



By Metropolitan Thames Valley



**SO Resi is a new way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.**

SO Resi redefines shared ownership, by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley, a not-for-profit housing association. For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.

# Perfectly placed in Maidenhead

In the heart of the riverside town of Maidenhead sits a contemporary collection of SO Resi shared ownership homes – balancing convenience with comfort and style.

Part of a modern new development, these 1 and 2 bedroom apartments offer sleek interiors, private balconies or terraces, parking, and are perfectly positioned to enjoy everything this vibrant market town has to offer.

Moments from the train station and strolling distance from Maidenhead’s plentiful shopping, dining and lifestyle options – not to mention good schools and leafy green spaces – a home in SO Resi Maidenhead offers town-centre living at a price you can afford.

A collection  
of 1 and 2 bed  
apartments

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Extremely hard to put into words how fantastic this experience is



The Fat Duck,  
Trip Adviser



# A thriving location

Nestled in the Thames Valley, Maidenhead mixes riverside tranquillity with a lively social scene.

Indulge in some serious retail therapy at the local boutiques, savour a gastronomic feast in one of the many Michelin-starred restaurants close by, or unwind with a meander along the iconic Thames.

Getting around is easy, with frequent rail services to central London (set to double with the opening of Crossrail) and excellent road networks. All of life's essentials are close by, from supermarkets and high street brands to local independents and regular farmers' markets.

And whether you're a player or a spectator, Maidenhead is home to several sporting clubs – famed for golf and hockey, rugby and rowing. Don't miss the annual Regatta, which has been an important sporting and social event since 1893.



Once voted the best restaurant in the world, the Fat Duck is only a 6 minute drive\* from SO Resi Maidenhead

\*Travel times by Google maps.





1



3



2



5



6



4



1

## The Fat Duck

Experience a gastronomic adventure like no other

Dining at The Fat Duck – awarded three Michelin stars, Best Restaurant in the UK and Best Restaurant in the World, no less – takes you on a nostalgic journey sparked by the memories of head chef Heston Blumenthal. Don't forget to book eons in advance.

 6 minutes

2

## Braywick Park

Maidenhead's largest public space for both sports enthusiasts and nature lovers

With 22 hectares of sports facilities, Braywick Park is home to clubs including rugby, football, athletics and archery – while wildlife thrives in the 15 hectare Local Nature Reserve, perfect for taking a walk or enjoying a picnic.

 5 minutes

3

## West London Aero Club

Learn to fly in a relaxed atmosphere

Take to the skies with professional flying lessons at West London Aero Club, based at the famous White Waltham Airfield. Enjoy a sky-high flight 'experience', or train to become a qualified pilot.

 10 minutes

4

## Nicholsons Shopping Mall

60 stores and eateries under one roof

Satisfy your appetite for shopping at the Nicholsons Centre, which combines high street favourites and supermarket giants with quirky independents – plus coffee shops and cafes to help you refuel.

 5 minutes

5

## Maidenhead Golf Club

Tree-lined fairways in picturesque parkland

Thought to be one of the best golf courses in the region, Maidenhead Golf Club offers lush greens and fairways which have been challenging golfers of all abilities for more than 100 years.

 10 minutes

6

## Legoland Windsor Resort

Theme park fun for big kids of all ages

From tame toddler rides to attractions for thrill-seeking teens, Legoland has it all – even zones where you can build, you guessed it, Lego. The ever-popular resort combines entertainment and education, and is set in beautiful grounds.

 20 minutes



# Contemporary town living

This sophisticated collection of SO Resi shared ownership homes are part of a wider development of new houses and apartments, set within landscaped communal gardens.

Our apartments feature either 1 or 2 bedrooms, offer a private balcony or terrace for that all-important outside space, and have been expertly designed with open-plan living in mind. All properties have allocated parking and cycle storage.

Enjoying a prime location in the heart of Maidenhead with shopping, dining and leisure on your doorstep, these contemporary properties give you the convenience of town centre living coupled with the comfort of a stylish home.



