WATERSIDE QUARTER

MAIDENHEAD

SHANLY

HOMES

WELCOME TO

MODERN TRANQUILITY

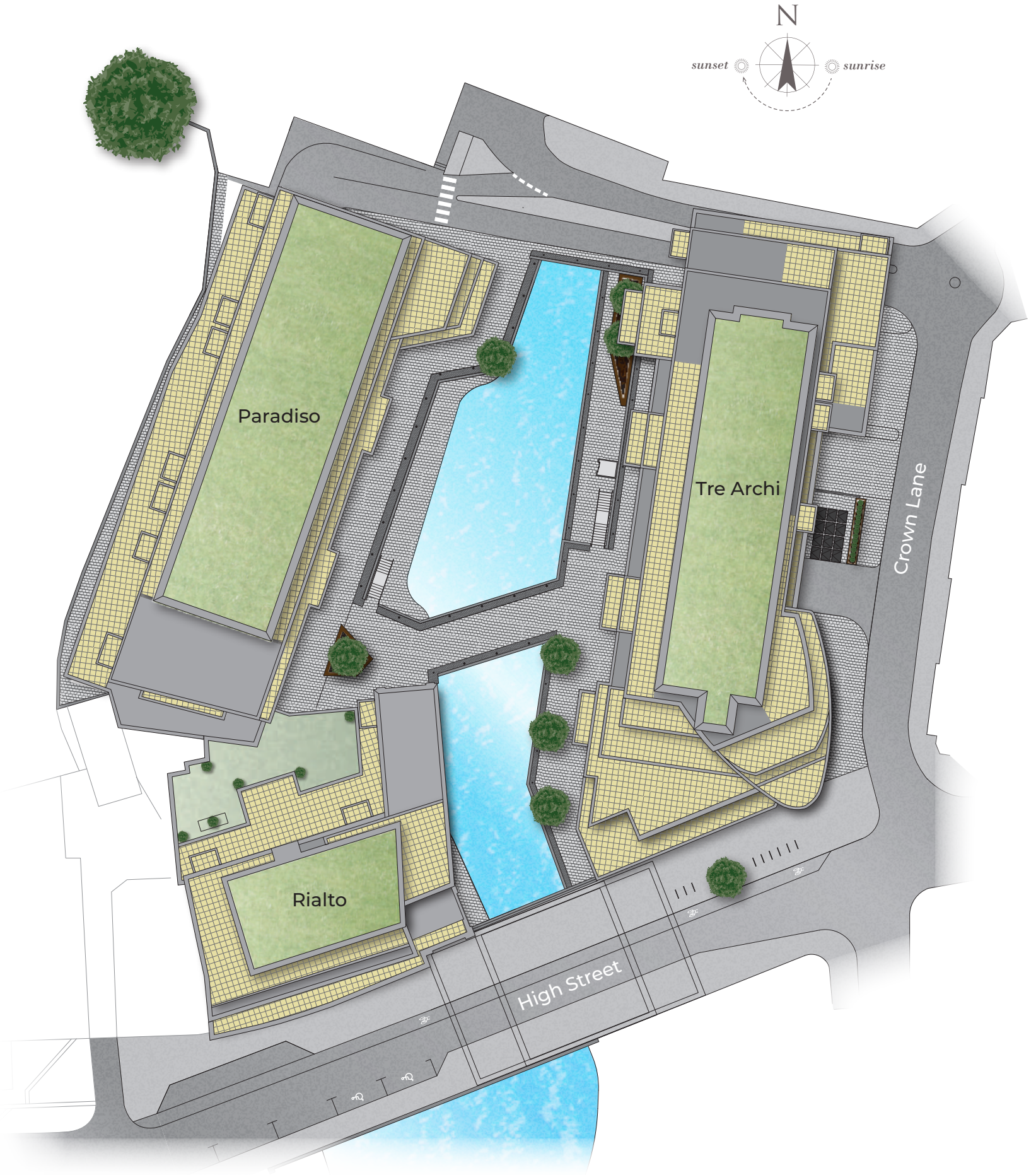
Waterside Quarter is a new era of modern living in the heart of Maidenhead. This collection of contemporary one, two and three bedroom apartments occupies an enviable location on the banks of the rejuvenated waterways.

As part of a wider regeneration, this luxury development offers both cosmopolitan style and waterside tranquility, with all the excitement of the town centre, a newly emerging restaurant quarter and excellent connections to the city on your doorstep.

Designed for luxury and vibrant living

The apartments at Waterside Quarter have been designed with modern living in mind. Built with style, comfort and convenience, each home provides an attractive living area that maximises space and light. Versatile, open-plan interiors are perfect for both entertaining guests and relaxing, and with balconies to many apartments it is possible to enjoy the peace and tranquillity of riverside living in the privacy of your own home.

Residents can also enjoy the benefits and added peace of mind that comes with Waterside Quarter's dedicated secure parking and cycle store – rare for such a central location.



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

A vibrant new quarter

An attractive new community which forms the perfect venue for working, playing, relaxing and enjoying a better quality of town-centre living.

