





# VICTORIA RESIDENCES

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Blending elements of traditional British heritage with contemporary yet timeless design, we bring you Victoria Residences; a bespoke collection of 11 luxurious apartments and penthouses.

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Victoria Residences is the long awaited answer to perfectly balanced 21st century living.

Offering you a carefully considered selection of 2 and 4 bedroom apartments and duplex units, with spectacular duplex penthouses to crown the development, Victoria Residences defines prime Windsor lifestyle.





# THE REGAL QUARTER

Situated in the Royal Borough of Windsor and Maidenhead, Victoria Residences offers the coveted balance of tranquility and connectivity. Just 30 minutes from London, you can drop in and out of the capital with ease.



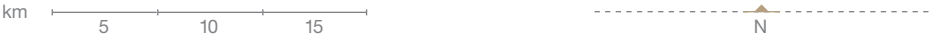
# MAJESTIC WINDSOR

The River Thames meanders through the regal history and heritage of Windsor, a stone's throw away from Victoria Residences.

With excellent transport routes such as the M25 and the M4 within easy reach, local and national amenities are easily accessible. If you prefer the stress-free alternative to driving, arrive at London Paddington within 25 minutes from Windsor and Eton Central Station.

...And to travel to more exotic shores, Heathrow Airport is just a 15 minute drive outside of Windsor.\*

\*specific trains from Windsor and Eton Central Station



- 1. Windsor Castle (0.3 miles)
- 2. Changing of the Guard (440 ft)
- 3. Wentworth Golf Club (9 miles)
- 4. Royal Ascot (5.5 miles)



- |                                  |                              |                                    |
|----------------------------------|------------------------------|------------------------------------|
| A Victoria Residences            | E Windsor Library            | I Alexandra Gardens                |
| B Windsor Castle                 | F St John the Baptist Church | J Victoria Barracks                |
| C Windsor & Eton Central Station | G Holy Trinity Church        | K Windsor & Eton Riverside Station |
| D Bachelors Acre                 | H Theatre Royal              | --- Rail                           |



# IMPERIAL INTERIORS

The luxurious Victoria Residences focus on elegance and contemporary design. Blending beautifully crafted living with understated British elegance, Victoria Residences has been built and styled to stand the test of time.





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Carefully crafted  
design for a  
distinguished  
living experience

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Left.  
Example of Stair Chamber

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“ There is nothing  
like staying at home  
for real comfort ”

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Jane Austen

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Right.  
Example of Study Area









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Elegance that touches  
every aspect of your home,  
both inside and out

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Right.  
Example of Ground  
Floor Entrance







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Every element has been  
carefully thought of to bring  
functionality and interior  
styling that will stand the  
test of time

