

HORLICKS
QUARTER
SLOUGH SL1

Welcome to Aquifer House at Horlicks Quarter, an inspiring development that brings new energy and vitality to the heart of Slough. For over a century the Horlicks Factory, with its famous Clocktower and soaring chimney has been one of the most distinctive landmarks in the townscape.

Today, the factory and grounds have been sensitively regenerated to create a new community where refurbished historic buildings and new homes sit within carefully planned and curated landscaped gardens with tranquil water features.

Aquifer House at Horlicks Quarter represents the best of modern urban living – combining quality homes, excellent residents' facilities, beautiful gardens and a central location.



CONTEMPORARY HOMES IN A BEAUTIFUL SETTING

Aquifer House is an impressive building standing proudly at the heart of Horlicks Quarter.

This premium collection of 104 one and two bedroom apartments enjoys a prime position adjacent to Clocktower Place and Aquifer Gardens. Spanned across ten floors, all the apartments come with outside space, either balcony or terrace, with many apartments offering stunning views of the gardens, renowned Horlicks chimney and Clocktower.



THE GREEN HEART OF THE COMMUNITY

Here at Horlicks Quarter, you will find amazing spaces where residents can meet and socialise, hold events that bring everyone together, enjoy an energetic workout or the simple peace of the gardens.

Beside the 47m high original factory chimney is Clocktower Place, the focal point for community activities, offering space for all generations. From artisan markets, music events and art exhibitions, there will be exciting possibilities to enjoy throughout the years.

HORLICKS QUARTER



| KEY | | |
|---------------------------------|----------------------------|-----------------------|
| 01 RESIDENTS' FACILITIES | 02 DAY NURSERY | --- CYCLE PATH |
| - GYM | 03 ROOFTOP GARDEN | |
| - CINEMA ROOM | 04 CO-WORKING HUB | |
| - RESIDENTS' LOUNGE | 05 CAFÉ | |
| - GAMES ROOM | 06 LOCAL STORE | |
| - 12-HOUR CONCIERGE | 07 COMMERCIAL SPACE | |

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Amenities are proposed and delivery will be phased. Buildings scheduled for release in Phase 2; The Maltings, James Horlicks House, William Horlicks House, Horlicks Terrace and Barley Mews. Timings are approximate, correct at time of print. *Source: google.co.uk/maps

THE HEART OF THE HOME

Kitchens are individually designed to ensure they are ergonomically ideal. High specification fittings include Bosch integrated appliances, Karndean flooring and feature pendant lighting above the breakfast bar.*

Selected apartments have a living wall rack for growing herbs and plants. Imaginative design has been used to integrate modern appliances whilst maximising light and space in this most important area of the home.



*Where applicable

Photography of Horlicks Quarter Showhome, indicative only



PEACE AND TRANQUILLITY

Make this your own private haven. Choose from a cool minimalistic palette of natural hues for walls and fittings. Luxuriously soft-to-the-touch fitted carpets are available in a selection of on-trend colours.

Photography of Horlicks Quarter Showhome, indicative only

SPACE TO REST AND RELAX

When it comes to bedrooms and bathrooms, everyone deserves a touch of luxury. At Aquifer House we have created rooms that are wonderfully restful and calming. Bedrooms are

spacious and light-filled – a relaxing retreat from the hustle and bustle of everyday life – while sleek and contemporary bathrooms and ensuites are a balm for the senses.



Photography of Horlicks Quarter showhome, indicative only



HORLICKS QUARTER

HORLICKS QUARTER

Computer Generated Image, subject to final planning and design



EXCLUSIVE RESIDENTS' FACILITIES

Your wellbeing and social life are as important as your apartment at Horlicks Quarter, and residents' exclusive facilities are designed with this in mind – a gym, a games room with pool table, a rooftop garden, private dining area and more.

Computer Generated Image is indicative only



WORK, RELAX & SOCIALISE ALL CLOSE BY

Within the Horlicks Factory building, and just a short walk through the gardens from Aquifer House, we have created a range of facilities designed to make residents' lives easier, fun and sociable – from a 12-hour concierge service to a games room.

Take time to work outside of your apartment in the relaxed co-working environment. Book the cinema room to watch the latest film blockbuster, work out in the gym, or head to the dedicated residents' lounge with pool table and comfortable sofas.