Waterside Quarter is the final phase in this exciting regeneration project. This three-phase Chapel Arches development has created a lively new neighbourhood in the centre of Maidenhead. The completion of the development will bring with it 182 new homes and 16,000 sq ft of space for shops, restaurants, cafés and offices.

The area already includes an amphitheatre which hosts a variety of events, plus a café and bar/restaurant occupying a beautiful riverside location, and there is much more still to come. At the centre of it all is the rejuvenated waterway which creates the perfect environment for boating, strolling along the banks or simply relaxing and watching the world go by.

Not only does Maidenhead provide an excellent selection of local restaurants, it also plays home to some of the best gourmet restaurants in the UK.

World class dining on your doorstep

From Waterside Quarter there is a wide selection of fantastic eateries that can cater for any taste. Not only is the excellent Coppa Club located right on your doorstep, but Maidenhead town centre is just a short walk away. Here, you can find anything from traditional British and modern European cuisine, right through to Japanese and other Asian delights. Alternatively head over to Maidenhead Riverside where you can enjoy your meal in a picturesque setting that overlooks the River Thames. By day there is also lots of choice with plenty of vibrant cafés for breakfast, brunch and lunchtime treats meaning that both business lunches and morning coffee with friends are well catered for.

In addition to this great selection, the local area also provides for the more discerning palate. There are no less than three Michelin-starred restaurants in the area from the likes of the legendary Roux brothers and Heston Blumenthal, the experimental genius.

* * *

The Fat Duck

Bray

Owned by Heston Blumenthal, one of the world's most innovative chefs, The Fat Duck was once voted the best restaurant in the world.

* * *

The Waterside Inn

Bray

With exquisite food, a spectacular Thameside setting and a relaxed atmosphere, the Roux bothers have found the perfect balance.

*

The Hind's Head

Bray

This traditional English pub in the nearby village of Bray serves up classic British dishes with a characteristic Heston Blumenthal twist.

ROYAL SHOPPIN
CAFÉ ROUGE
CAFÉ ROUGE

Everything you need and much more

Waterside Quarter's excellent location, within walking distance of Maidenhead town centre and railway station, puts a wide range of shopping, leisure and entertainment right on your doorstep.

Maidenhead's town centre offers all the shopping essentials that you could need, plus a range of fashionable high-street names including Marks and Spencer, Monsoon, Pandora, Topshop and many more, plus various independent boutiques. There is also a nearby cinema which shows all the latest releases and the local arts centre can provide you with your culture fix, while a range of local bars means that you can easily make a night of it. For sports and fitness, there is a gym and leisure centre plus local rugby, football and tennis clubs, or you can try your hand at water sports at nearby Bray Lake.

For a little more choice, the beautiful town of Windsor is just a 16-minute drive away and offers a fantastic selection of independent boutiques and national high street shops for you to browse. You can also enjoy a day out exploring the stunning Windsor Great Park which is made up of 4,800 acres of perfectly preened gardens, wonderful parkland and ancient woodland.

With strong road and rail links within easy reach, Waterside Quarter enjoys excellent access to London and beyond.

Well connected to town and city

A home at Waterside Quarter means you can relax and enjoy the tranquillity of life by the river, but it doesn't mean you have to sacrifice your connections to the city. Whether it's a day trip or a regular commute, this fantastic development enjoys excellent rail links to the centre of London. Add to this easy access to the national motorway network and it couldn't be easier to reach the whole of the UK and beyond.

Maidenhead Railway Station is a 10-minute walk from your front door and provides regular direct services to London Paddington in as little as 19 minutes. By road, Windsor in all its regal glory is a short drive away, plus the glamour of Henley and Marlow can be reached in just over 15 minutes. If you're looking to travel a little further afield, the historic city of Oxford is located 45 minutes along the M40, and for international travel, Heathrow Airport and its reach of 181 worldwide destinations is 20 minutes away.

Travel times and distances approximate.

The entire Chapel Arches development has been specifically designed to create a peaceful community where residents can live harmoniously in a tranquil riverside setting. It is for this reason that most apartments at Waterside Quarter include private balconies to ensure you can make the most of the quieter side of life.

Stylish kitchens have been finished to a high level and include integrated appliances to ensure the utmost efficiency, both in cooking and energy consumption. This, combined with an open plan interior design makes an apartment at Waterside Quarter ideal for both quiet nights in and entertaining guests.

The bedrooms at Waterside Quarter provide a light and spacious area to relax in and with underfloor heating throughout every apartment couldn't be cosier. En-suite bathrooms to master bedrooms provide an extra level of convenience, adding to the feeling of comfort that is so present throughout this development.

Superior design and style

Pristine white sanitaryware from Ideal Standard characterises the modern bathrooms at Waterside Quarter. Stylish Italian ceramic tiling provides elegance you can truly feel, whilst thermostatically controlled showers ensure energy efficiency with every use.

Our commitment to you

YOUR HOME

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

2019 is an exciting year at Shanly Group as it marks our 50th anniversary. As part of our celebrations, Shanly Group has donated £1.5 million to the Shanly Foundation to donate to charity and community groups.