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Left.  
Example of Bathroom



# APARTMENT ESSENTIALS

## Lower Ground & Ground Floor

Duplex Apartments

### Apartment 01

2 Bedrooms  
1,910 ft²  
177.4 m²

### Apartment 02

2 Bedrooms  
2,165 ft²  
201.1 m²

### Apartment 03

2 Bedrooms  
1,981 ft²  
184.1 m²

### Apartment 04

2 Bedrooms  
1,961 ft²  
182.2 m²

## First Floor

Apartments

### Apartment 05

2 Bedrooms  
1,157 ft²  
107.5 m²

### Apartment 06

2 Bedrooms  
1,196 ft²  
111.1 m²

### Apartment 07

2 Bedrooms  
1,243 ft²  
115.5 m²

### Apartment 08

2 Bedrooms  
1,682 ft²  
156.3 m²

## Second & Third Floors

Penthouses & Roof Terraces

### Apartment 09

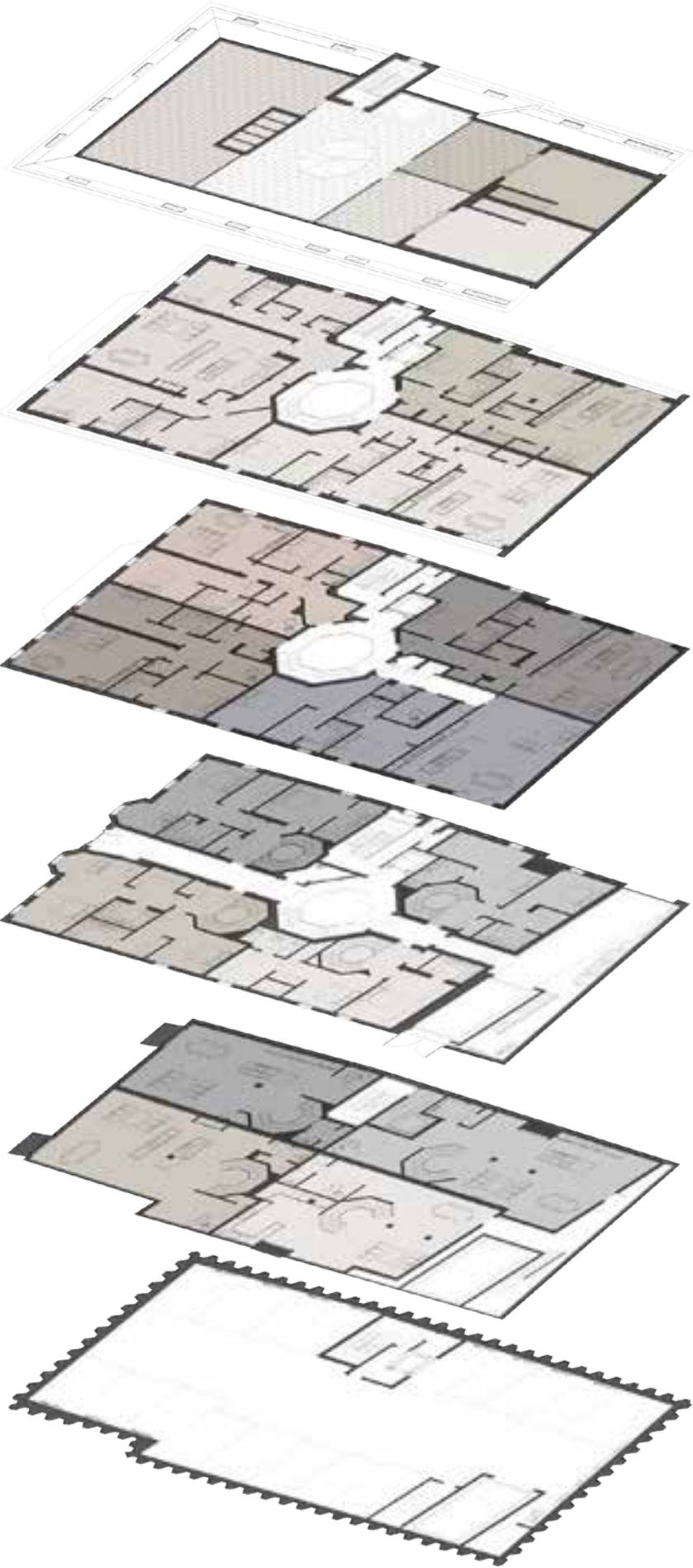
4 Bedrooms  
2,088 ft²  
194.0 m²

### Apartment 10

2 Bedrooms  
1,648 ft²  
153.1 m²

### Apartment 11

2 Bedrooms  
1,946 ft²  
180.8 m²



## Third Floor

Roof Terraces

- Apartment 9
- Apartment 10
- Apartment 11
- Communal Terrace

## Second Floor

Apts 9, 10, 11

- Apartment 9
- Apartment 10
- Apartment 11

## First Floor

Apts 5, 6, 7, 8

- Apartment 5
- Apartment 6
- Apartment 7
- Apartment 8

## Ground Floor

Apts 1, 2, 3, 4

- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4

## Lower Ground Floor

Apts 1, 2, 3, 4

- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4

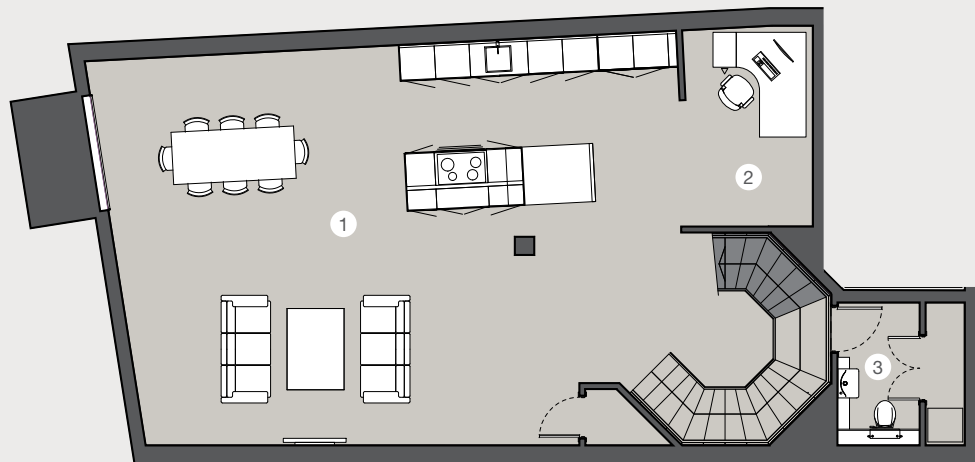
## Sub-Basement

Secure Parking (16 spaces)

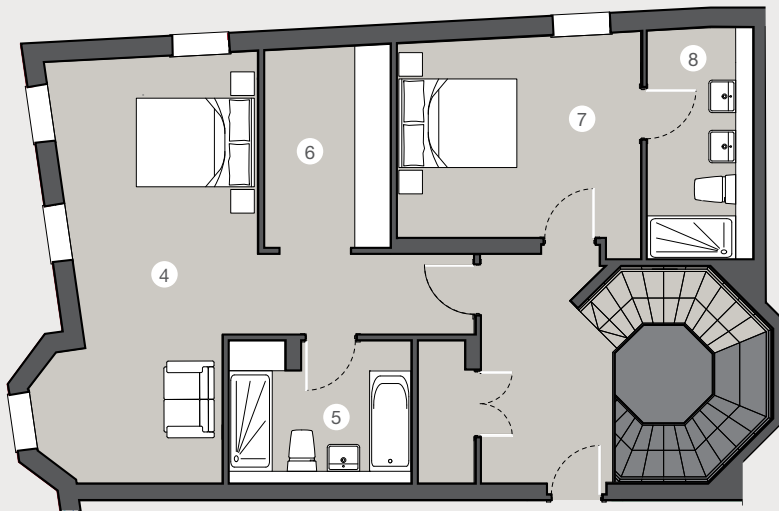


Apartment  
01

Lower Ground floor



Ground floor



Lower Ground floor

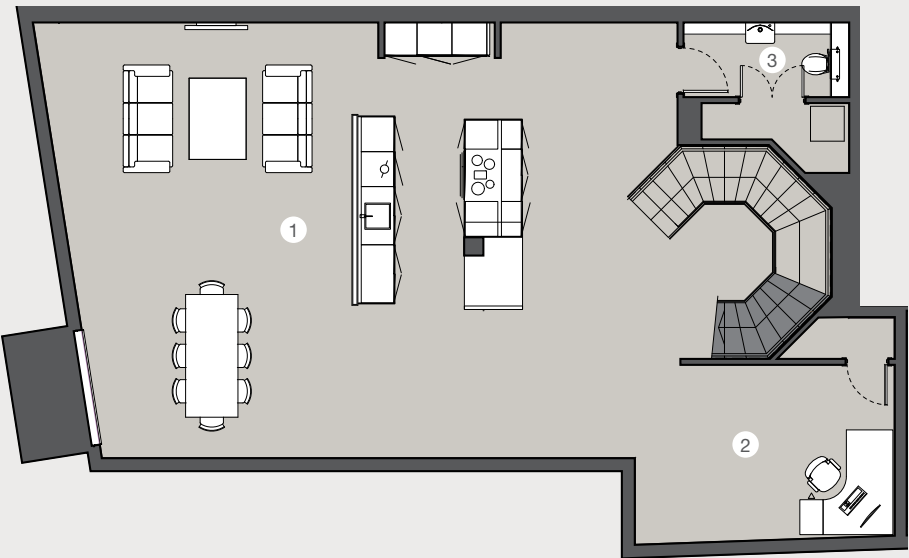
1. Living/Dining/Kitchen	22.6 × 32.2 ft	6.9 × 9.8 m
2. Study Area	11.5 × 7.2 ft	3.5 × 2.2 m
3. WC	8.2 × 4.9 ft	2.5 × 1.5 m