- Key**
- |                           |             |                        |
|---------------------------|-------------|------------------------|
| SO Resi units             | Sub station | Social rent unit       |
| Private units             | Playground  | Shared ownership units |
| SO Resi and Private units | Parking     | Bins                   |

The site layout is intended for illustrative purposes only and is subject to change.





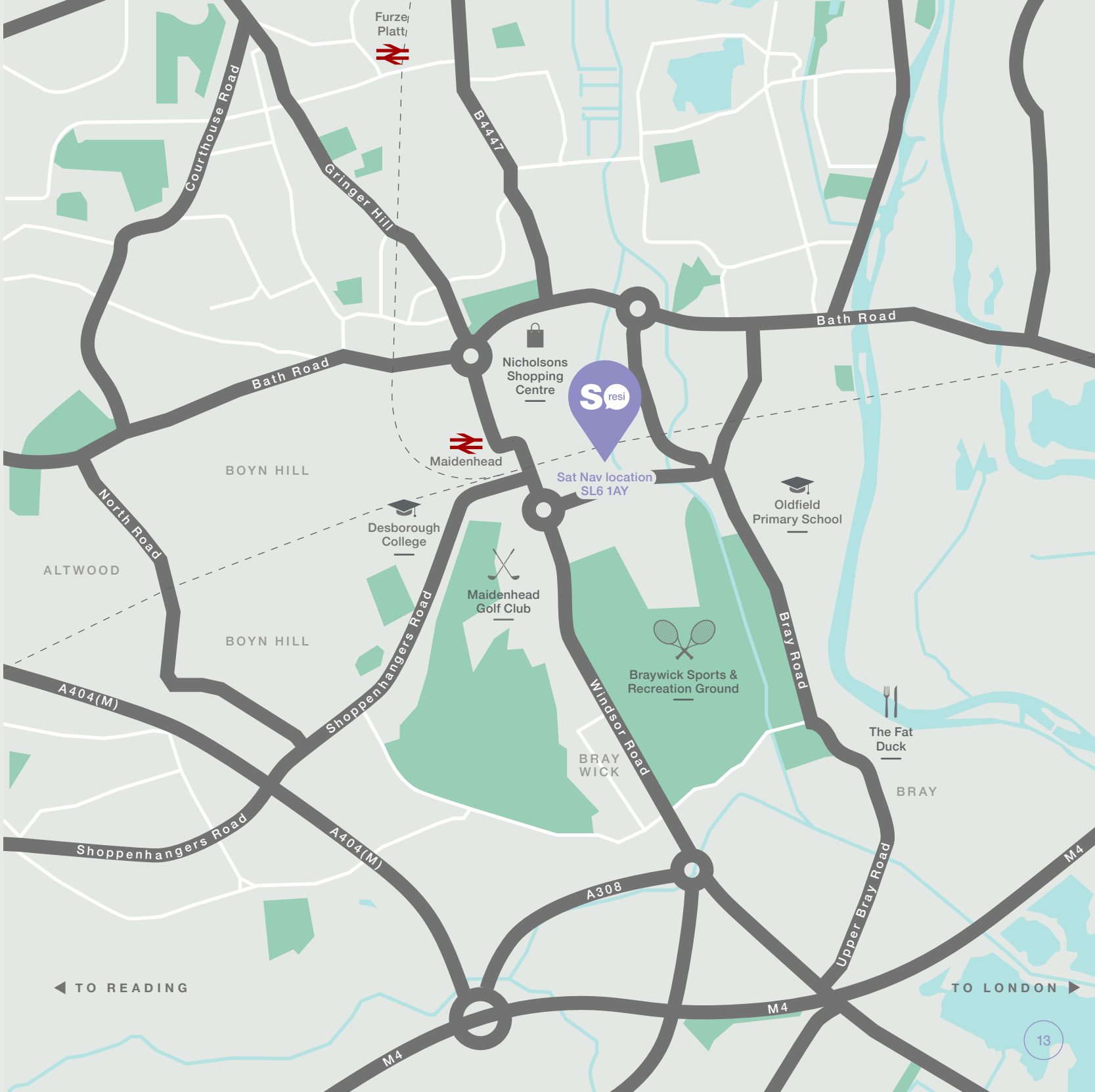


# Convenient connections

Life at SO Resi Maidenhead promises an easy commute for both work and play – with the train station just a short walk away. Fast rail services whisk you to central London in under 35 minutes, and to Reading in as little as 12 minutes. Local towns such as Slough, Marlow and Windsor are easily accessible, with the M4 just a short drive away.