Our award-winning team of professionals take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East. All our new homes benefit from an industry recognised 10 year insurance backed guarantee.

SHANLY HOMES

50 YEARS OF PROPERTY 1969-2019

YOUR ENVIRONMENT

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

For every apartment we build, we plant 10 native trees, and for every house, we plant 20. The trees are planted in some of the Woodland Trust's 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK. From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team works hard to ensure that we minimise the environmental impact of our operations without compromising on quality. Our recent partnership with the National Community Wood Recycling Project is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, resold or recycled.

YOUR COMMUNITY

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £20m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.

2017 RICS Awards Winner

HOUSEBUILDER OF THE YEAR AWARDS WINNER

Community Wood Recycling

WOODLAND TRUST

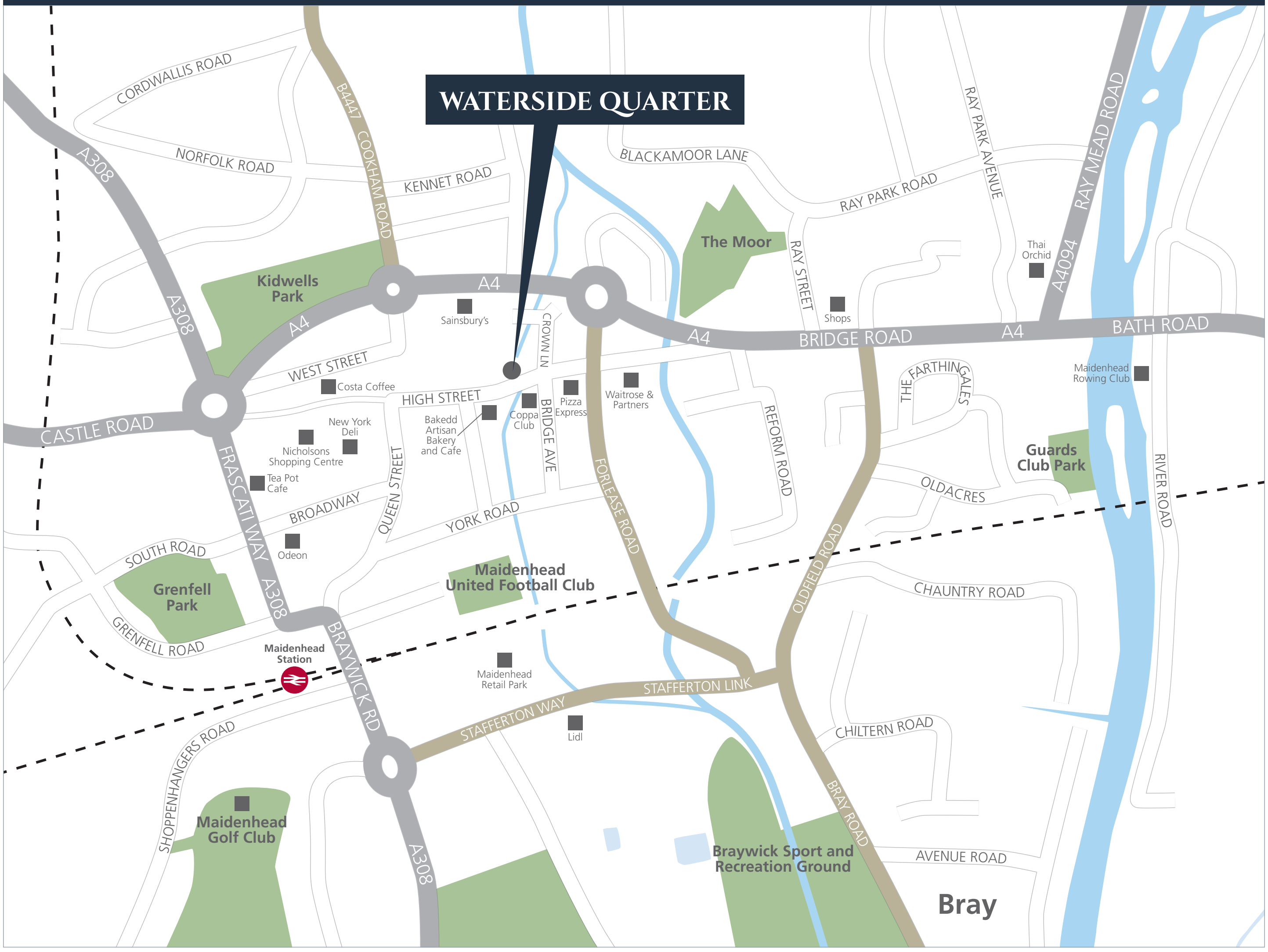
10 YEAR INSURANCE BACKED NEW HOME WARRANTY