Computer Generated Image is indicative only



Computer Generated Image is indicative only

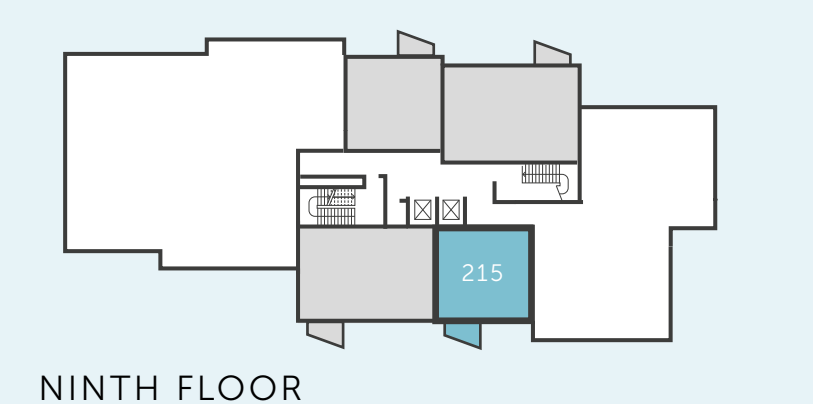
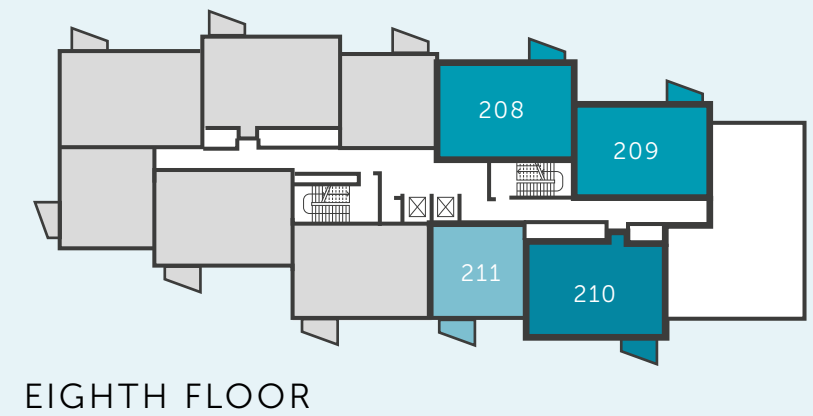