Ground floor

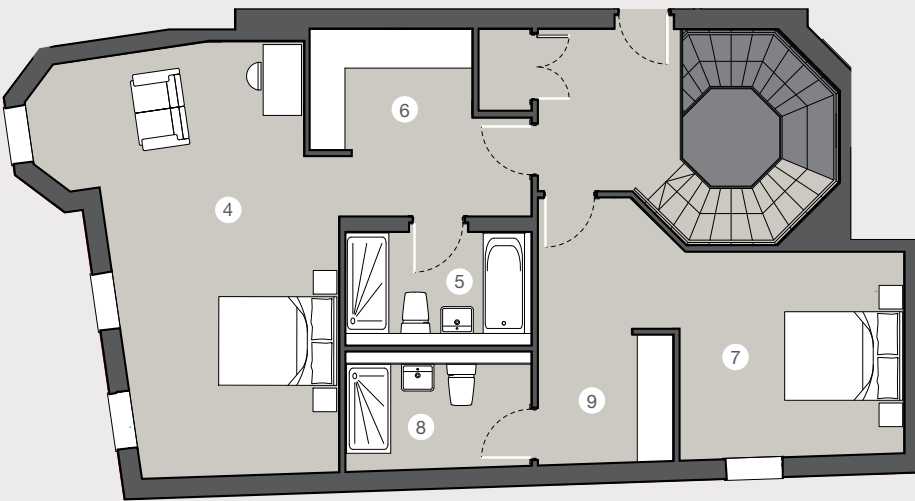
4. Master Bedroom	24.0 × 21.3 ft	7.3 × 6.5 m
5. Master En-suite	7.9 × 10.2 ft	2.4 × 3.1 m
6. Dressing Area	11.2 × 7.2 ft	3.4 × 2.2 m
7. Bedroom 2	11.2 × 13.5 ft	3.4 × 4.1 m
8. En-suite 2	12.8 × 5.9 ft	3.9 × 1.8 m

Apartment  
02

Lower Ground floor



Ground floor



Lower Ground floor

1. Living/Dining/Kitchen	24.6 × 35.1 ft	7.5 × 10.7 m
2. Study Area	9.8 × 14.8 ft	3.0 × 4.5 m
3. WC	4.3 × 9.5 ft	1.3 × 2.9 m

Ground floor

4. Master Bedroom	11.2 × 13.1 ft	3.4 × 4.0 m
5. Master En-suite	6.2 × 10.5 ft	1.9 × 3.2 m
6. Master Dressing Area	6.9 × 9.2 ft	2.1 × 2.8 m
7. Bedroom 2	11.5 × 20.3 ft	3.5 × 6.2 m
8. En-suite 2	6.6 × 7.2 ft	2.0 × 2.2 m
9. Dressing Area 2	7.2 × 7.5 ft	2.2 × 2.3 m

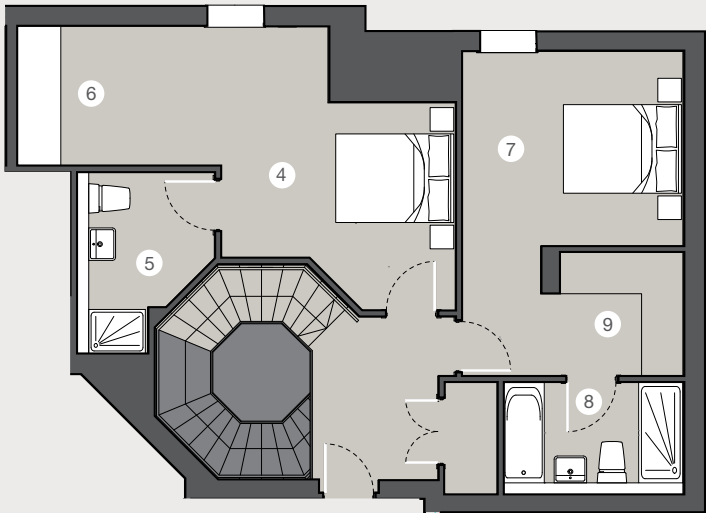


Apartment  
03

Lower Ground floor



Ground floor



Lower Ground floor

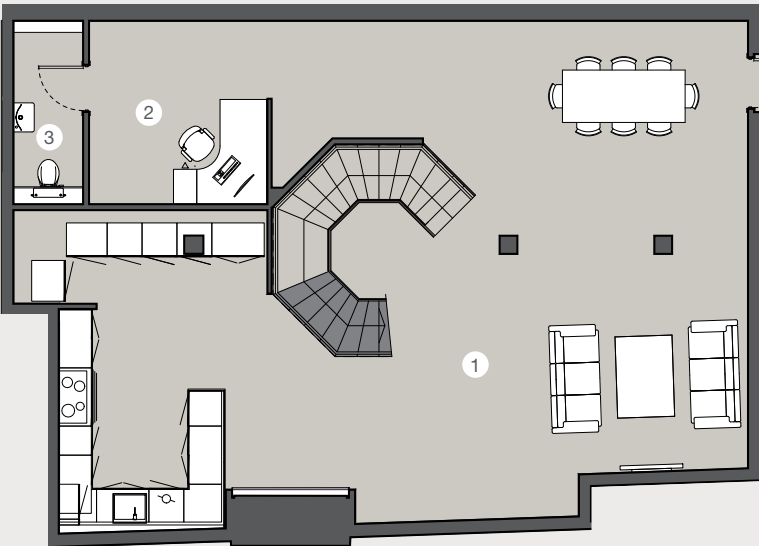
1. Living/Dining/Kitchen	25.6 × 43.0 ft	7.8 × 13.1 m
2. Study Area	9.8 × 10.2 ft	3.0 × 3.1 m
3. WC	6.2 × 8.2 ft	1.9 × 2.5 m