rspb giving nature a home

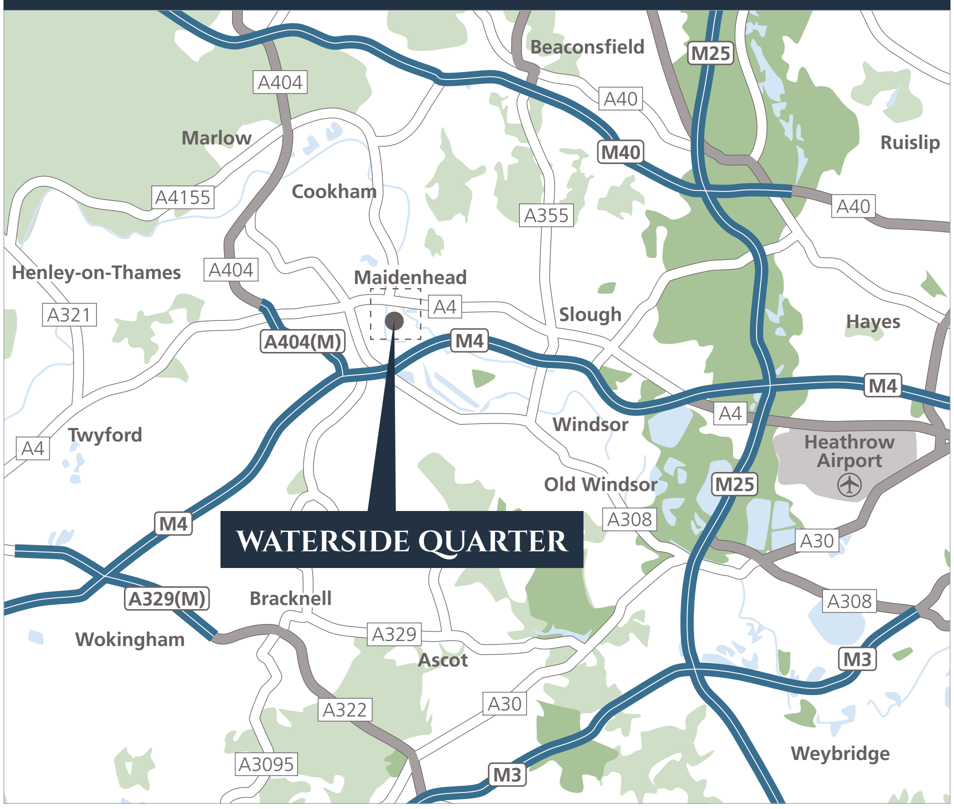
Freshwater Habitats Trust

SHANLY FOUNDATION

LOCAL AREA



WIDER LOCATION



SHANLY HOMES

shanlyhomes.com

thamesvalley@shanlyhomes.com

01494 685825

Sorbon, 24–26 Aylesbury End,
Beaconsfield HP9 1LW

COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE ARCHITECTURAL CHANGES. KITCHEN, LANDSCAPING AND BATHROOM LAYOUTS MAY VARY FROM THOSE SHOWN; WE OPERATE A PROCESS OF CONTINUOUS PRODUCT DEVELOPMENT AND THEREFORE FEATURES MAY CHANGE FROM TIME TO TIME. EXTERNAL AND INTERNAL PHOTOGRAPHS DEPICT PREVIOUS SHANLY HOMES DEVELOPMENTS. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT OR WARRANTY. THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS AND SPECIFICATION WITH OUR SALES OFFICE. MAPS ARE NOT TO SCALE – APPROXIMATE JOURNEY TIMES TAKEN FROM NATIONAL RAIL AND AA WEBSITE – NOVEMBER 2019. REF: 0971.