Times taken from Google Maps.





Sleek  
and stylish





# Light and bright open plan living

Each cleverly designed home maximises both space and light, with contemporary open-plan interiors finished to the very highest standard.

Comfortable and sociable living areas are ideal for both entertaining and relaxing, while the modern open plan living room kitchen and sleek bathrooms include contemporary fixtures and fittings.

## General

- Neutral coloured carpets in bedrooms
- Downlighters to bathroom and kitchen
- Built in wardrobes to main bedroom
- TV points to lounge and bed 1, Sky Q point to lounge, subject to subscription
- Telephone point to hall storage, lounge and bed 1
- Balcony or patio

## Communal areas

- Communal gardens where applicable
- Parking courts
- Bin/cycle storage

CGI of homes at SO Resi Maidenhead are for illustrative purposes only and subject to change.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

## Kitchen

- Symphony white gloss fitted kitchens with oak effect worktops
- High quality Amtico flooring
- AEG/Zanussi appliances
- Ceramic hob
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer in hall storage

## Bathroom

- Contemporary white bathroom suite
- Thermostatic shower mixer
- Chrome fittings
- High quality Amtico flooring
- Large mirror

## Security & peace of mind

- Individual front entrance or intercom entry system
- Smoke, CO and heat detectors
- Emergency lighting

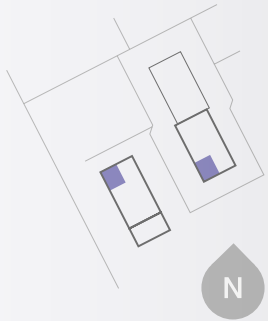
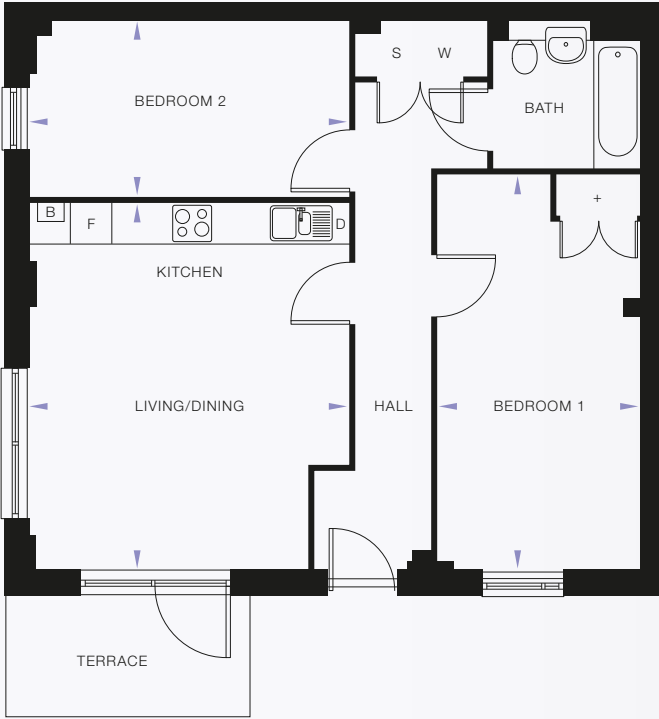