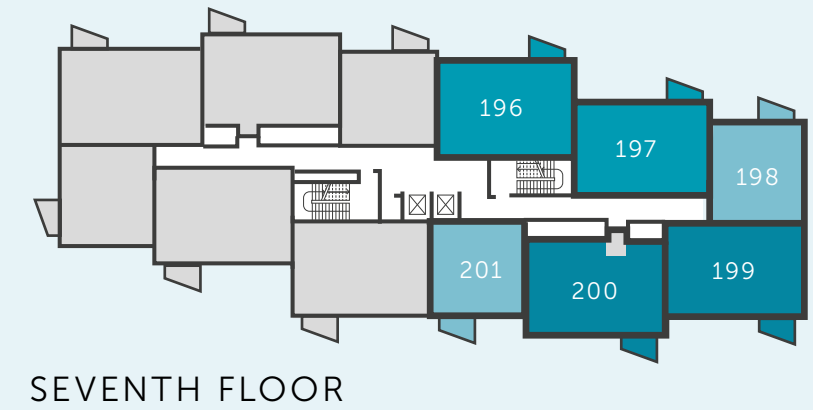
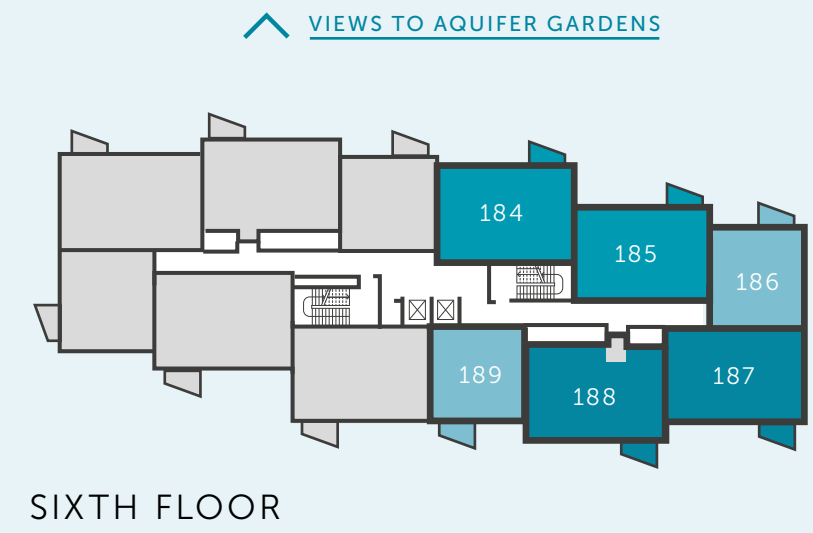
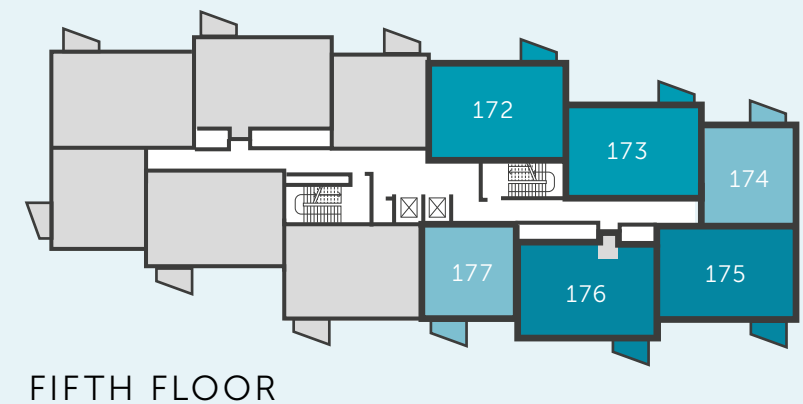
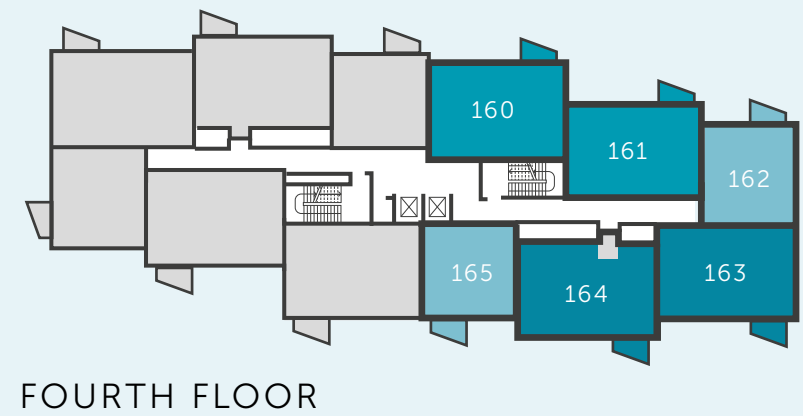