WATERSIDE QUARTER

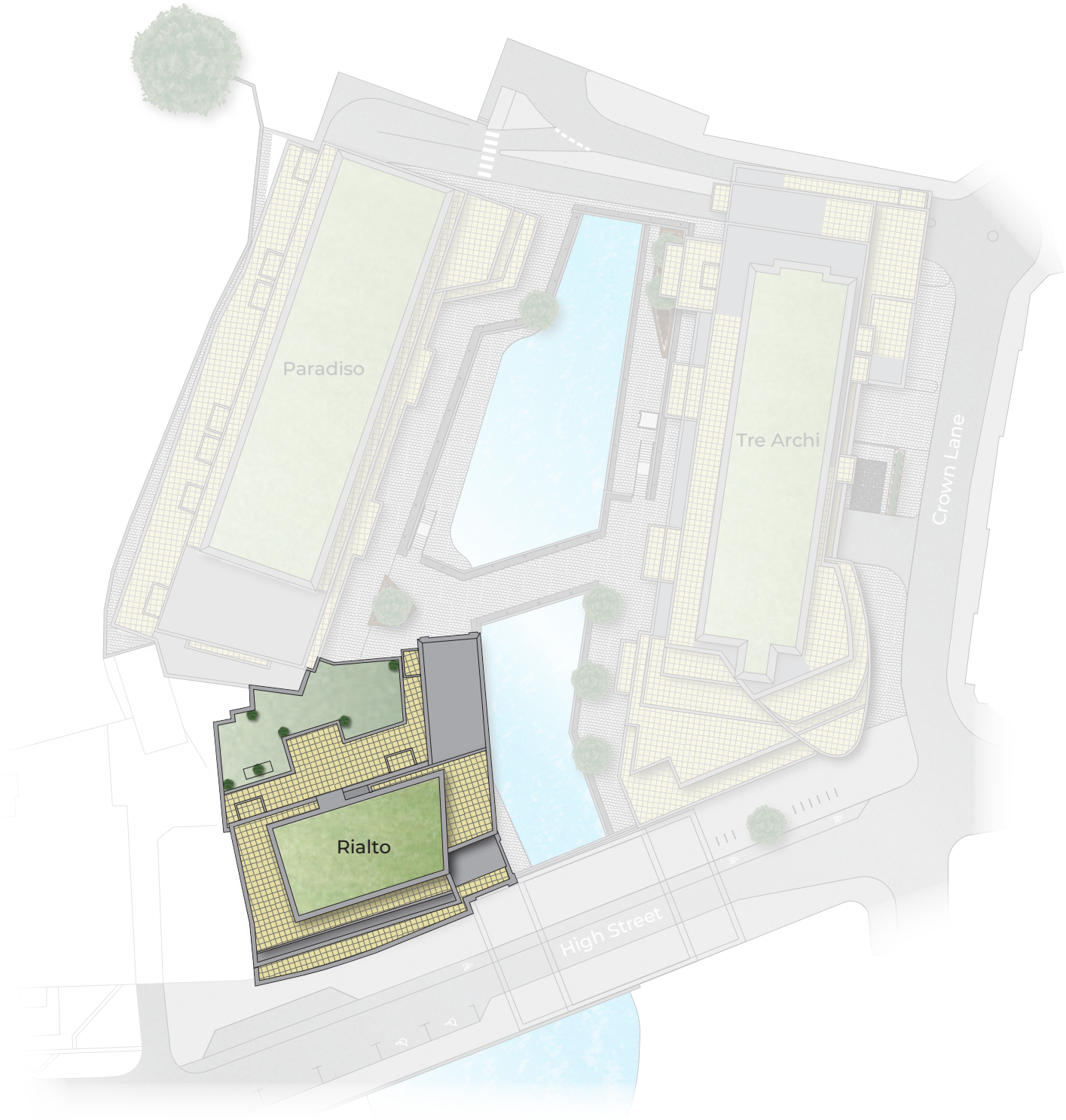
MAIDENHEAD

RIALTO APARTMENTS

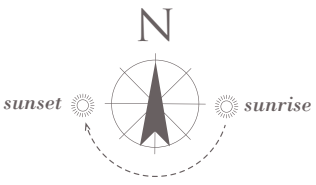
SHANLY HOMES

Designed for luxury and vibrant living

Rialto Apartments at Waterside Quarter offer a new era of modern living in the heart of Maidenhead. This collection of contemporary one and two bedroom apartments occupies an enviable location on the banks of the recently rejuvenated waterways within the newly emerging restaurant quarter.



The Rialto Apartments at Waterside Quarter have been designed to cater for the modern resident and are built with style, comfort and convenience in mind.



APARTMENTS 81 and 89

Two bedroom

Kitchen/Living/Dining Room
8.40m x 4.50m 27'6" x 14'9"

Master Bedroom
4.50m x 3.00m 14'9" x 9'10"

Bedroom 2
4.50m x 3.00m 14'9" x 9'10"

APARTMENT 82

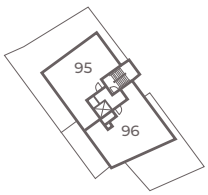
One bedroom

Kitchen/Living/Dining Room
7.20m x 4.10m 23'7" x 13'5"

Bedroom
6.60m x 2.70m 21'7" x 8'10"

First Floor

Second Floor



Third Floor

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. *Balcony to apartment 89. **Denotes Juliet balcony to plot 89 only. Please contact sales consultant for more information.

APARTMENT 83

One bedroom

Kitchen/Living/Dining Room
7.60m x 3.60m 24'11" x 11'9"

Bedroom
5.00m x 3.10m 16'4" x 10'2"

APARTMENT 84

Two bedroom

Kitchen/Living/Dining Room
9.00m x 7.30m 29'6" x 23'11"

Master Bedroom
5.30m x 3.20m 17'5" x 10'5"

Bedroom 2
3.80m x 2.80m 12'5" x 9'2"

