



VENUE

MAIDENHEAD



Inland
homes



VENUE

MAIDENHEAD

A new destination for contemporary living, Venue is an exclusive collection of just 39 high specification 1 and 2 bedroom apartments with ample secure parking. Designed to compliment today's busy lifestyle, Venue presents the opportunity to make your home in a location that promises the best of everything.



EXCLUSIVE
HOUSE

MAIDENHEAD A TRANQUIL RIVERSIDE A VIBRANT TOWN CENTRE

Maidenhead offers the best of urban living set against the tranquil backdrop of the River Thames. With outstanding rail links to central London, it's ideally located for those who seek to enjoy a healthy work/life balance and with the introduction of the new Crossrail service it will be possible to travel directly to the West End.

An approximate 10 minute walk will take you to the heart of Maidenhead, with its range of independent stores, regular markets offering the best of local and continental produce and many familiar high street names including H&M, Topshop and Monsoon. You'll also find a lively social scene and a generous selection of restaurants including Pizza Express and the newly opened Coppa Club.

For an out of town retail experience head 1.5 miles to the Bishop Centre, Taplow, home to well known brands including Tesco, TK Maxx, Nike and Bella Italia.

For movie fans there's a 10-screen Odeon cinema showing all the latest releases while for those who want to stay active, choose between three leisure centres, or venture outdoors to Kidwells Park, Grenfell Park or Braywick Nature Park. Golfers will appreciate the proximity of Maidenhead Golf Club, set in rolling parkland just minutes from Venue.



GO WITH THE FLOW ON THE WATER BY THE WATER

The River Thames is approximately a 7 minute walk from Venue, bringing you the opportunity to enjoy life on the water or alongside it. Pleasure boats ply the river from Maidenhead to Windsor, while tranquil riverside walks from Maidenhead to Cookham offer fabulous vistas of the surrounding countryside and magnificent landmarks such as Cliveden.

If you like your activities on the water head to Bray Lake for range of watersports and fishing, or Dorney Lake for rowing and canoeing.

The nearby village of Bray is home to two of the UK's five three-Michelin star restaurants, Heston Blumenthal's world-famous residency The Fat Duck and Alain Roux's Waterside Inn, both dining experiences to remember, and a must-visit for adventurous foodies. Dine out at a riverside restaurant such as the newly opened Roux at Skindles or Boulter's and enjoy a tasty meal with a view or venture upstream to Tom Kerridge's Hand and Flowers at Marlow, the only pub in the UK with two Michelin stars.



IDEALLY LOCATED CITY LINKS GLOBAL CONNECTIONS

With its fantastic rail links to London, it's easy to travel to and from the city. With around 100 trains running from Maidenhead station to London Paddington every day with an average travel time of 38 minutes, your journey from home to desk needn't be difficult.

Commuters to Reading can be there in as little as 8 minutes and the introduction of the highly anticipated Crossrail service will get you to the heart of the West End directly. By car, Venue is just over 2 miles from the M4, 6.5 miles from Windsor and just under 7 miles from Slough.



By car from Venue

- Marlow – 6.1 miles
- Windsor – 6.3 miles
- Henley – 9.5 miles
- Heathrow – 12.6 miles
- Gatwick – 65.7 miles

Source: googlemaps.com



By Train from Maidenhead

- Slough – 7 minutes
- Reading – 15 minutes
- Paddington – 23 minutes
- Oxford – 37 minutes

Source: trainline.com



By Crossrail from Maidenhead

- Heathrow T2 / T3 – 23 minutes
- Paddington – 35 minutes
- Tottenham Court Road – 40 minutes
- Liverpool Street Station – 46 minutes
- Canary Wharf – 55 minutes

Source: crossrail.co.uk





DEVELOPMENT LAYOUT



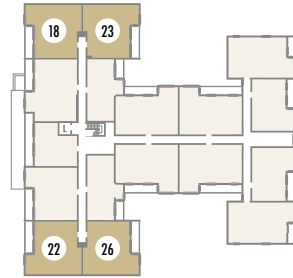
L - Lift | RS - Refuse Store | CS - Cycle Store | EG - Electric Gate

Computer generated illustration and site plan are indicative only

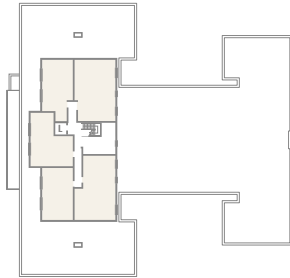
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENTS 1, 5, 6, 9, 18, 22, 23 & 26

FIRST FLOOR

PLOTS 1, 5*, 6* & 9

SECOND FLOOR

PLOTS 18, 22*, 23* & 26

*mirrored plots

Kitchen/Living

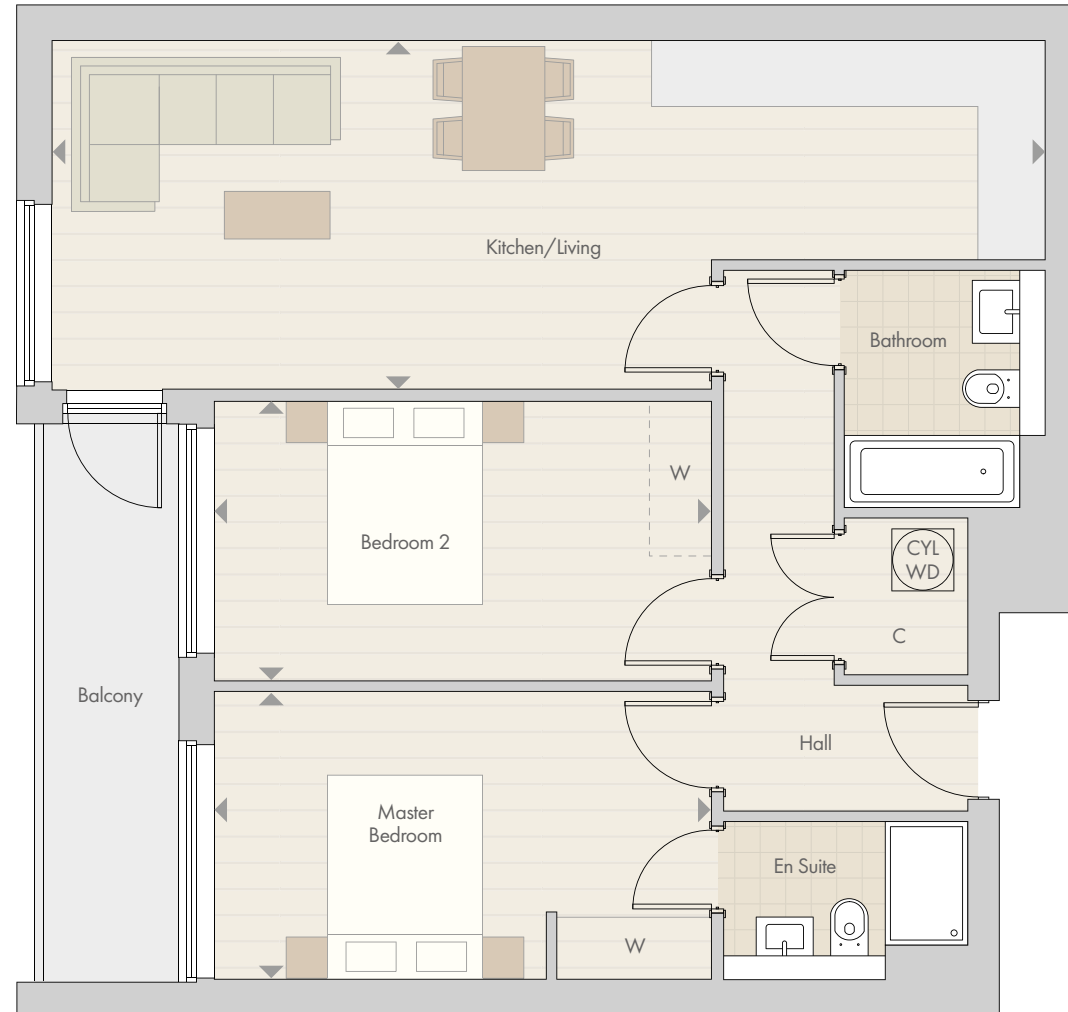
9.61m x 3.34m 31'6" x 10'11"