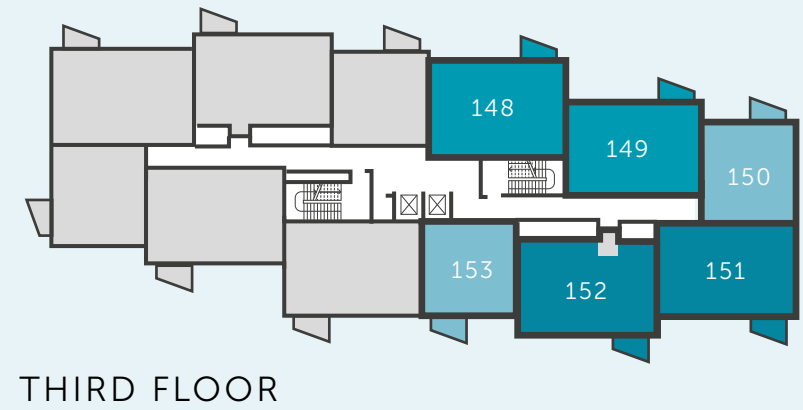
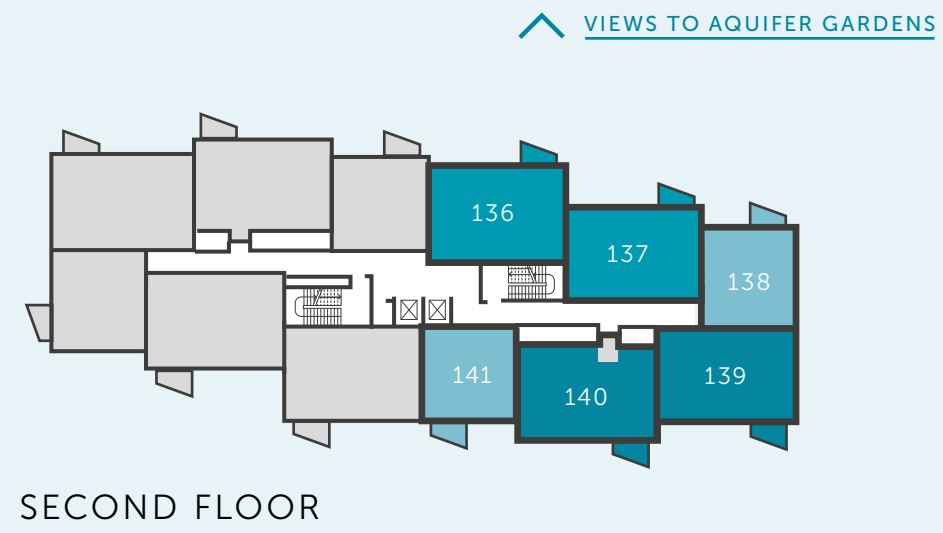
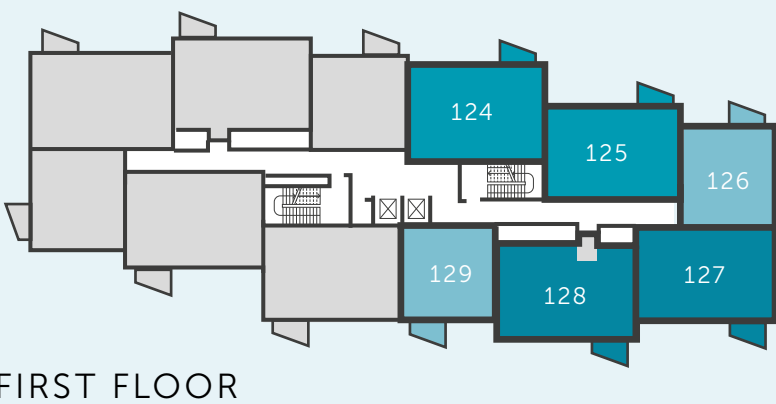
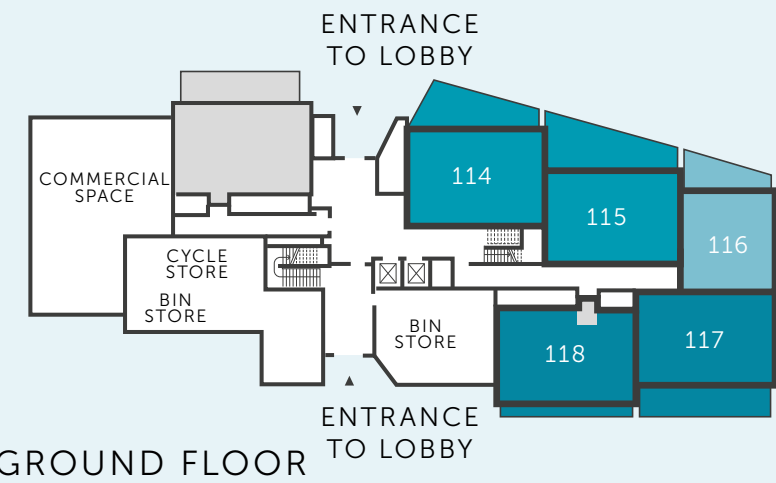
FLOORPLANS