Ground floor

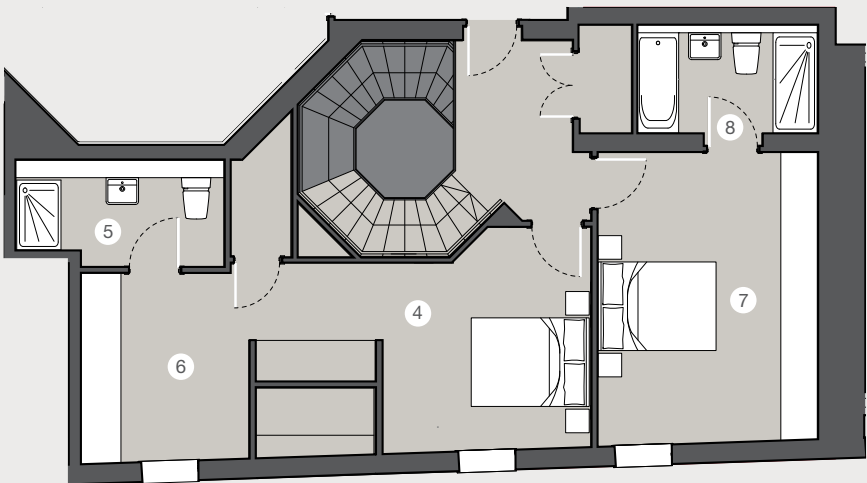
4. Master Bedroom	10.8 × 13.1 ft	3.3 × 4.0 m
5. Master En-suite	9.8 × 7.5 ft	3.0 × 2.3 m
6. Master Dressing Area	7.5 × 13.5 ft	2.3 × 4.1 m
7. Bedroom 2	18.0 × 12.5 ft	5.5 × 3.8 m
8. En-suite 2	6.2 × 9.8 ft	1.9 × 3.0 m
9. Dressing Area 2	6.9 × 6.9 ft	2.1 × 2.1 m

Apartment  
04

Lower Ground floor



Ground floor



Lower Ground floor

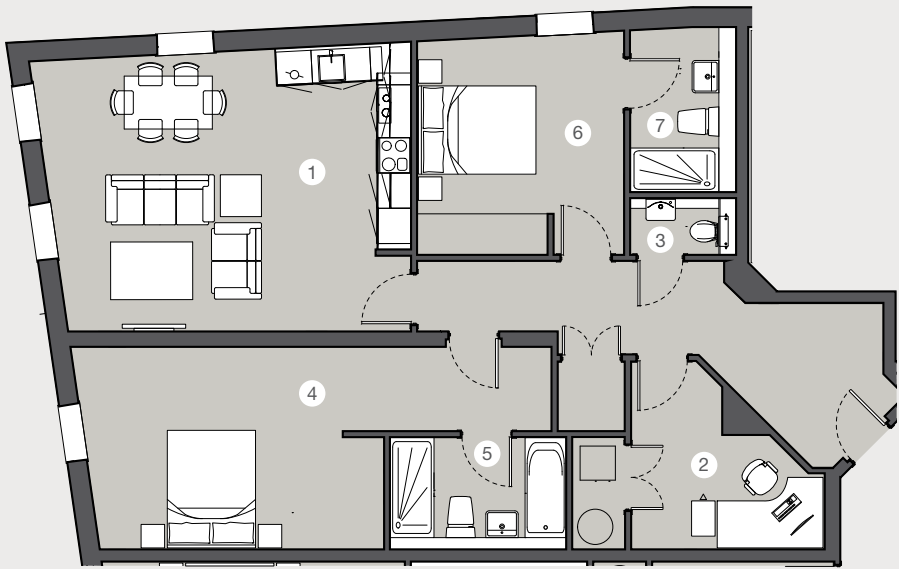
1. Living/Dining/Kitchen	28.5 × 41.3 ft	8.7 × 12.6 m
2. Study Area	10.5 × 10.2 ft	3.2 × 3.1 m
3. WC	10.5 × 3.9 ft	3.2 × 1.2 m

Ground floor

4. Master Bedroom	10.5 × 19.7 ft	3.2 × 6.0 m
5. Master En-suite	5.9 × 8.2 ft	1.8 × 2.5 m
6. Master Dressing Area	10.5 × 9.5 ft	3.2 × 2.9 m
7. Bedroom 2	16.1 × 12.1 ft	4.9 × 3.7 m
8. En-suite 2	5.9 × 10.2 ft	1.8 × 3.1 m