Master Bedroom

4.80m x 2.77m 15'9" x 9'1"

Bedroom 2

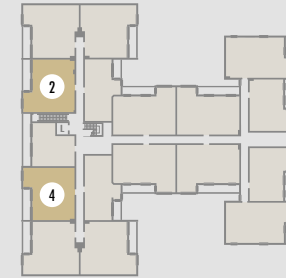
4.80m x 2.73m 15'9" x 8'11"



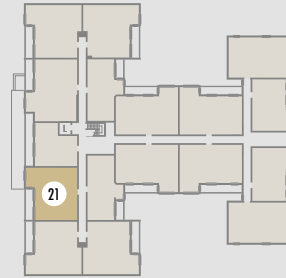
Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions, orientation and layouts.

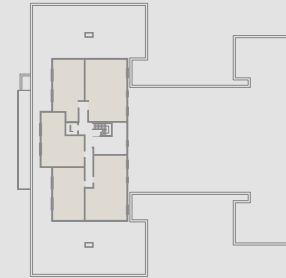
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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APARTMENTS 2, 4 & 21

FIRST FLOOR

PLOTS 2 & 4*

SECOND FLOOR

PLOT 21*

*mirrored plots

Kitchen/Living

8.86m x 3.44m 29'0" x 11'3"

Master Bedroom

4.91m x 2.76m 16'1" x 9'0"

Bedroom 2

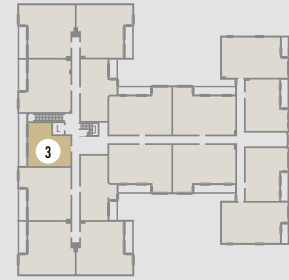
3.87m x 2.64m 12'8" x 8'7"



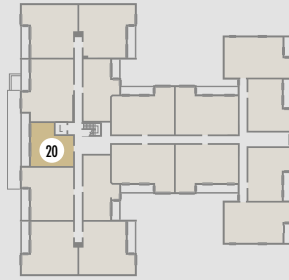
Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

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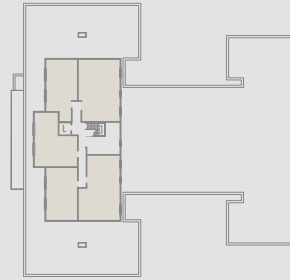
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENTS 3 & 20

FIRST FLOOR
PLOT 3

SECOND FLOOR
PLOT 20

Kitchen/Living

5.22m x 4.06m 17'1" x 13'3"

Bedroom

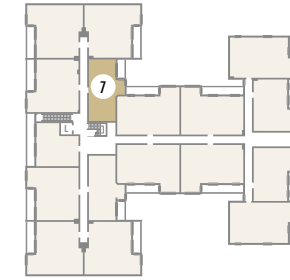
3.95m x 3.28m 12'11" x 10'9"



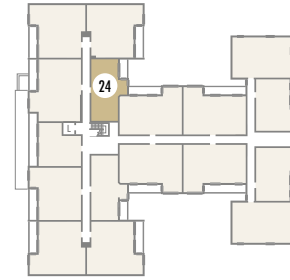
Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

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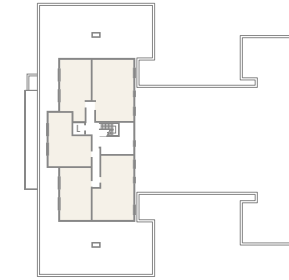
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENTS 7 & 24

FIRST FLOOR
PLOT 7

SECOND FLOOR
PLOT 24

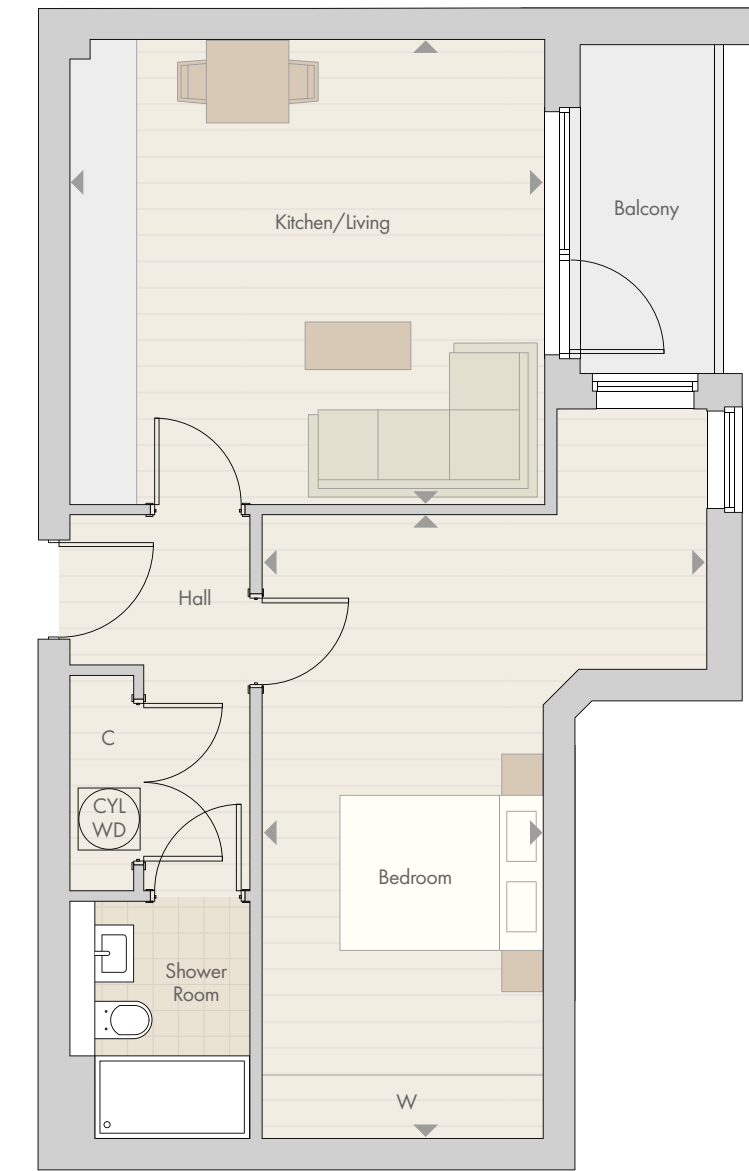
Kitchen/Living

4.58m x 4.48m 15'0" x 14'8"