APARTMENT FINDER

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

VIEW TO AQUIFER GARDENS



*Source: google.co.uk/maps

GROUND FLOOR



AQUIFER HOUSE GROUND FLOOR

APARTMENT 114

| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 694 sq ft |
| Living/Dining | 4.06m x 3.44m | 13' 4" x 11' 4" |
| Kitchen | 3.18m x 2.39m | 10' 5" x 7' 10" |
| Bedroom 1 | 3.32m x 2.92m | 10' 11" x 9' 7" |
| Bedroom 2 | 2.92m x 2.75m | 9' 7" x 9' 0" |

APARTMENT 115

| | | |
|-------------------|---------------|-----------------|
| Total Area | 64 sq m | 692 sq ft |
| Living/Dining | 3.89m x 3.37m | 12' 9" x 11' 1" |
| Kitchen | 2.96m x 1.87m | 9' 8" x 6' 2" |
| Bedroom 1 | 4.38m x 2.83m | 14' 4" x 9' 3" |
| Bedroom 2 | 3.08m x 2.80m | 10' 1" x 9' 2" |

APARTMENT 116

| | | |
|-------------------|---------------|------------------|
| Total Area | 46 sq m | 497 sq ft |
| Living/Dining | 4.03m x 3.33m | 13' 3" x 10' 11" |
| Kitchen | 2.45m x 2.40m | 8' 1" x 7' 11" |
| Bedroom | 3.35m x 2.97m | 11' 0" x 9' 9" |

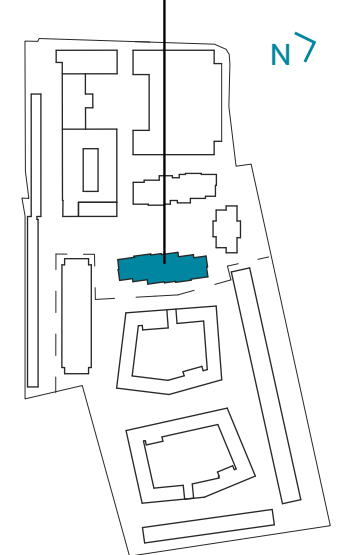
APARTMENT 117

| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 703 sq ft |
| Living/Dining | 4.38m x 3.44m | 14' 4" x 11' 4" |
| Kitchen | 3.08m x 2.08m | 10' 1" x 6' 10" |
| Bedroom 1 | 3.35m x 3.08m | 11' 0" x 10' 1" |
| Bedroom 2 | 3.08m x 2.75m | 10' 1" x 9' 0" |

APARTMENT 118

| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 702 sq ft |
| Living/Dining | 3.89m x 3.50m | 12' 9" x 11' 6" |
| Kitchen | 3.00m x 1.90m | 9' 10" x 6' 3" |
| Bedroom 1 | 4.38m x 2.79m | 14' 4" x 9' 2" |
| Bedroom 2 | 3.08m x 2.80m | 10' 1" x 9' 2" |

AQUIFER HOUSE



FLOORS

| |
|---------------|
| Ninth Floor |
| Eighth Floor |
| Seventh Floor |
| Sixth Floor |
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◀▶ Measurement Points
- C Cupboard
- AC Airing Cupboard
- L Linen Cupboard
- W Wardrobe
- U Utility Cupboard