First Floor

Second Floor

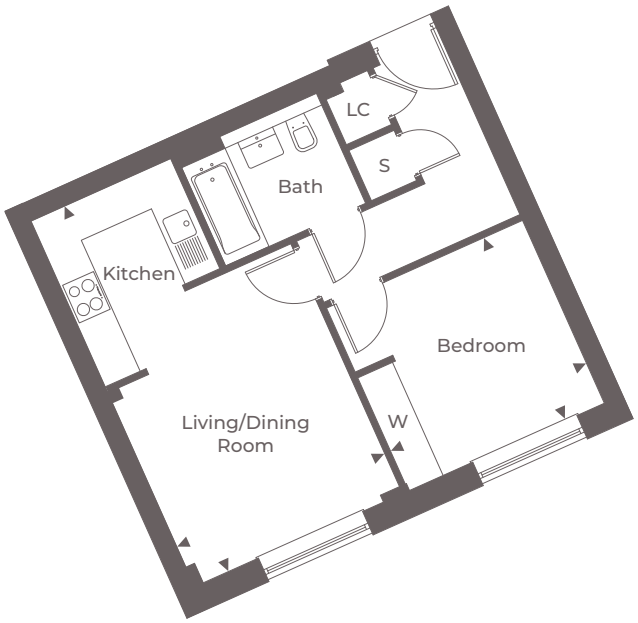
Third Floor

APARTMENT 85

One bedroom

Kitchen/Living/Dining Room
5.40m x 5.00m 17'8" x 16'4"

Bedroom
4.00m x 3.30m 13'1" x 10'9"



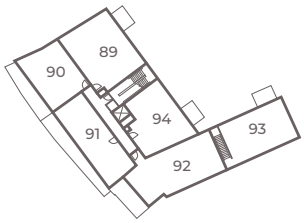
APARTMENT 86

One bedroom

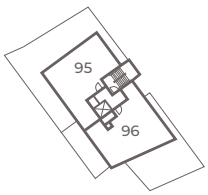
Kitchen/Living/Dining Room
6.30m x 3.60m 20'8" x 11'9"

Bedroom
3.40m x 3.20m 11'1" x 10'5"

First Floor



Second Floor



Third Floor

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. Please contact sales consultant for more information.

APARTMENT 87

Two bedroom

Kitchen/Living/Dining Room
6.30m x 5.20m 20'8" x 17'0"

Master Bedroom
4.10m x 3.30m 13'5" x 10'9"

Bedroom 2
3.30m x 2.90m 10'9" x 9'6"

APARTMENT 88

Two bedroom

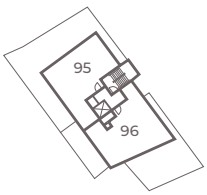
Kitchen/Living/Dining Room
8.40m x 4.20m 27'6" x 13'9"

Master Bedroom
4.60m x 2.90m 15'1" x 9'6"

Bedroom 2
4.60m x 2.80m 15'1" x 9'2"

First Floor

Second Floor



Third Floor

APARTMENT 90

Two bedroom

Kitchen/Living/Dining Room
6.70m x 4.10m 21'11" x 13'5"

Master Bedroom
4.70m x 2.80m 15'5" x 9'2"

Bedroom 2
3.60m x 2.00m 11'9" x 6'6"

APARTMENT 91

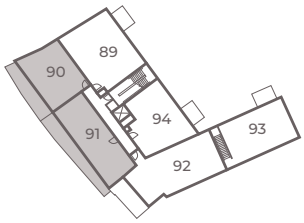
Two bedroom

Kitchen/Living/Dining Room
5.90m x 5.00m 19'4" x 16'4"

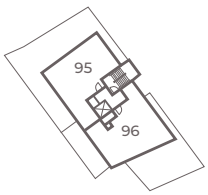
Master Bedroom
5.00m x 3.60m 16'4" x 11'9"

Bedroom 2
4.30m x 3.70m 14'1" x 12'1"

First Floor



Second Floor



Third Floor

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. Please contact sales consultant for more information.

APARTMENT 92

Two bedroom

Kitchen/Living/Dining Room
5.90m x 5.70m 19'4" x 18'8"

Master Bedroom
6.30m x 3.70m 20'8" x 12'1"

Bedroom 2
5.10m x 4.10m 16'8" x 13'5"

APARTMENT 93

Two bedroom

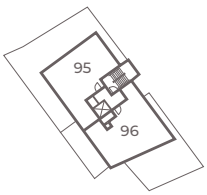
Kitchen/Living/Dining Room
6.30m x 4.30m 20'8" x 14'1"

Master Bedroom
3.80m x 2.80m 12'5" x 9'2"

Bedroom 2
3.60m x 2.80m 11'9" x 9'2"

First Floor

Second Floor



Third Floor

APARTMENT 94

Two bedroom

Kitchen/Living/Dining Room
8.40m x 4.20m 27'6" x 13'9"

Master Bedroom
4.60m x 2.90m 15'1" x 9'6"

Bedroom 2
4.60m x 2.80m 15'1" x 9'2"

APARTMENT 95

Two bedroom

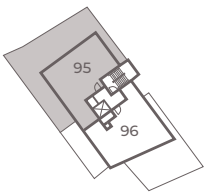
Kitchen/Living/Dining Room
5.90m x 4.90m 19'4" x 16'0"

Master Bedroom
4.10m x 3.80m 13'5" x 12'5"

Bedroom 2
4.60m x 3.80m 15'1" x 12'5"

First Floor

Second Floor



Third Floor

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. Please contact sales consultant for more information. *Entrance on first floor.