Bedroom

6.04 x 2.67m* 19'9" x 8'9"*

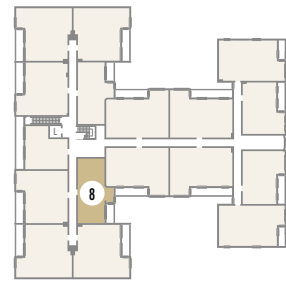
*4.30m/14'1" to widest point



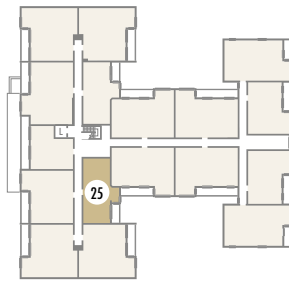
Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

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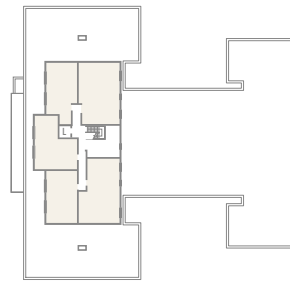
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENTS 8 & 25

FIRST FLOOR

PLOT 8

SECOND FLOOR

PLOT 25

Kitchen/Living

4.58m x 4.50m 15'0" x 14'9"

Bedroom

6.54m x 2.72m* 21'5" x 8'11"*

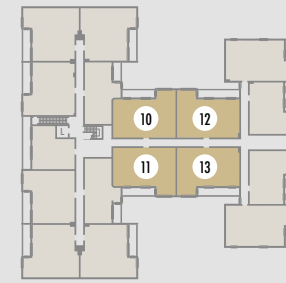
*4.30m/14'1" to widest point



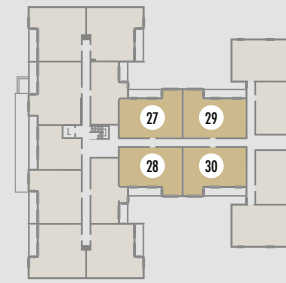
W Wardrobe included W Space for wardrobe CYL WD Cylinder and washer dryer stacked C Cupboard

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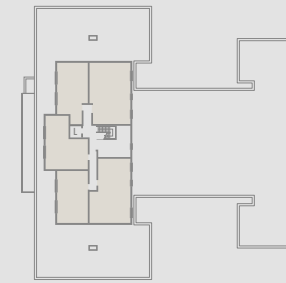
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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APARTMENTS 10, 11, 12, 13, 27, 28, 29 & 30

FIRST FLOOR

PLOTS 10, 11, 12 & 13

SECOND FLOOR

PLOTS 27, 28, 29 & 30

*mirrored plots

Kitchen/Living

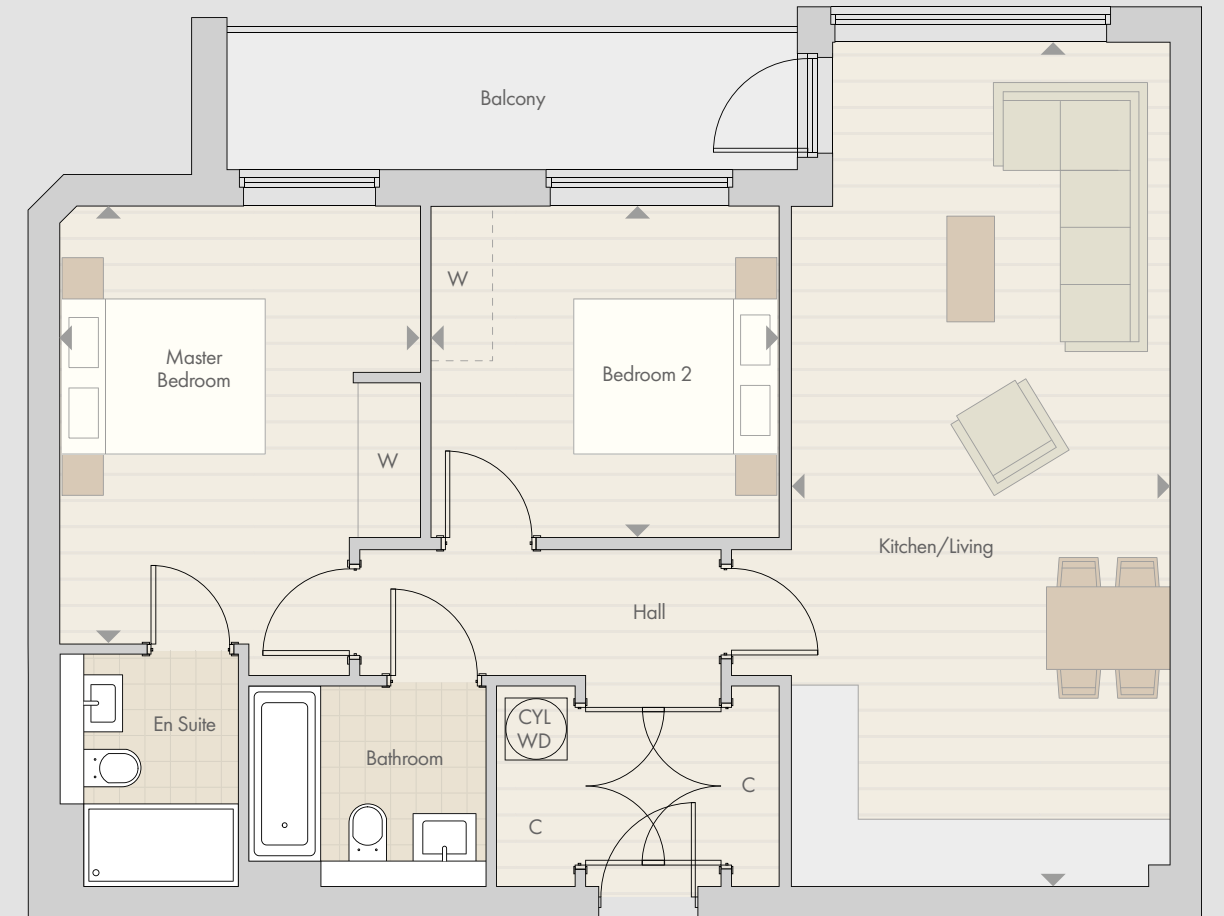
8.16m x 3.67m 26'9" x 12'0"

Master Bedroom

4.24m x 3.49m 13'10" x 11'6"

Bedroom 2

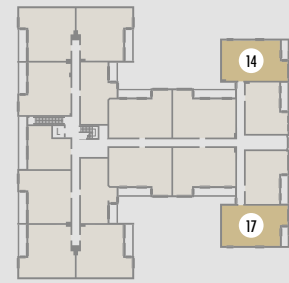
3.37m x 3.20m 11'1" x 10'6"



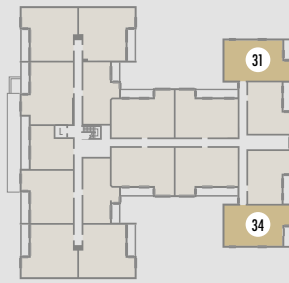
W Wardrobe included W Space for wardrobe CYL WD Cylinder and washer dryer stacked C Cupboard

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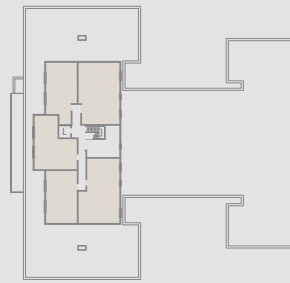
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENTS 14, 17, 31 & 34