HORLICKS QUARTER

DISCLAIMER

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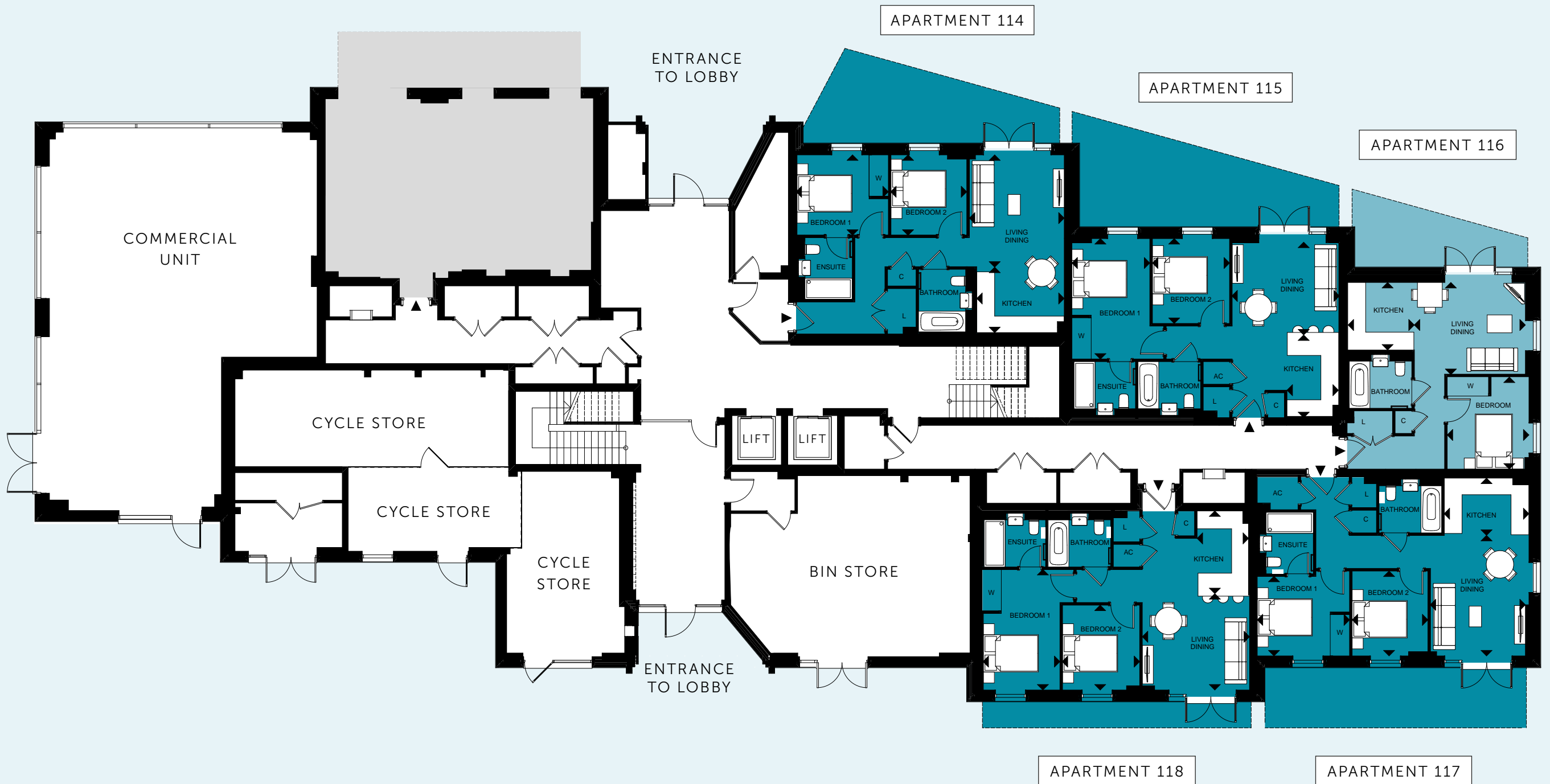
AQUIFER HOUSE

GROUND FLOOR



↑
VIEWS OVER
AQUIFER GARDENS

↑
VIEWS OVER
AQUIFER GARDENS



HORLICKS QUARTER

FIRST – SEVENTH FLOORS



HORLICKS QUARTER

AQUIFER HOUSE FIRST – SEVENTH FLOORS

APARTMENTS 124, 136, 148, 160, 172, 184 & 196

| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 694 sq ft |
| Living/Dining | 4.38m x 3.44m | 14' 4" x 11' 4" |
| Kitchen | 2.95m x 2.08m | 9' 8" x 6' 10" |
| Bedroom 1 | 3.35m x 2.89m | 11' 0" x 9' 6" |
| Bedroom 2 | 3.08m x 2.75m | 10' 1" x 9' 0" |

APARTMENTS 125, 137, 149, 161, 173, 185 & 197

| | | |
|-------------------|---------------|-----------------|
| Total Area | 64 sq m | 691 sq ft |
| Living/Dining | 3.89m x 3.37m | 12' 9" x 11' 1" |
| Kitchen | 3.00m x 1.87m | 9' 10" x 6' 2" |
| Bedroom 1 | 4.38m x 2.79m | 14' 4" x 9' 2" |
| Bedroom 2 | 3.08m x 2.80m | 10' 1" x 9' 2" |

APARTMENTS 126, 138, 150, 162, 174, 186 & 198

| | | |
|-------------------|---------------|------------------|
| Total Area | 46 sq m | 497 sq ft |
| Living/Dining | 4.03m x 3.34m | 13' 3" x 10' 11" |
| Kitchen | 2.45m x 2.40m | 8' 1" x 7' 11" |
| Bedroom | 3.35m x 2.97m | 11' 0" x 9' 9" |