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Type 1

2 bedroom apartment



Plot	Block
221*	G
222	G
241*	H
242	H

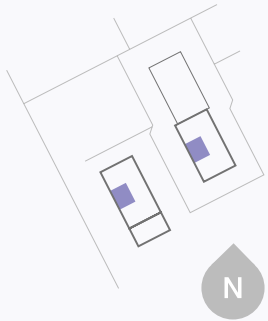
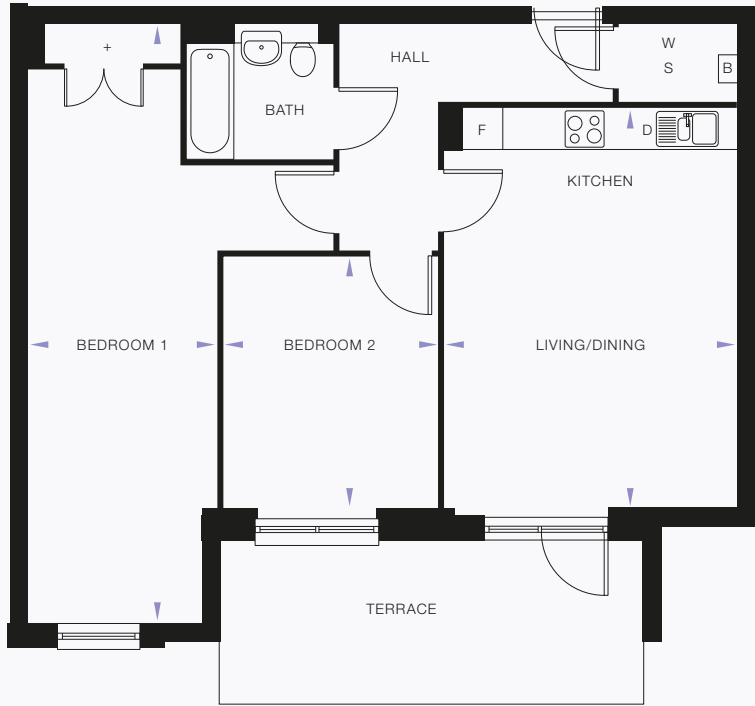
Room	Metric	Imperial
Kitchen/Living/Dining	4.70m x 5.39m	15'5" x 17'5"
Bedroom 1	3.00m x 5.80m	9'10" x 19'0"
Bedroom 2	4.70m x 2.60m	15'5" x 8'6"
GIA	72.8m <sup>2</sup>	783ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. Sizes of balconies vary between apartments of the same type. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.

Type 2

2 bedroom apartment



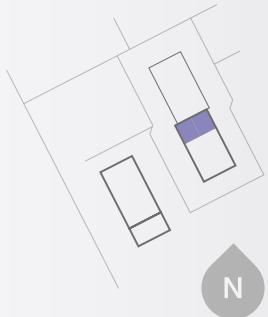
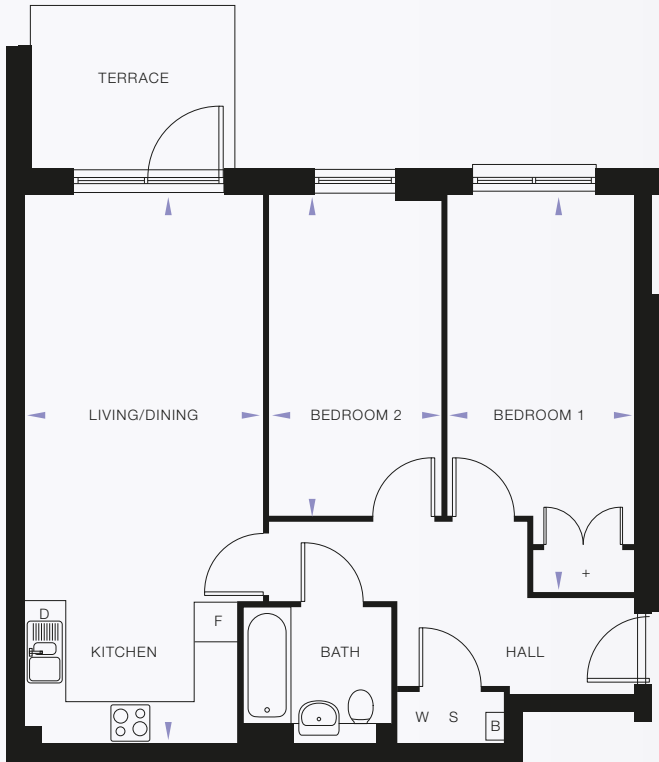
Plot	Block
220*	G
243	H