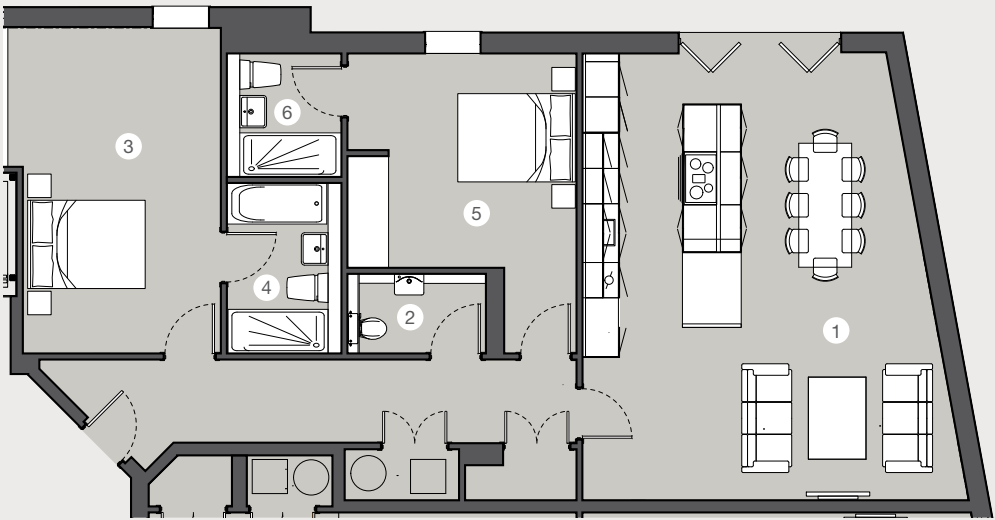


Apartment  
**05**  
First floor



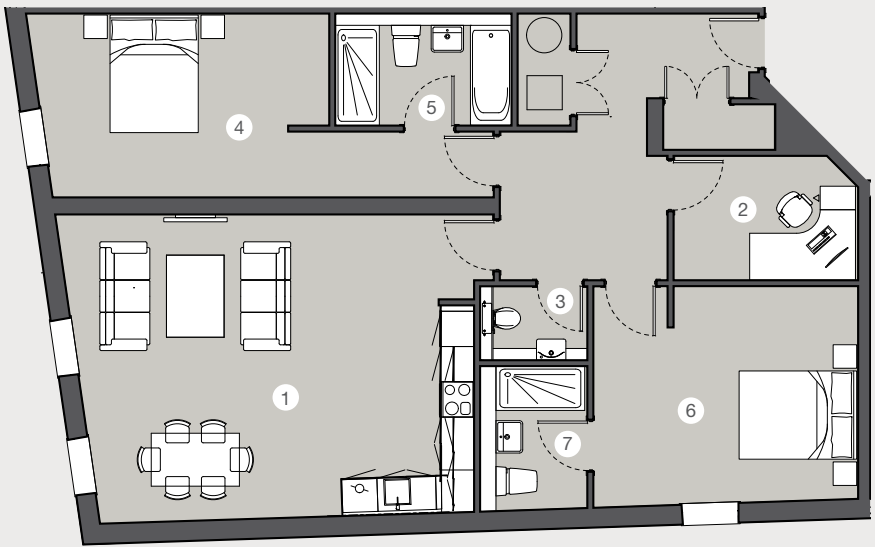
1. Living/Dining/Kitchen	15.7 × 20.0 ft	4.8 × 6.1 m	5. Master En-suite	6.2 × 9.8 ft	1.9 × 3.0 m
2. Study	10.5 × 11.2 ft	3.2 × 3.4 m	6. Bedroom 2	12.1 × 11.5 ft	3.7 × 3.5 m
3. WC	3.3 × 5.9 ft	1.0 × 1.8 m	7. En-suite 2	9.2 × 5.9 ft	2.8 × 1.8 m
4. Master Bedroom	11.2 × 26.9 ft	3.4 × 8.2 m			

Apartment  
**07**  
First floor



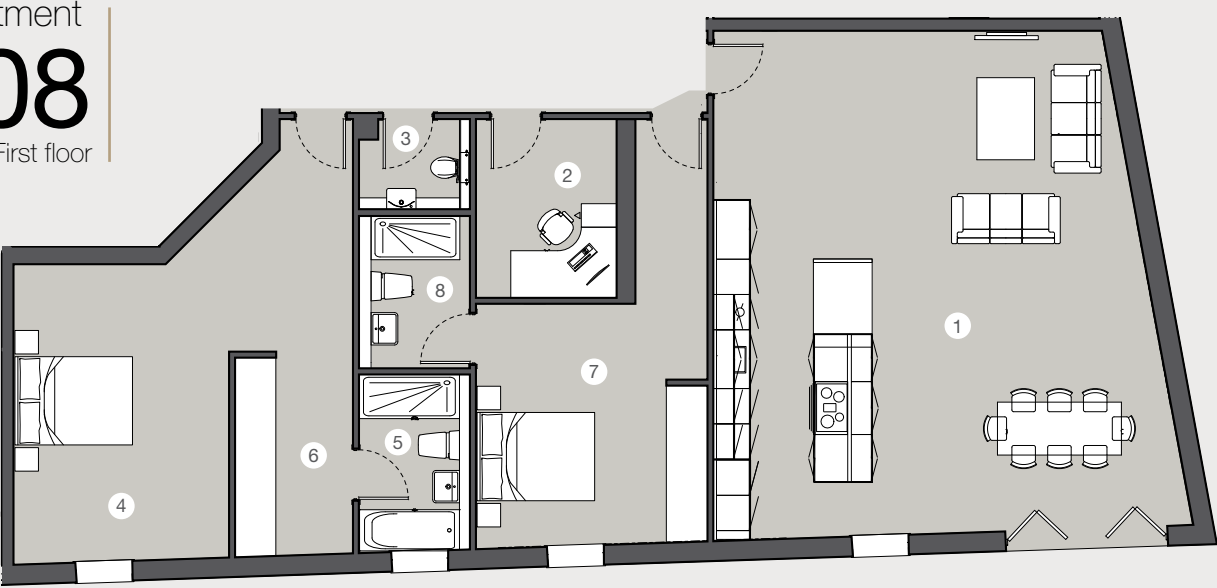
1. Living/Dining/Kitchen	24.9 × 19.4 ft	7.6 × 5.9 m	4. Master En-suite	9.5 × 6.6 ft	2.9 × 2.0 m
2. WC	4.6 × 7.9 ft	1.4 × 2.4 m	5. Bedroom 2	18.0 × 12.8 ft	5.5 × 3.9 m
3. Master Bedroom	18.0 × 14.8 ft	5.5 × 4.5 m	6. En-suite 2	6.9 × 6.6 ft	2.1 × 2.0 m

Apartment  
**06**  
First floor



1. Living/Dining/Kitchen	17.1 × 22.6 ft	5.2 × 6.9 m	5. Master En-suite	6.2 × 9.8 ft	1.9 × 3.0 m
2. Study	6.9 × 10.5 ft	2.1 × 3.2 m	6. Bedroom 2	12.1 × 15.4 ft	3.7 × 4.7 m
3. WC	4.3 × 5.9 ft	1.3 × 1.8 m	7. En-suite 2	7.9 × 5.9 ft	2.4 × 1.8 m
4. Master Bedroom	10.2 × 24.3 ft	3.1 × 7.4 m			