APARTMENTS 127, 139, 151, 163, 175, 187 & 199

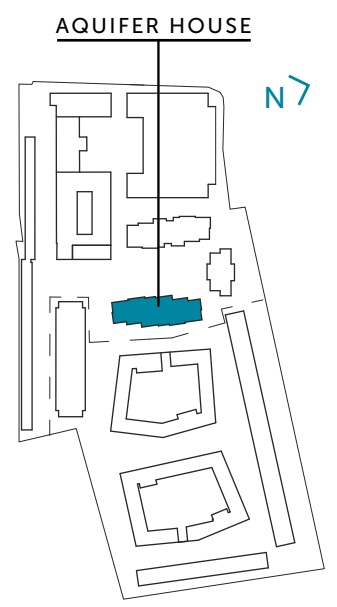
| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 703 sq ft |
| Living/Dining | 4.38m x 3.44m | 14' 4" x 11' 4" |
| Kitchen | 3.08m x 2.08m | 10' 1" x 6' 10" |
| Bedroom 1 | 3.35m x 3.08m | 11' 0" x 10' 1" |
| Bedroom 2 | 3.08m x 2.75m | 10' 1" x 9' 0" |

APARTMENTS 128, 140, 152, 164, 176, 188 & 200

| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 702 sq ft |
| Living/Dining | 3.89m x 3.50m | 12' 9" x 11' 6" |
| Kitchen | 2.96m x 1.87m | 9' 8" x 6' 2" |
| Bedroom 1 | 4.38m x 2.79m | 14' 4" x 9' 2" |
| Bedroom 2 | 3.08m x 2.80m | 10' 1" x 9' 2" |

APARTMENTS 129, 141, 153, 165, 177, 189 & 201

| | | |
|-------------------|---------------|-----------------|
| Total Area | 45 sq m | 487 sq ft |
| Living/Dining | 3.38m x 3.37m | 11' 1" x 11' 1" |
| Kitchen | 3.00m x 2.13m | 9' 10" x 7' 0" |
| Bedroom | 3.30m x 2.95m | 10' 10" x 9' 8" |



FLOORS

| |
|---------------|
| Ninth Floor |
| Eighth Floor |
| Seventh Floor |
| Sixth Floor |
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◀▶ Measurement Points
- C Cupboard
- AC Airing Cupboard
- L Linen Cupboard
- W Wardrobe
- U Utility Cupboard

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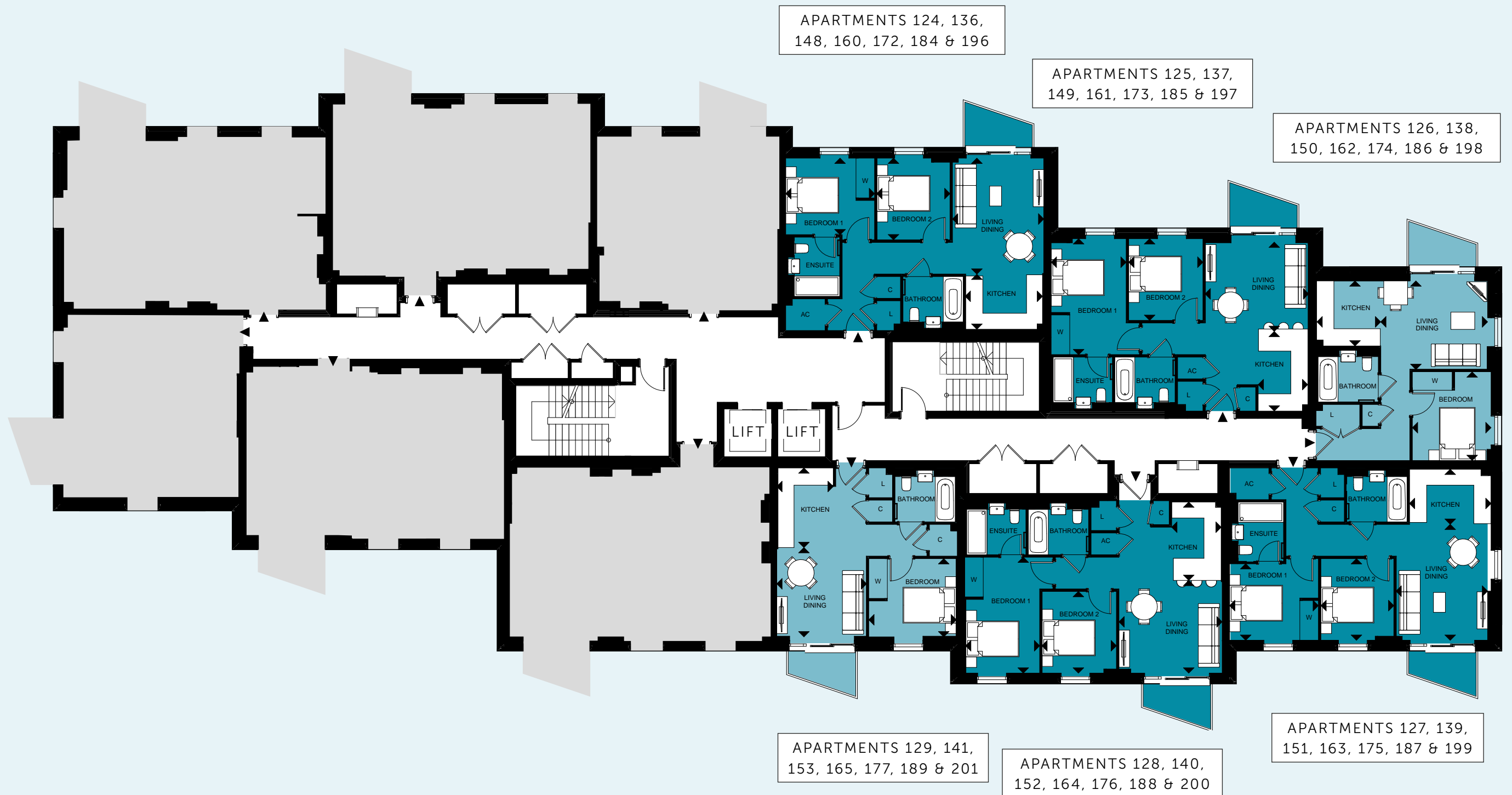
AQUIFER HOUSE