Room	Metric	Imperial
Kitchen / Living area	4.30m x 5.88m	14'1" x 19'3"
Bedroom 1	2.89m x 8.81m	9'1" x 28'11"
Bedroom 2	3.04m x 3.90m	10'4" x 12'1"
GIA	79.3m <sup>2</sup>	854ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

Type 3

2 bedroom apartment



Plot	Block
218	G
219*	G

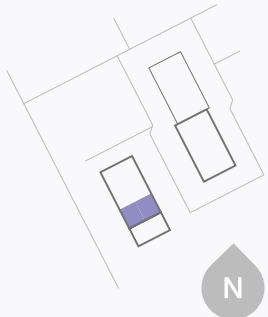
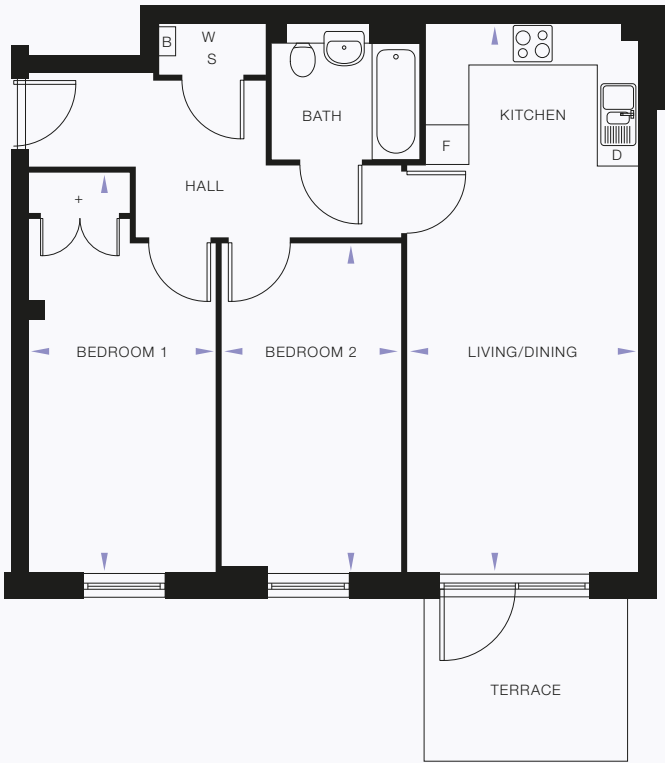
Room	Metric	Imperial
Kitchen/Living/Dining	3.51m x 8.08m	11'6" x 26'6"
Bedroom 1	2.77m x 5.85m	9'1" x 19'2"
Bedroom 2	2.49m x 4.74m	8'2" x 15'7"
GIA	71.2m <sup>2</sup>	766ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

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Type 4

2 bedroom apartment



Plot	Block
244	H
245*	H

Room	Metric	Imperial
Kitchen/Living/Dining	3.43m x 8.08m	11'3" x 26'6"
Bedroom 1	2.77m x 5.89m	9'1" x 19'4"
Bedroom 2	2.60m x 4.84m	8'6" x 15'10"
GIA	71.4m <sup>2</sup>	769ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