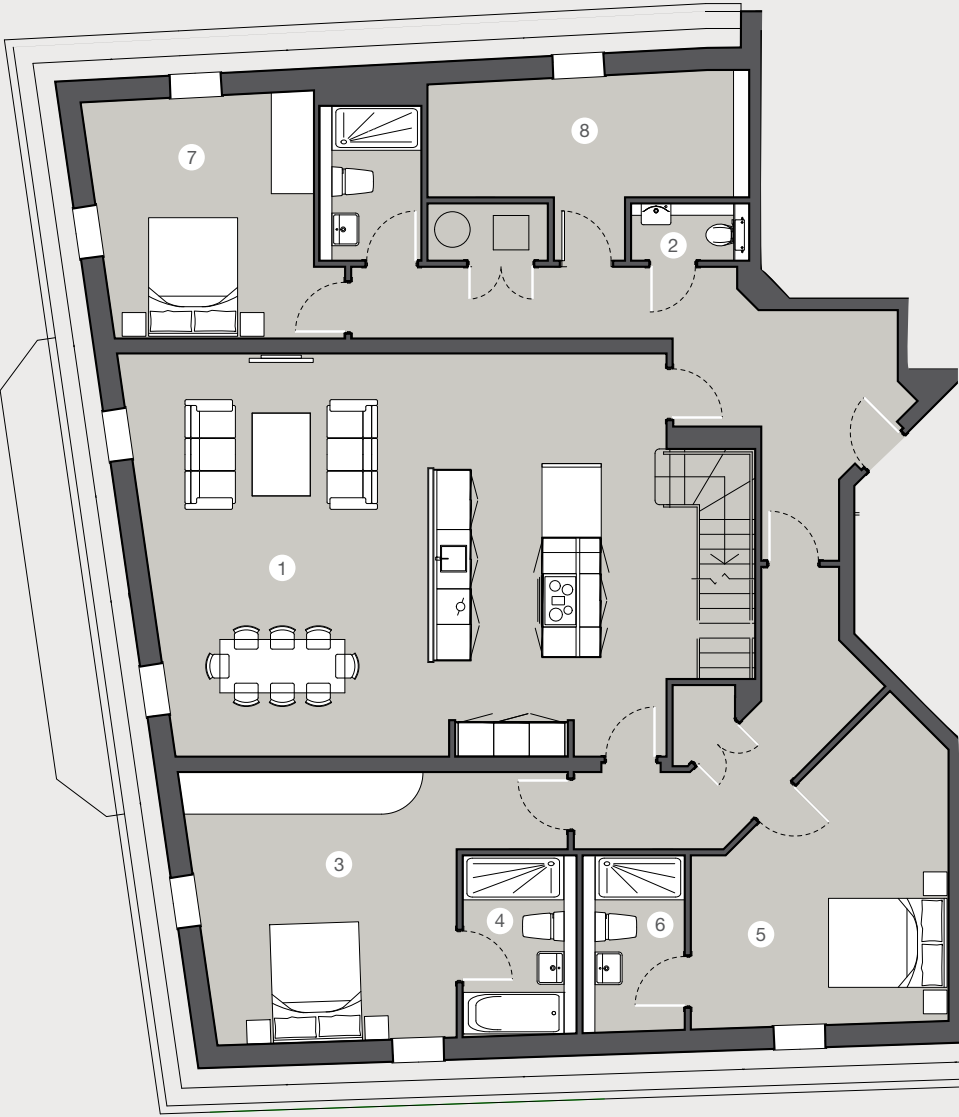
Apartment  
**08**  
First floor



1. Living/Dining/Kitchen	28.5 × 24.0 ft	8.7 × 7.3 m	5. Master En-suite	9.8 × 6.2 ft	3.0 × 1.9 m
2. Study	9.8 × 7.9 ft	3.0 × 2.4 m	6. Master Dressing Area	11.5 × 6.9 ft	3.5 × 2.1 m
3. WC	4.9 × 6.2 ft	1.5 × 1.9 m	7. Bedroom 2	13.5 × 12.8 ft	4.1 × 3.9 m
4. Master Bedroom	22.6 × 15.7 ft	6.9 × 4.8 m	8. En-suite 2	8.5 × 6.2 ft	2.6 × 1.9 m