FIRST FLOOR
PLOTS 14 & 17*

SECOND FLOOR
PLOTS 31 & 34*

*mirrored plots

Kitchen/Living

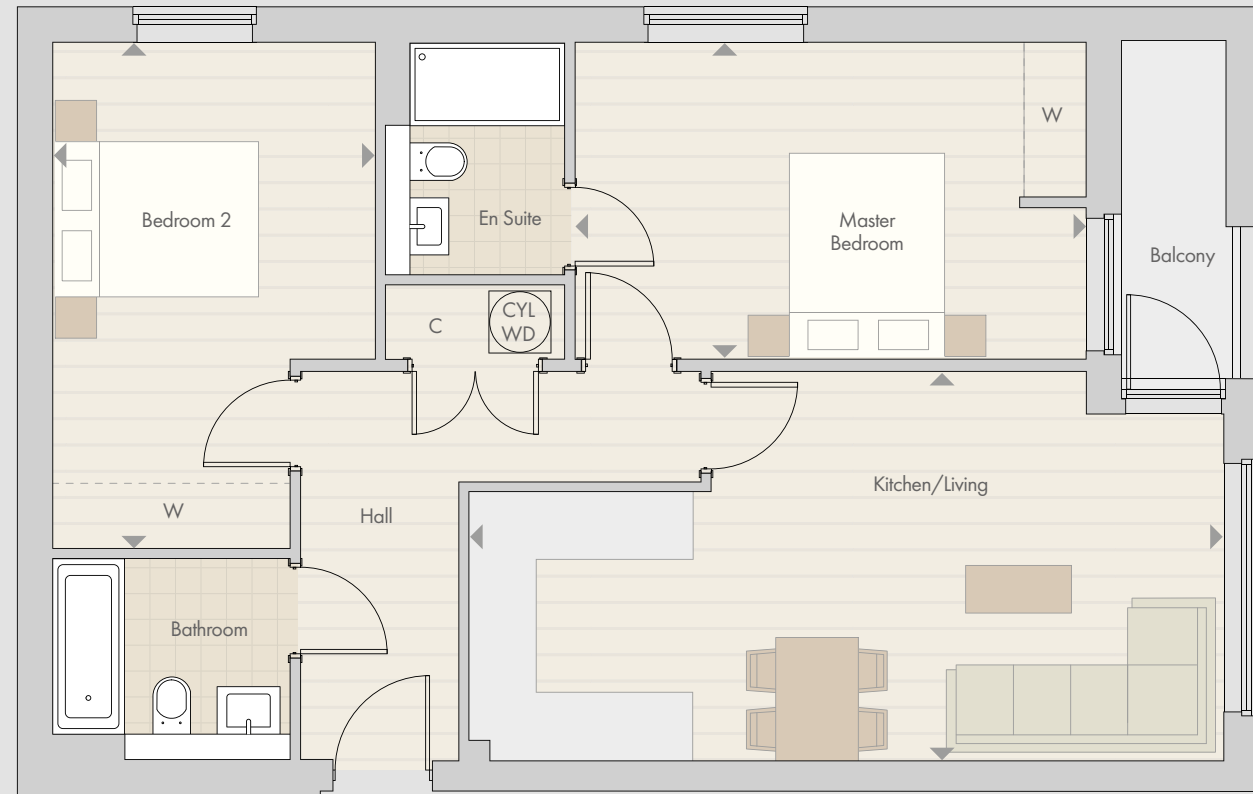
7.30m x 3.75m 23'11" x 12'3"

Master Bedroom

4.93m x 3.05m 16'2" x 10'1"

Bedroom 2

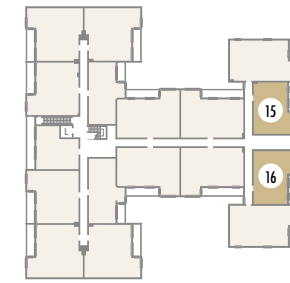
4.88m x 3.09m 16'0" x 10'1"



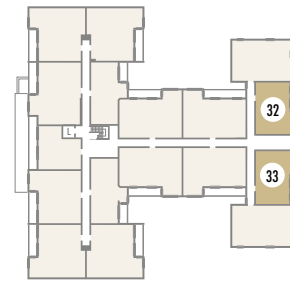
W Wardrobe included W Space for wardrobe CYL WD Cylinder and washer dryer stacked C Cupboard

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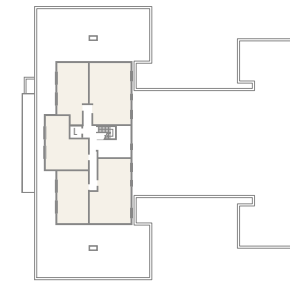
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



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APARTMENTS 15, 16, 32 & 33

FIRST FLOOR
PLOTS 15 & 16*

SECOND FLOOR
PLOTS 32 & 33*

*mirrored plots

PLOTS 15 & 32

Kitchen/Living 7.23m x 4.34m 23'8" x 14'2"

Bedroom

4.43 x 3.35m 14'6" x 10'11"

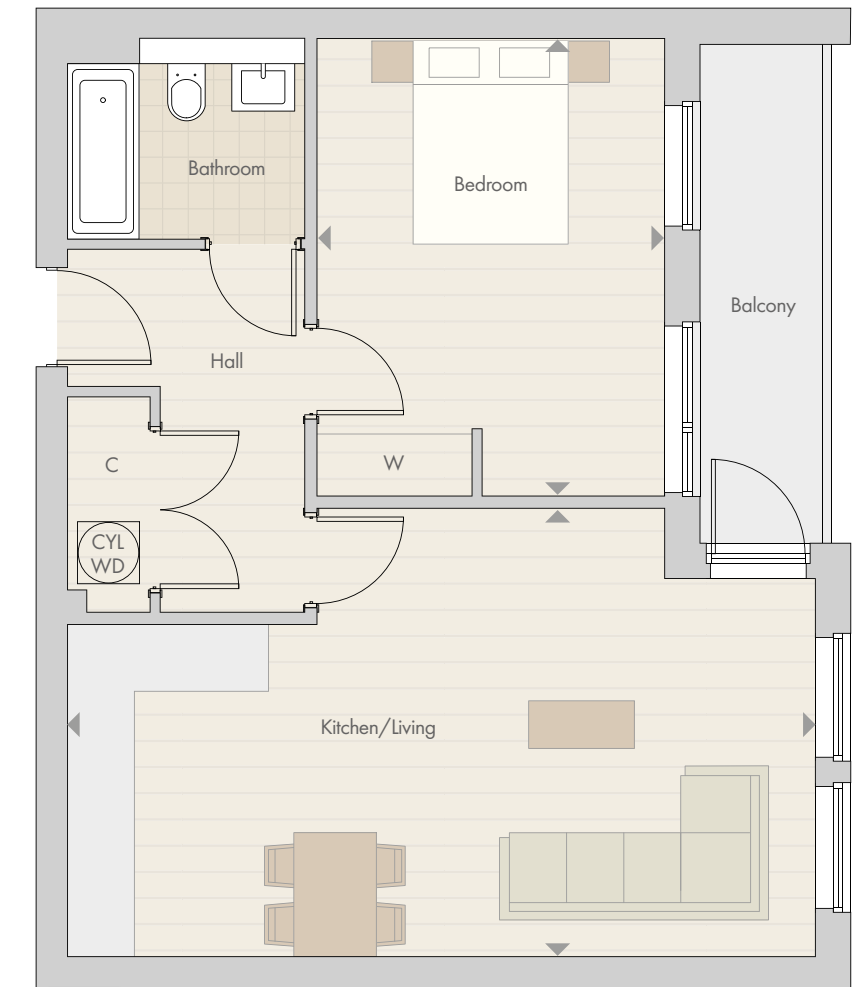
PLOTS 16 & 33

Kitchen/Living 7.23m x 4.59m 23'8" x 15'0"

Bedroom

4.43 x 3.35m 14'6" x 10'11"

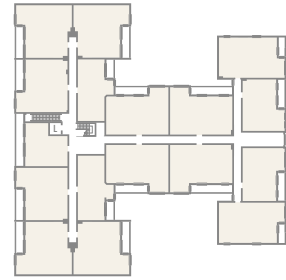
Apartment 16 & 33 have variations to window treatments, please ask a sales advisor for details.