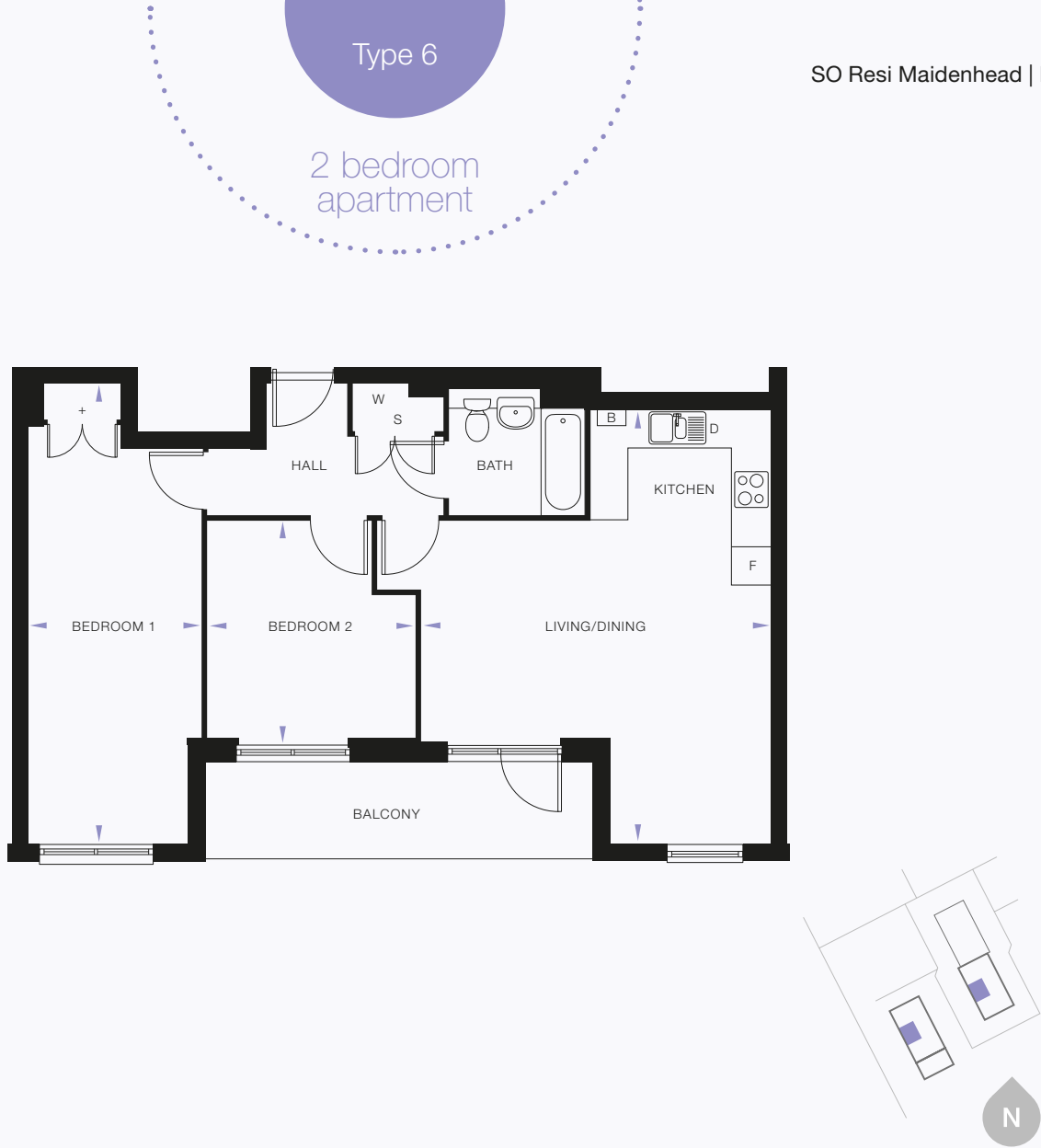




Plot	Block	Room	Metric	Imperial
226*, 227	G	Kitchen/Living/Dining	3.45m x 8.08m	11'4" x 26'6"
232*, 233	G	Bedroom 1	2.77m x 5.96m	9'1" x 19'6"
238*, 239	G	Bedroom 2	2.57m x 4.84m	8'5" x 15'10"
246*, 247	H	Balcony 1	3.89m x 1.21m	12'9" x 3'11"
		Balcony 2	1.21m x 5.10m	3'11" x 16'8"
		GIA	71.8m <sup>2</sup>	772ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