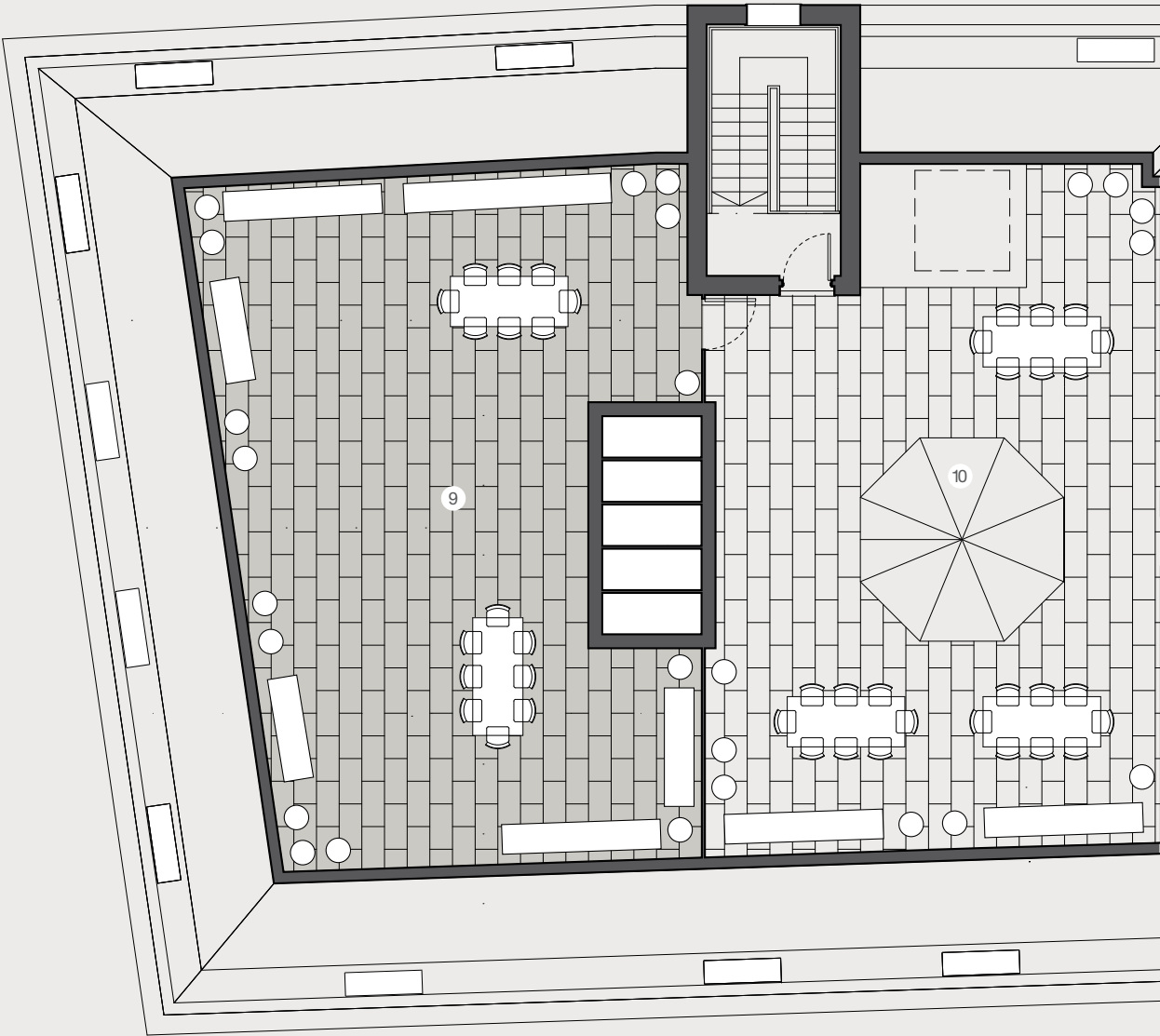


Apartment  
**09**  
Second floor



1. Living/Dining/Kitchen	22.3 × 31.2 ft	6.8 × 9.5 m	5. Bedroom 2	15.7 × 14.1 ft	4.8 × 4.3 m
2. WC	3.3 × 6.6 ft	1.0 × 2.0 m	6. En-suite 2	9.5 × 5.6 ft	2.9 × 1.7 m
3. Master Bedroom	14.8 × 21.3 ft	4.5 × 6.5 m	7. Bedroom 3	13.5 × 13.1 ft	4.1 × 4.0 m
4. Master En-suite	9.8 × 6.2 ft	3.0 × 1.9 m	8. Bedroom 4	6.9 × 17.7 ft	2.1 × 5.4 m