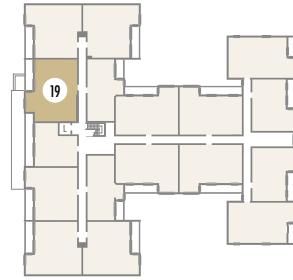
W Wardrobe included W Space for wardrobe CYL WD Cylinder and washer dryer stacked C Cupboard

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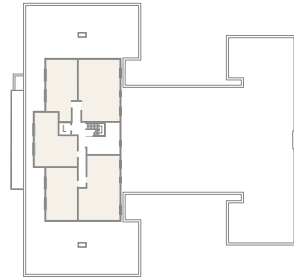
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENT 19

SECOND FLOOR

Kitchen/Living

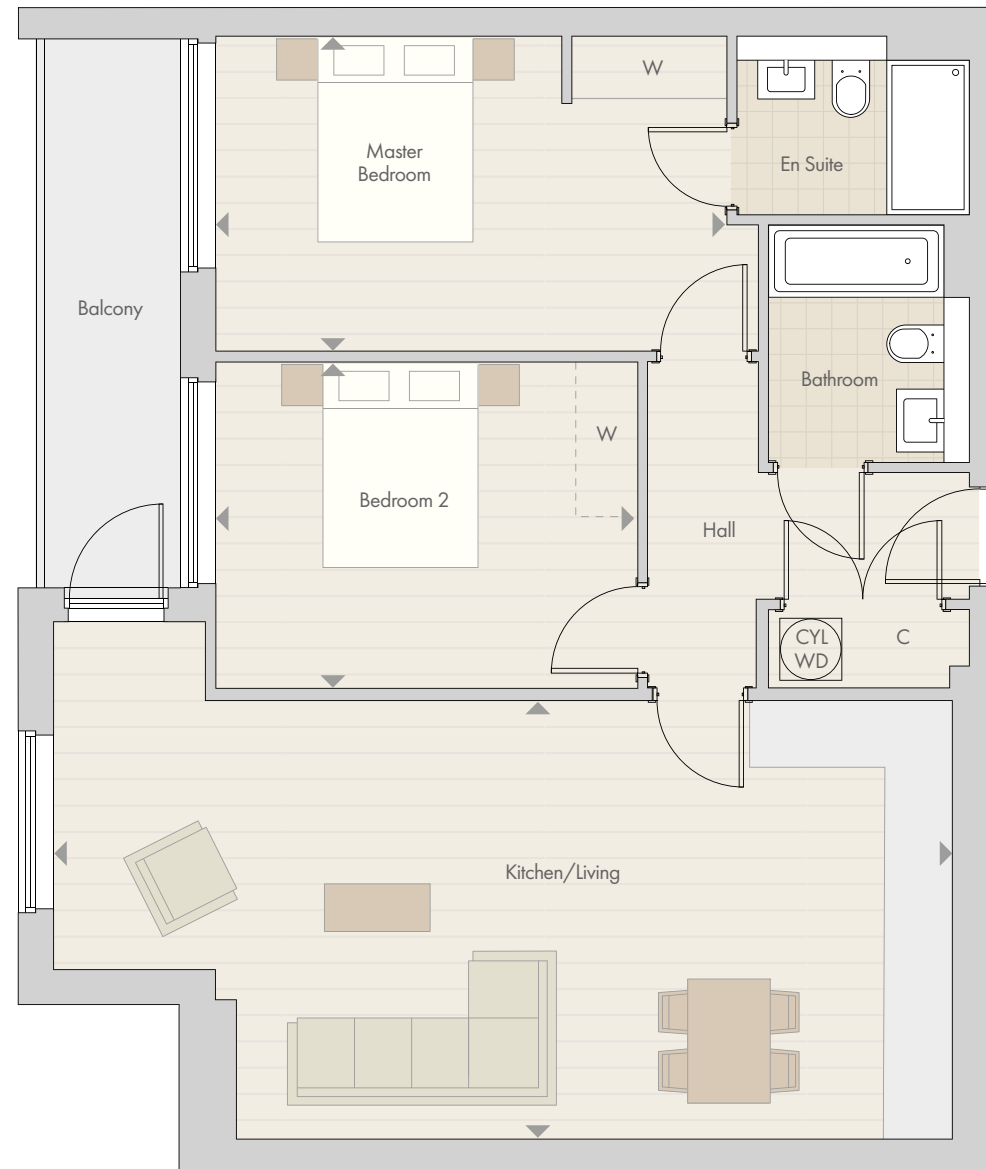
8.66m x 4.25m 28'4" x 13'11"

Master Bedroom

4.91m x 3.05m 16'1" x 10'0"

Bedroom 2

4.07m x 3.18m 13'4" x 10'5"



W Wardrobe included W Space for wardrobe CYL WD Cylinder and washer dryer stacked C Cupboard

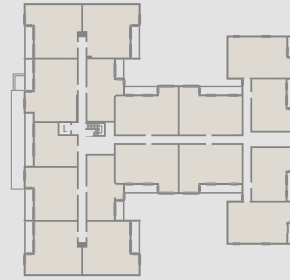
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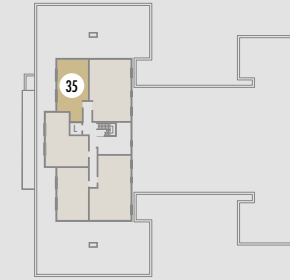
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENT 35