APARTMENT 96

Two bedroom

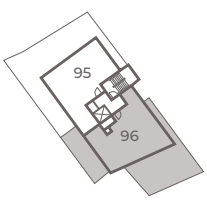
Kitchen/Living/Dining Room
10.00m x 4.60m 32'9" x 15'1"

Master Bedroom
5.10m x 2.90m 16'8" x 9'6"

Bedroom 2
3.50m x 3.00m 11'5" x 9'10"

First Floor

Second Floor



Third Floor

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. S denotes storage. LC denotes linen cupboard. Please contact sales consultant for more information.

High quality apartments offering the peace and tranquility of riverside living as well as a newly emerging restaurant quarter.

Superior design and style

The Rialto Apartments have been specifically designed to create a peaceful and relaxed environment to call home, from open plan living to sleek contemporary lines these open and airy apartments sit beautifully within a tranquil waterside setting.

The specification within these apartments is as stylish and practical as its design and this continues through to the balconies and terraces where offered.

PASTA

Kitchen

- Porter Gloss with contemporary woodgrain panelled kitchen units complemented by composite stone work surfaces and upstands
- Top of the range appliances offering quality and style:
  - Stylish integrated stainless steel oven
  - Integrated combination microwave oven
  - Induction hob
  - Stainless steel and glass chimney hood
  - Superb integrated fridge and freezer
  - Stylish integrated dishwasher
  - Integrated washer/dryer
- Soft close drawers and doors
- 1810 Stainless steel underslung single bowl sink
- 1810 Blanco Linee-s chrome mixer tap
- LED under wall cupboard lighting

An enviable specification to ensure each Rialto Apartment at Waterside Quarter is the ideal backdrop to your life.

Bathroom and En-suites

- Stylish Ideal Standard sanitaryware
- Mixer taps and shower controls
- Duel fuel heated chrome towel rails
- Half tile to sanitaryware walls only
- Fully tiled to shower cubicle or full tile to shower over bath where no cubicle
- Mirror cabinet to en-suite with shaver point
- Two draw vanity unit

Interior

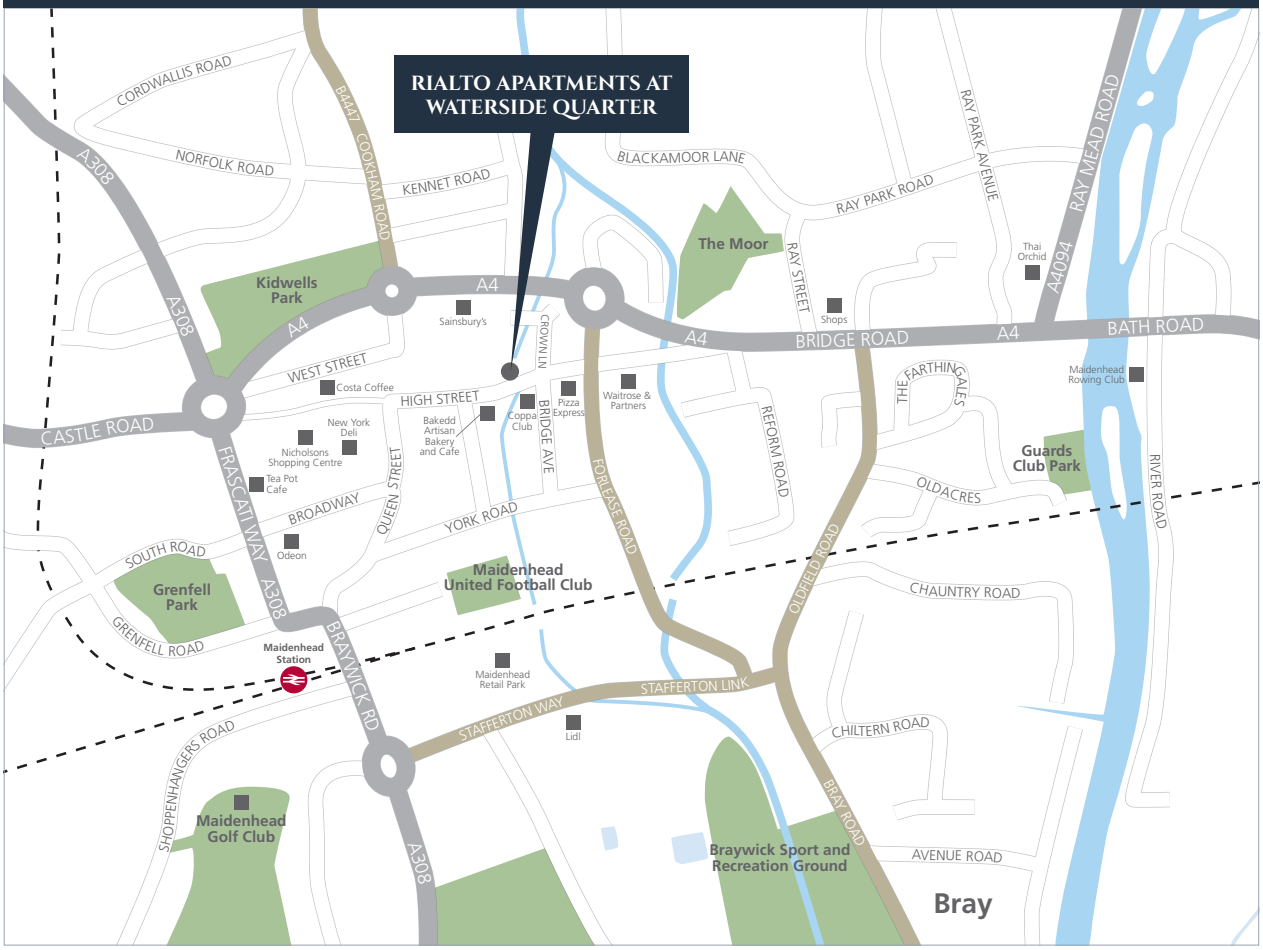
- Painted doors
- Polished chrome door furniture
- Double glazed PVCu windows with security locks
- Sliding wardrobes to master bedroom and bedroom 2 (if applicable - see floorplans)
- Multimedia plate with SkyQ point, and TV point in living room, master bedroom (subscription required for Sky)
- LED downlights to kitchen area, bathrooms, en-suites and hall
- Smoke, heat and CO detectors
- Underfloor heating