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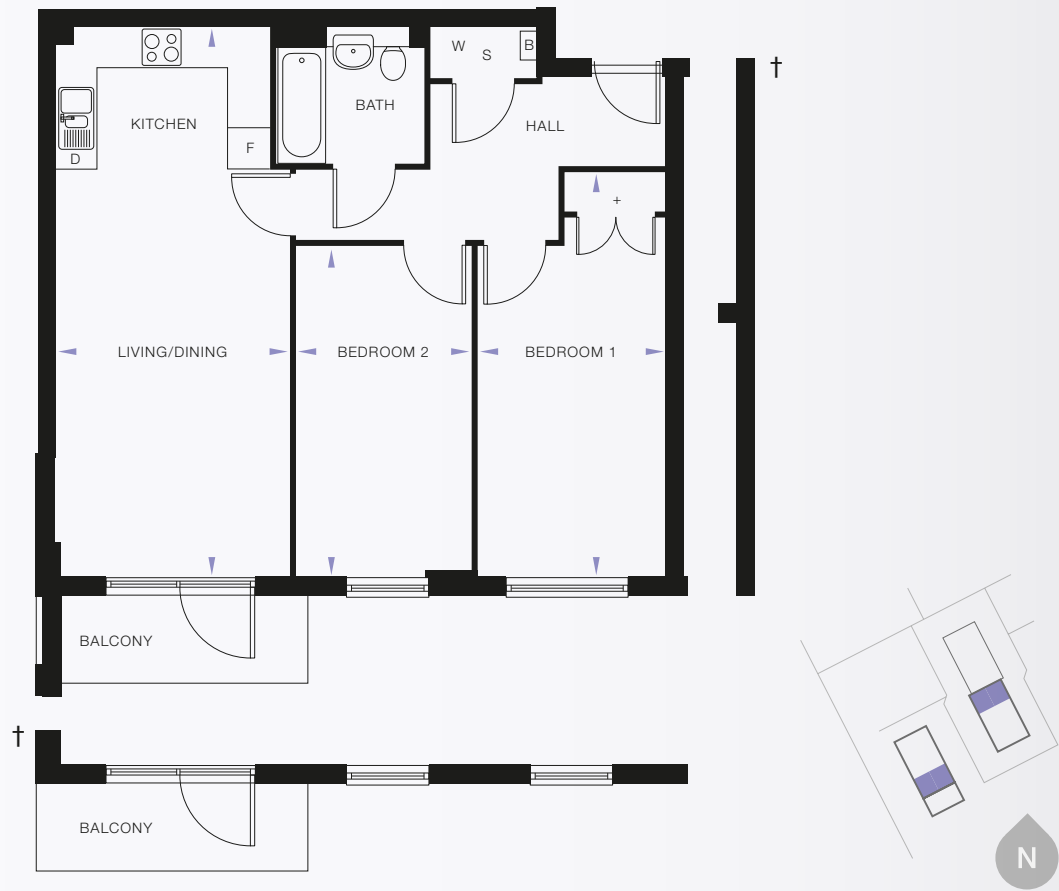


Plot	Block	Room	Metric	Imperial
248	H	Kitchen/Living/Dining	5.58m x 6.93m	18'3" x 22'9"
225*	G	Bedroom 1	2.79m x 7.36m	9'2" x 24'1"
231*	G	Bedroom 2	3.31m x 3.49m	10'10" x 11'5"
237*	G	Balcony 1	6.20m x 1.47m	20'4" x 4'10"
		GIA	73.1m <sup>2</sup>	787ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

Type 7

2 bedroom apartment



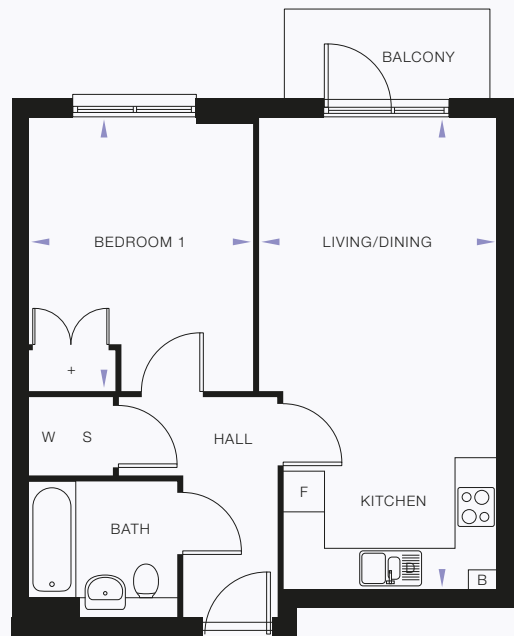
Plot	Block	Room	Metric	Imperial
223, 224*	G	Kitchen/Living/Dining	3.43m x 8.08m	11'3" x 26'6"
229, 230*	G	Bedroom 1	5.96m x 2.77m	9'1" x 19'6"
235, 236*	G	Bedroom 2	2.57m x 4.84m	8'5" x 15'10"
† 249*, 250	H	Balcony 1	3.79m x 1.21m	12'5" x 3'11"
		GIA	71.2m <sup>2</sup>	766ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