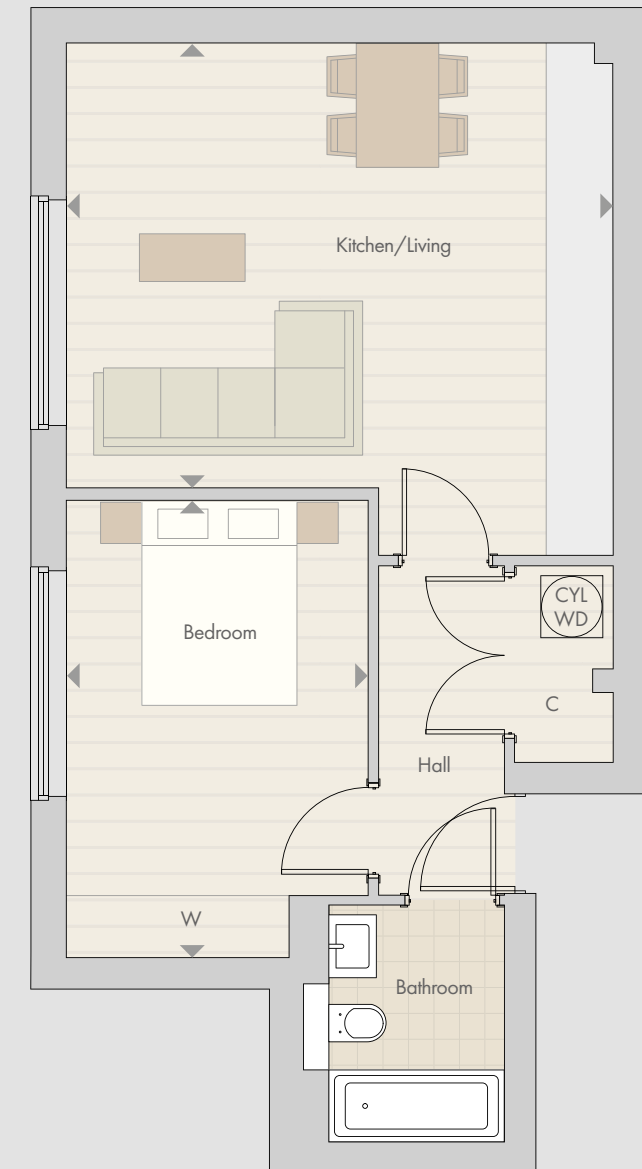
THIRD FLOOR

Kitchen/Living

5.28m x 4.30m 17'3" x 14'1"

Bedroom

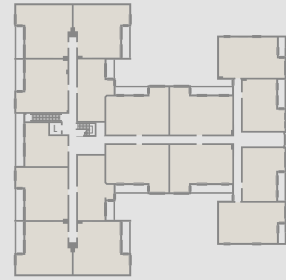
4.43m x 2.91m 14'6" x 9'6"



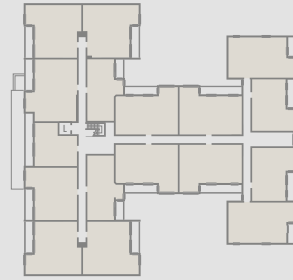
W Wardrobe included W Space for wardrobe CYL WD Cylinder and washer dryer stacked C Cupboard

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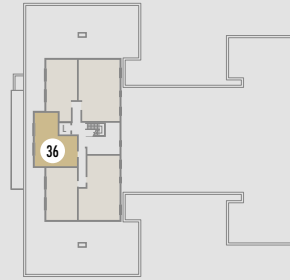
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENT 36

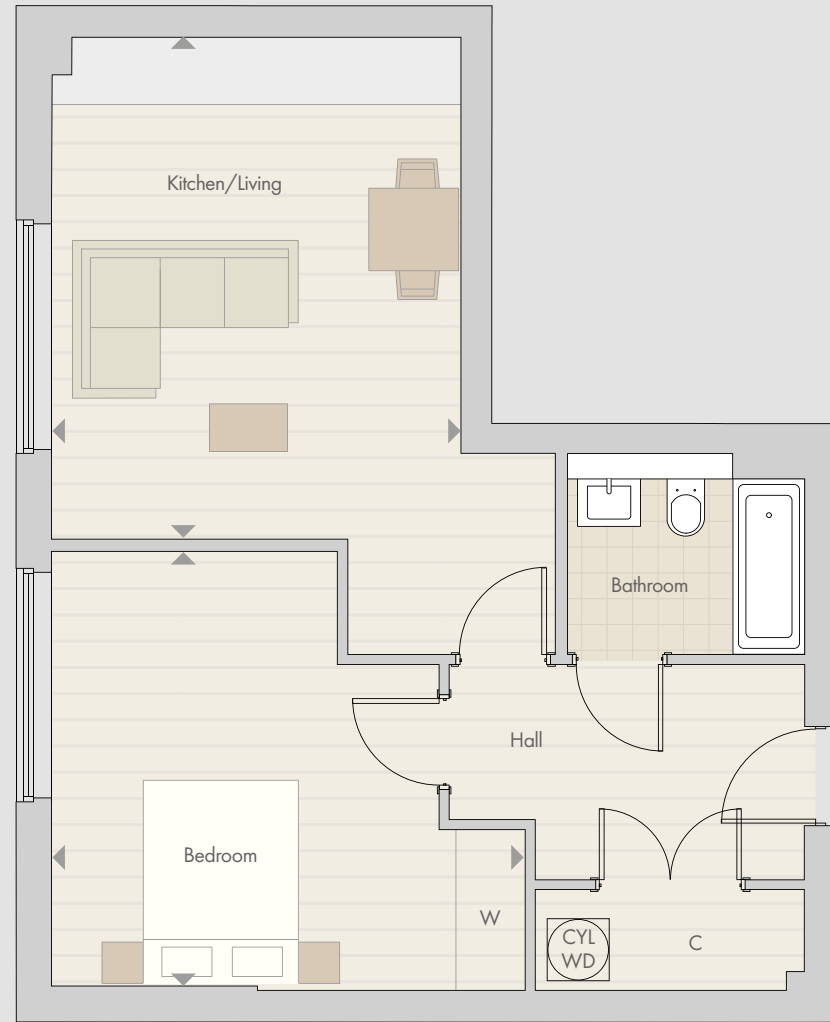
THIRD FLOOR

Kitchen/Living

4.86m x 3.95m 15'11" x 12'11"

Bedroom

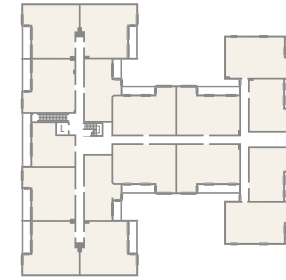
5.00m x 4.20m 16'5" x 13'9"



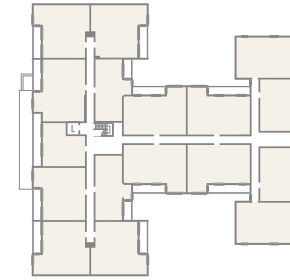
Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

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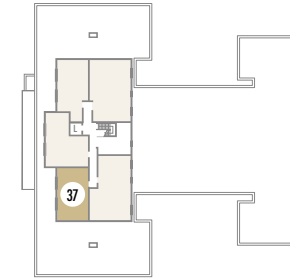
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENT 37