Apartment  
**09**  
Third floor

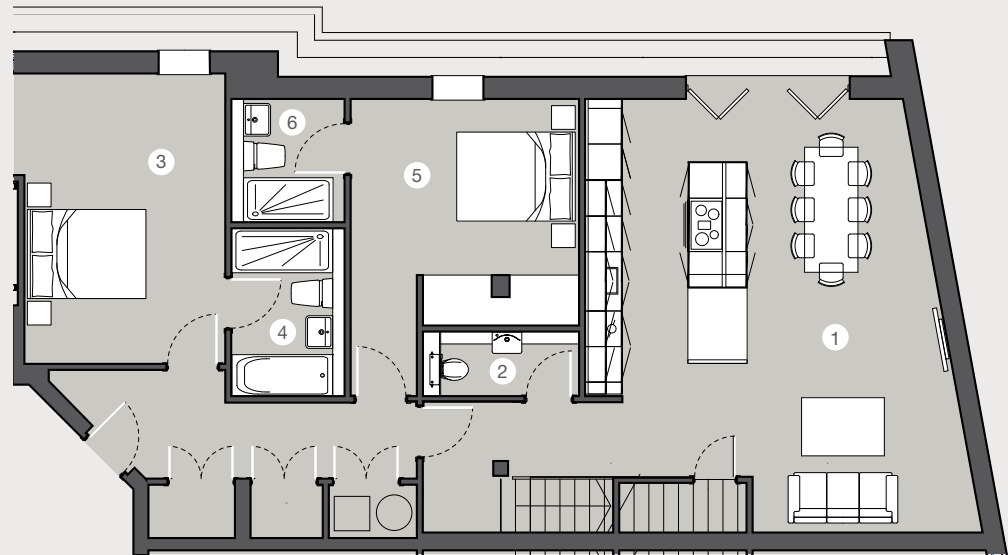


9. Private Terrace	40.7 × 26.6 ft	12.4 × 8.1 m
10. Communal Residence Terrace	40.0 × 26.9 ft	12.2 × 8.2 m

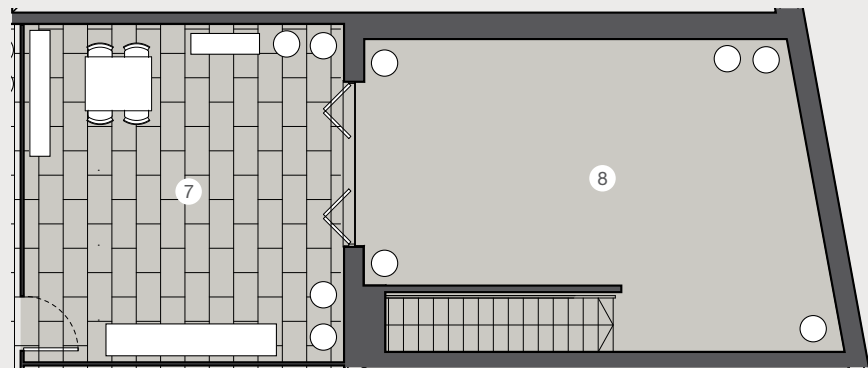


Apartment  
10

Second Floor



Third Floor



Second floor

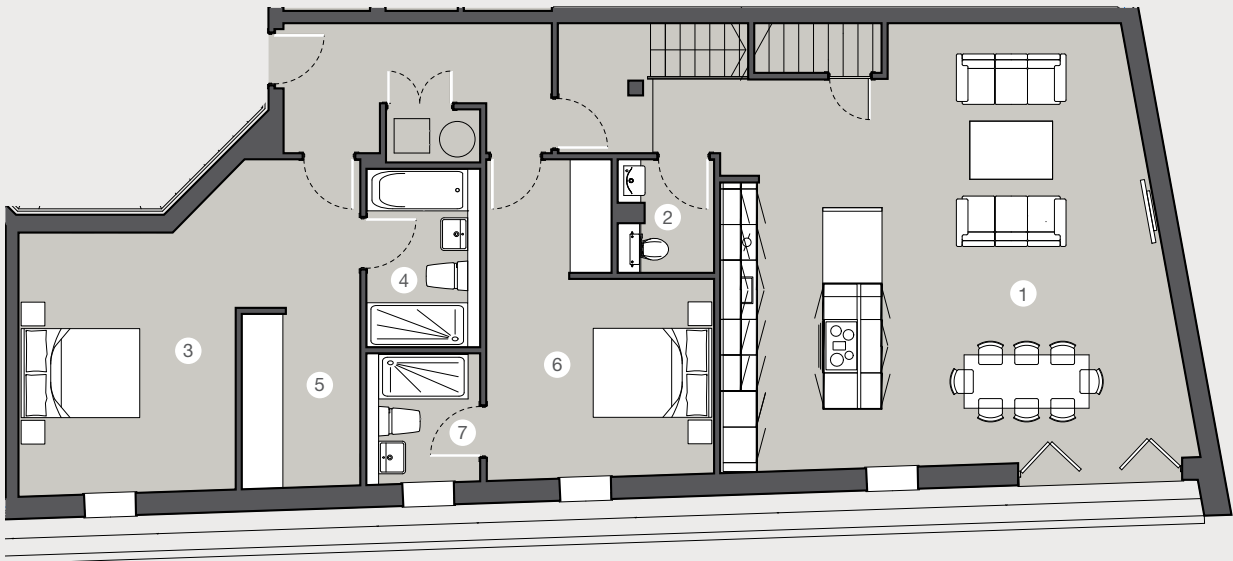
1. Living/Dining/Kitchen	24.0 × 20.3 ft	7.3 × 6.2 m
2. WC	3.6 × 8.5 ft	1.1 × 2.6 m
3. Master Bedroom	16.1 × 11.2 ft	4.9 × 3.4 m
4. Master En-suite	9.2 × 6.2 ft	2.8 × 1.9 m
5. Bedroom 2	12.5 × 12.8 ft	3.8 × 3.9 m
6. En-suite 2	6.9 × 6.2 ft	2.1 × 1.9 m

Third floor

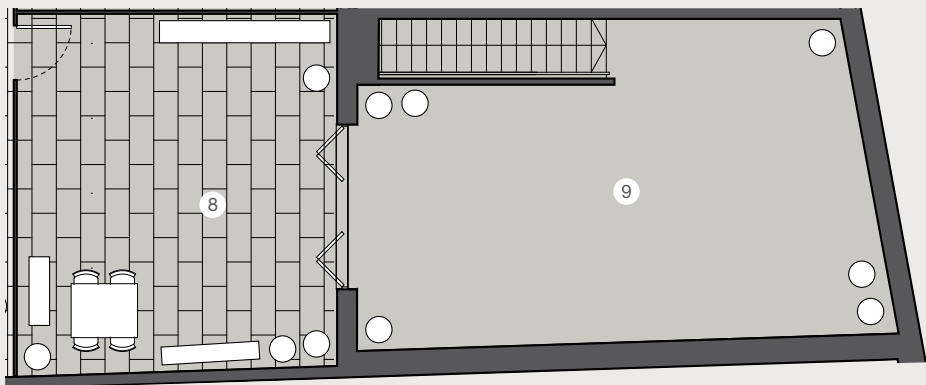
7. Private Terrace	18.4 × 17.4 ft	5.6 × 5.3 m
8. Garden Room	17.1 × 24.0 ft	5.2 × 7.3 m

Apartment  
11

Second Floor



Third Floor



Second floor

1. Living/Dining/Kitchen	24.3 × 23.3 ft	7.4 × 7.1 m
2. WC	6.2 × 5.2 ft	1.9 × 1.6 m
3. Master Bedroom	15.1 × 19.0 ft	4.6 × 5.8 m
4. Master En-suite	9.8 × 6.2 ft	3.0 × 1.9 m
5. Master Dressing Area	9.5 × 6.6 ft	2.9 × 2.0 m
6. Bedroom 2	17.4 × 12.5 ft	5.3 × 3.8 m
7. En-suite 2	6.9 × 6.2 ft	2.1 × 1.9 m

Third floor

8. Private Terrace	19.7 × 17.7 ft	6.0 × 5.4 m
9. Garden Room	17.7 × 27.9 ft	5.4 × 8.5 m







# METICULOUSLY FINISHED

## KITCHEN

- Kitchen units by Liecht with handleless cupboard fronts and soft close function in a high gloss finish.
- Quartz worktops.
- Integrated Siemens appliances including induction hob, multi-function oven, microwave oven, extractor fan\*, dishwasher.
- Integrated Bosch fridge/freezer.
- Elica Celestrail crystal extractor hood.\*

N.B. Washer/dryer to be located in utility area.

## LIGHTING AND ELECTRICAL

- Crestron lighting system provides pre-set scene functions and dimming facilities from control plates.
- Pre-wired audio/visual system.
- Speakers installed in feature rooms.
- Telephone infrastructure distribution.
- Satellite and Freeview distribution.
- Comfort Cooling
- 5.1 Surround Sound System with a wall mounted Sonos Playbar.\*\*
- Ceiling surround speakers with a free standing Sonos Subwoofer to the Living Room. \*\*
- 4K HD Distribution to all TV points.

## SECURITY

- CCTV.
- Video entryphone system.
- Intruder alarm system.
- Fire alarm system with smoke detectors and alarm.
- Secure entry to car park.

## BATHROOMS & EN-SUITES

- Villeroy & Boch vanity unit and sanitaryware, including wall-hung WC with soft close function.
- Vado taps, showerhead and retractable hand held shower.
- Chrome heated towel rail.
- Crema Marfil tiled walls and floor with feature wall tiling.
- Under-floor heating.

## COMMUNAL AREAS

- Passenger lift serves between underground parking and all apartment entrance levels.
- Car park details: allocated car parking available, car lift for easy access, CCTV security throughout the car park.
- Interior designed entrance and atrium.

## GENERAL FINISHES

- Engineered wooden flooring to kitchen, living and dining areas.
- Carpet to bedrooms.
- Bespoke staircase with chandelier lighting.\*
- Chrome ironmongery.

## TERMS

- 155 year lease.
- Service Charge TBC.
- Ground Rent £450 per annum.
- CRL 10 year build warranty.

\* in some apartments only.

\*\* in the show apartment.



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01344 295 375



These details are intended to give a general indication of the proposed specification. The developer engages in continuous product development and reserves the right to alter any part of the development specification at any time as necessary and without notice. Maps are not to scale and show approximate locations only. All images of the property contained in this brochure are for illustrative purposes only. The information in this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. No responsibility is accepted by the developer for any errors or omissions and the above information and marketing material does not constitute or form part of any contract, or warranty. The dimensions given on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Brochure design and CGI's by Urban 3D Tel 02871 279 700.