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Type 8

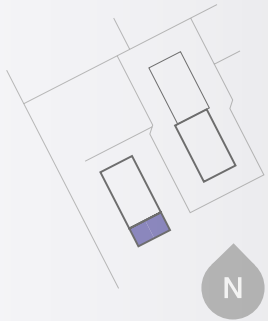
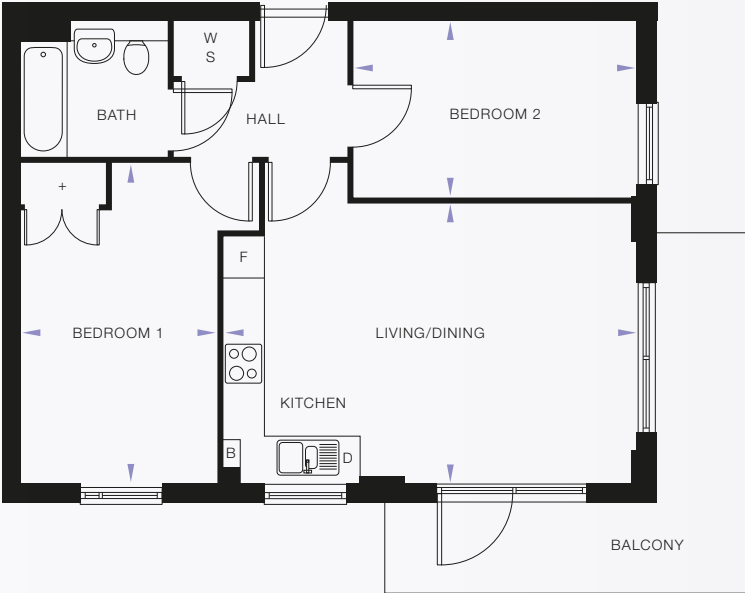
1 bedroom apartment



Plot	Block	Room	Metric	Imperial
228*	G	Kitchen/Living/Dining	3.48m x 6.93m	11'5" x 22'9"
234*	G	Bedroom 1	3.29m x 4.02m	10'9" x 13'2"
240*	G	Balcony 1	2.80m x 1.21m	9'2" x 3'11"
251	H	GIA	49.2m <sup>2</sup>	530ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot





Plot	Block	Room	Metric	Imperial
264, 265*	J	Kitchen/Living/Dining	6.09m x 4.11m	20'0" x 13'6"
266, 267*	J	Bedroom 1	2.89m x 4.71m	9'6" x 15'5"
268, 269*	J	Bedroom 2	4.18m x 2.60m	13'9" x 8'6"
270, 271*	J	Balcony 1	3.89m x 1.21m	12'9" x 3'11"
		Balcony 2	1.21m x 5.10m	3'11" x 16'8"
		GIA	61.9m <sup>2</sup>	666ft <sup>2</sup>

- [B] Boiler
- [F] Fridge / freezer
- [D] Dishwasher
- [W] Washer / dryer
- [S] Storage
- [+] Wardrobe
- \* Handed plot

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With SO Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 25% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the SO Resi payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future, and even own 100%. The bigger the share you own, the lower your SO Resi payment will be.

We're here to help

Whatever your needs, we're on hand to help at every stage. First we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

You can sell your share at any time if you decide to move on.

Tel: 0208 607 0550  
Email [sales@soresi.co.uk](mailto:sales@soresi.co.uk)  
or visit [www.soresi.co.uk](http://www.soresi.co.uk)

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