Exterior

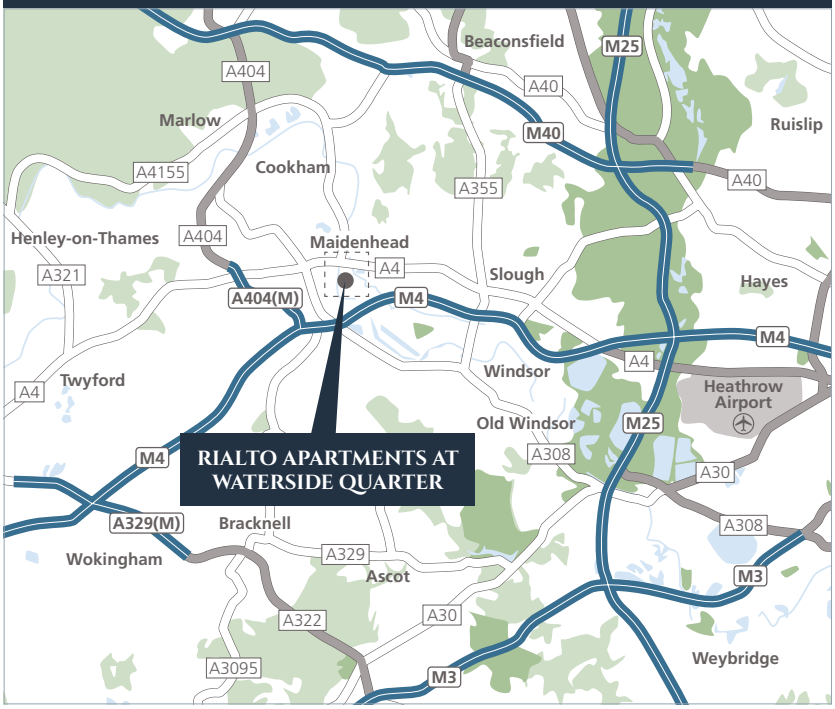
- Landscaped communal gardens
- Allocated parking
- External lighting

CROWN LANE | MAIDENHEAD | BERKSHIRE | SL6 1QR

LOCAL AREA



WIDER LOCATION



MIX
Paper from responsible sources
FSC® C106360
www.fsc.org

SHANLY HOMES

shanlyhomes.com
thamesvalley@shanlyhomes.com

01494 685825
Sorbon, 24–26 Aylesbury End,
Beaconsfield HP9 1LW

COMPUTER GENERATED IMAGES USED IN THIS BROCHURE ARE INTENDED TO BE A GENERAL GUIDE TO THE APPEARANCE OF THE DEVELOPMENT. HOWEVER, FROM TIME TO TIME, IT IS NECESSARY FOR US TO MAKE ARCHITECTURAL CHANGES. KITCHEN, LANDSCAPING AND BATHROOM LAYOUTS MAY VARY FROM THOSE SHOWN; WE OPERATE A PROCESS OF CONTINUOUS PRODUCT DEVELOPMENT AND THEREFORE FEATURES MAY CHANGE FROM TIME TO TIME. EXTERNAL AND INTERNAL PHOTOGRAPHS DEPICT PREVIOUS SHANLY HOMES DEVELOPMENTS. THIS INFORMATION DOES NOT CONSTITUTE A CONTRACT OR WARRANTY. THEREFORE PROSPECTIVE PURCHASERS SHOULD CHECK THE LATEST PLANS AND SPECIFICATION WITH OUR SALES OFFICE. MAPS ARE NOT TO SCALE – APPROXIMATE JOURNEY TIMES TAKEN FROM NATIONAL RAIL AND AA WEBSITE – NOVEMBER 2019. REF: 0971.