take advantage of the 'Help to Buy' scheme will need to qualify with a mortgage lender in the usual way and be subject to the lender's normal assessment criteria. 'Help to Buy' equity loan is subject to status. 'Help to Buy' conditions apply and applications are subject to scheme approval. Your home is at risk if you do not keep up mortgage repayments or any other debts secured on your home.



For first time buyers
Amrit Heer and his partner Simran Dhanoa it was the appeal of buying off-plan, combined with Slough's long-term potential that led them to purchasing at Mackenzie Homes' Vanburgh Court.

Talking of their purchase, Amrit said: "We are really excited to have purchased our first home together. I currently live around Slough and I wanted to stay in the area, so Vanburgh Court was perfect. While it will be our first home together, we were keen to make sure that we were putting our money into somewhere that was a good investment for our future. With so much happening in Slough at the moment and with Crossrail due here from next year, we felt confident that securing an apartment at Vanburgh Court was the right decision for us now and for the future."

With completions anticipated for Summer 2019, the pair have a bit of a wait, before they can move into their new home. However, the opportunity to purchase off-plan only added to the property's appeal for them.

Amrit added: "We were very happy to purchase off-plan. It means we can secure a great home now - and at today's prices - but we still have time to save up so that once we move in, we can furnish it with everything we need, straight away."

"What's more, we are familiar with Mackenzie Homes and we have seen the high quality they have delivered on other developments, so this really helped in terms of giving us the confidence to purchase off-plan."

Talking of their experience of the sales team, Amrit added: "The sales team were brilliant. From the start they took the time to sit down with us and to talk us through the whole buying process. They explained all of the different options available and then gave us the time and the support to make the right decision for us."



ABOUT MACKENZIE HOMES

Mackenzie Homes, founded in 2000, focuses on building attractive homes that blend sympathetically into their existing environment, while always remaining mindful of the need to satisfy local housing needs.

We specialize on delivering schemes of between 50 to 150 units, which benefit from good public transport access with a particular focus on Crossrail, the incoming high frequency, high capacity railway for London.

We are proud of the reputation we have built for being progressive in terms of innovation and sustainability. Our strong portfolio of successful residential schemes range from high quality apartments to bespoke luxury homes and large scale residential mixed-use schemes.







WELCOME TO VANBURGH COURT

THE DESTINATION OF CHOICE

Enjoying a prime position, moments from Slough's Crossrail station and a short stroll from the town's vibrant high street you will find Vanburgh Court, an impressive collection of highly specified new studio, one and two bedroom apartments.