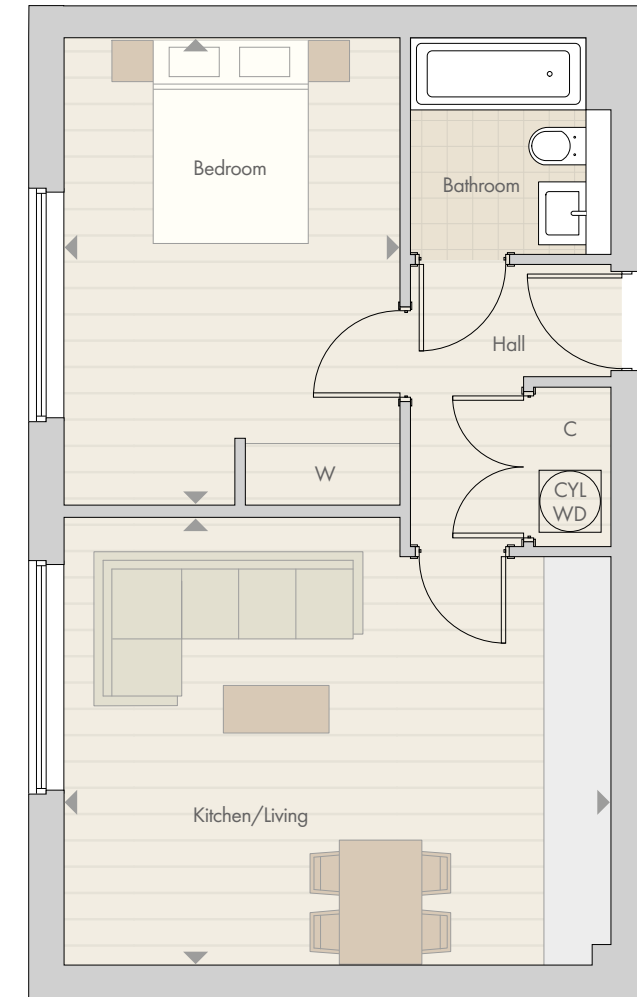
THIRD FLOOR

Kitchen/Living

5.28m x 4.32m 17'3" x 14'2"

Bedroom

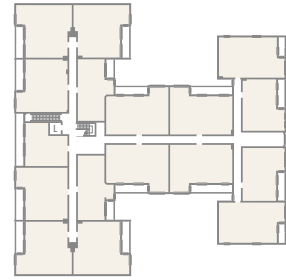
4.53m x 3.24m 14'10" x 10'7"



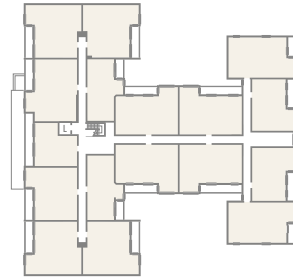
Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

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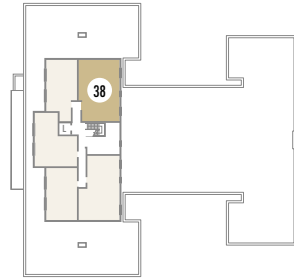
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENT 38

THIRD FLOOR

Kitchen/Living

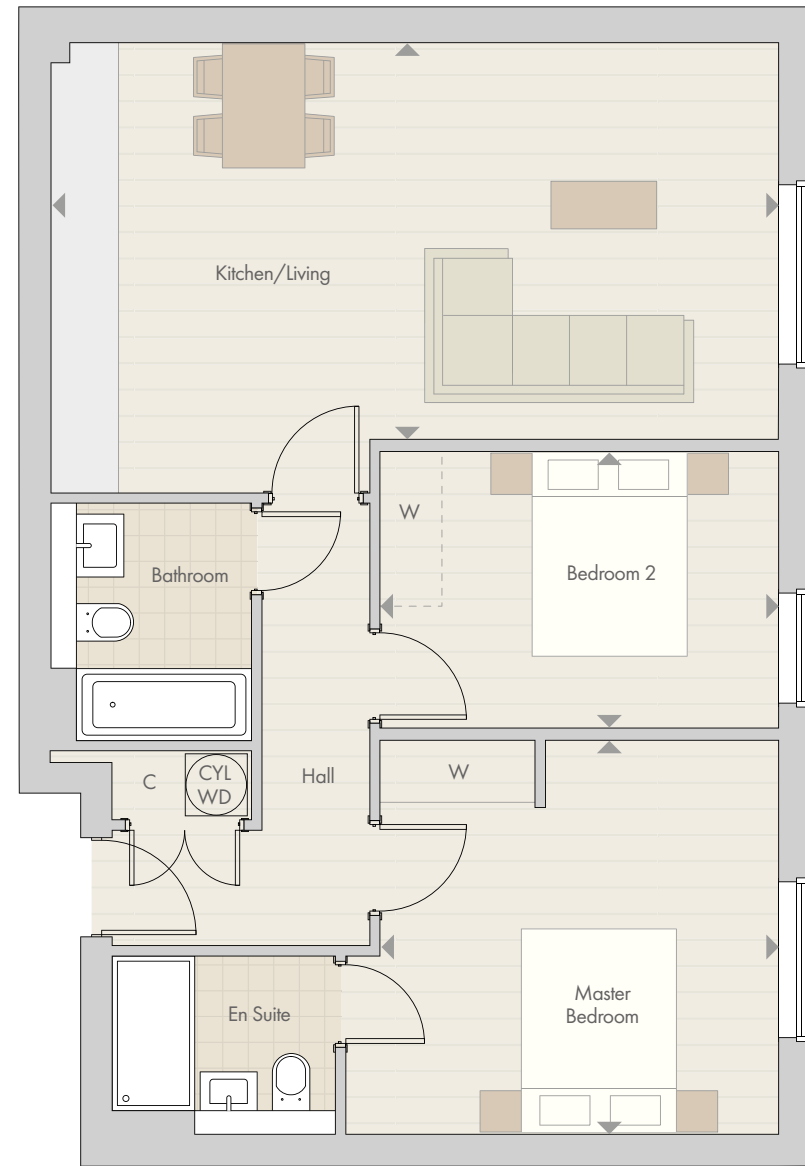
7.03m x 3.38m 23'0" x 11'1"

Master Bedroom

3.84m x 3.81m 12'7" x 12'6"

Bedroom 2

3.84m x 2.68m 12'7" x 8'9"

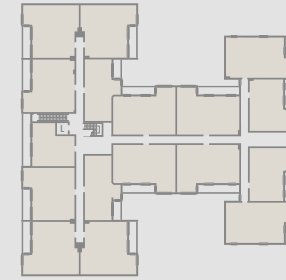


Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

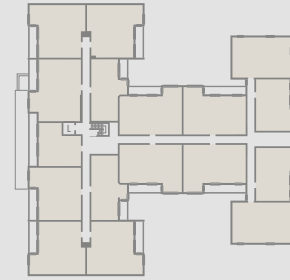
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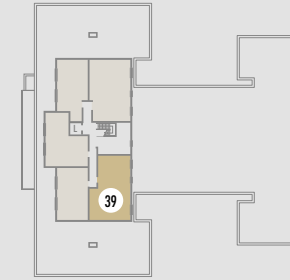
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



APARTMENT 39

THIRD FLOOR

Kitchen/Living

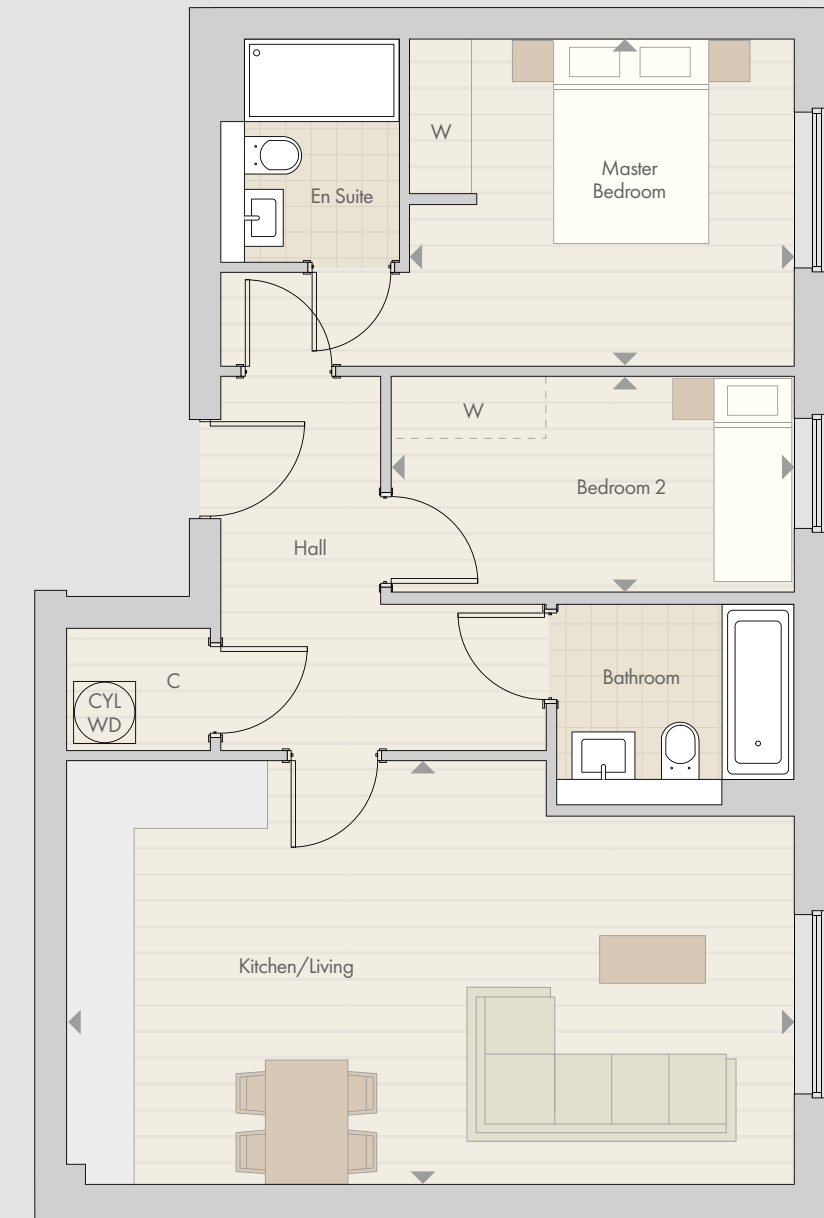
7.03m x 4.09m 23'0" x 13'5"

Master Bedroom

3.70m x 3.16m 12'1" x 10'4"

Bedroom 2

3.88m x 2.08m 12'8" x 6'9"



Wardrobe included Space for wardrobe Cylinder and washer dryer stacked Cupboard

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THE SPECIFICATION STYLISH & CONTEMPORARY

KITCHENS

- Contemporary handleless kitchen units by Nobilia*
- Slimline laminate worktops with matching splashback and upstands*
- Stainless steel sink and chrome mixer tap
- Stainless steel oven, induction hob, integrated extractor hood
- Integrated appliances to include 70/30 fridge/freezer and dishwasher
- Washer/dryer to utility cupboard

BATHROOMS

- Contemporary white Villeroy & Boch sanitaryware
- Concealed cistern WC with soft close seat
- Panelled bath with thermostatic bath tap and full height shower riser over baths
- Clear glass shower screen to baths
- Shower cubicle with thermostatic shower and clear glass shower screen to ensuite
- Full height Porcelanosa wall tiling to bath surround and shower cubicles
- Half height Porcelanosa tiling to sanitaryware walls*
- Porcelanosa floor tiles to bathroom and ensuite*
- Under basin vanity units to bathroom
- Fully recessed mirror above basin to bathroom
- Shaver point to bathroom and ensuite
- Electric chrome ladder style towel rail to bathroom and ensuite
- Plots 7, 8, 24 & 25 have a shower only

ENTERTAINMENT & COMMUNICATION

- TV and SkyQ points to living room, master bedroom and any additional bedrooms**
- BT point to living room**

INTERNAL FEATURES/DECORATION

- Energy efficient electric boiler
- Under floor heating throughout
- Hyperoptic superfast broadband - subject to subscription
- Contemporary white ladder doors with chrome ironmongery
- Skirting boards and architraves in white
- Internal walls and ceilings finished in smooth white emulsion
- Downlighters to hall, kitchen, bathroom and ensuite
- Pendant lighting elsewhere
- Mains control smoke alarm

COMMUNAL/EXTERNAL FEATURES

- U-PVC double glazed windows with chrome handles
- Video entry phone
- Decorated and carpeted corridors
- Allocated parking space to all apartments***
- Landscaped communal areas

PEACE OF MIND

10 year LABC warranty. Each home will be independently surveyed during construction by the Local Authority Building Control, who will issue their 10 year warranty certificate on completion of the home.

OPTIONAL EXTRAS

- Amtico throughout hallway and kitchen/living room*
- Carpets to bedrooms*

INLAND HOMES BRINGING LAND TO LIFE

Incorporated in the UK in 2005, Inland Homes plc is an AIM listed specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design.

As socially responsible housebuilders, our ethos is to deliver high-quality homes which suit today's lifestyle and enhance the environment in which people live.

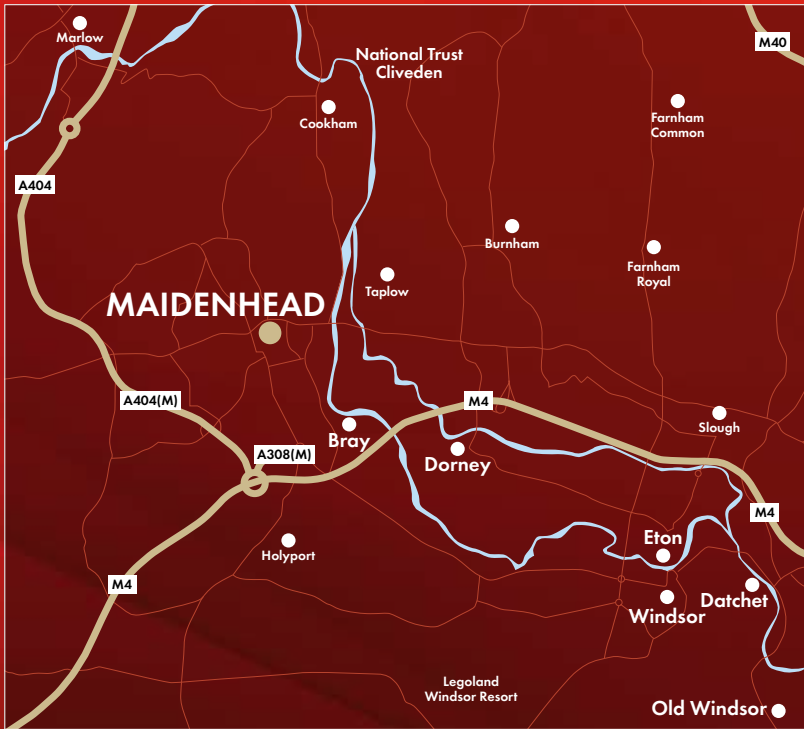
We are committed to extensive public and community consultation in order to ensure that, where possible, local community needs and objectives are met.

Our highly experienced team provide solutions to a variety of difficult and sensitive land situations. We create vibrant communities in which to live and work, benefiting not just those who reside there but the wider community too.

Inland's aim is to create sustainable communities and homes which set a benchmark for all future developments.

For further information please visit the Inland Homes website at inlandhomes.co.uk





SAT NAV REF: SL6 1TB



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Disclaimer: Plans and illustrations 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, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

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