FIRST - SEVENTH FLOORS



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VIEWS OVER
AQUIFER GARDENS

^
VIEWS OVER
AQUIFER GARDENS



EIGHTH FLOOR



AQUIFER HOUSE

EIGHTH FLOOR

APARTMENT 208

| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 694 sq ft |
| Living/Dining | 4.38m x 3.44m | 14' 4" x 11' 4" |
| Kitchen | 2.90m x 2.08m | 9' 6" x 6' 10" |
| Bedroom 1 | 3.35m x 2.89m | 11' 0" x 9' 6" |
| Bedroom 2 | 3.08m x 2.75m | 10' 1" x 9' 0" |

APARTMENT 209

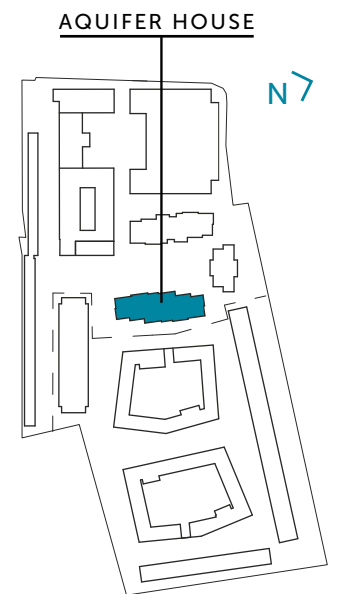
| | | |
|-------------------|---------------|-----------------|
| Total Area | 64 sq m | 692 sq ft |
| Living/Dining | 3.89m x 3.37m | 12' 9" x 11' 1" |
| Kitchen | 3.00m x 1.87m | 9' 10" x 6' 2" |
| Bedroom 1 | 4.38m x 2.79m | 14' 4" x 9' 2" |
| Bedroom 2 | 3.08m x 2.80m | 10' 1" x 9' 2" |

APARTMENT 210

| | | |
|-------------------|---------------|-----------------|
| Total Area | 65 sq m | 702 sq ft |
| Living/Dining | 3.89m x 3.50m | 12' 9" x 11' 6" |
| Kitchen | 3.00m x 1.87m | 9' 10" x 6' 2" |
| Bedroom 1 | 4.38m x 2.79m | 14' 4" x 9' 2" |
| Bedroom 2 | 3.08m x 2.80m | 10' 1" x 9' 2" |

APARTMENT 211

| | | |
|-------------------|---------------|-----------------|
| Total Area | 45 sq m | 485 sq ft |
| Living/Dining | 3.38m x 3.37m | 11' 1" x 11' 1" |
| Kitchen | 3.00m x 2.13m | 9' 10" x 7' 0" |
| Bedroom | 3.30m x 2.95m | 10' 10" x 9' 8" |



HORLICKS QUARTER

FLOORS

| |
|---------------------|
| Ninth Floor |
| Eighth Floor |
| Seventh Floor |
| Sixth Floor |
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◀▶ Measurement Points
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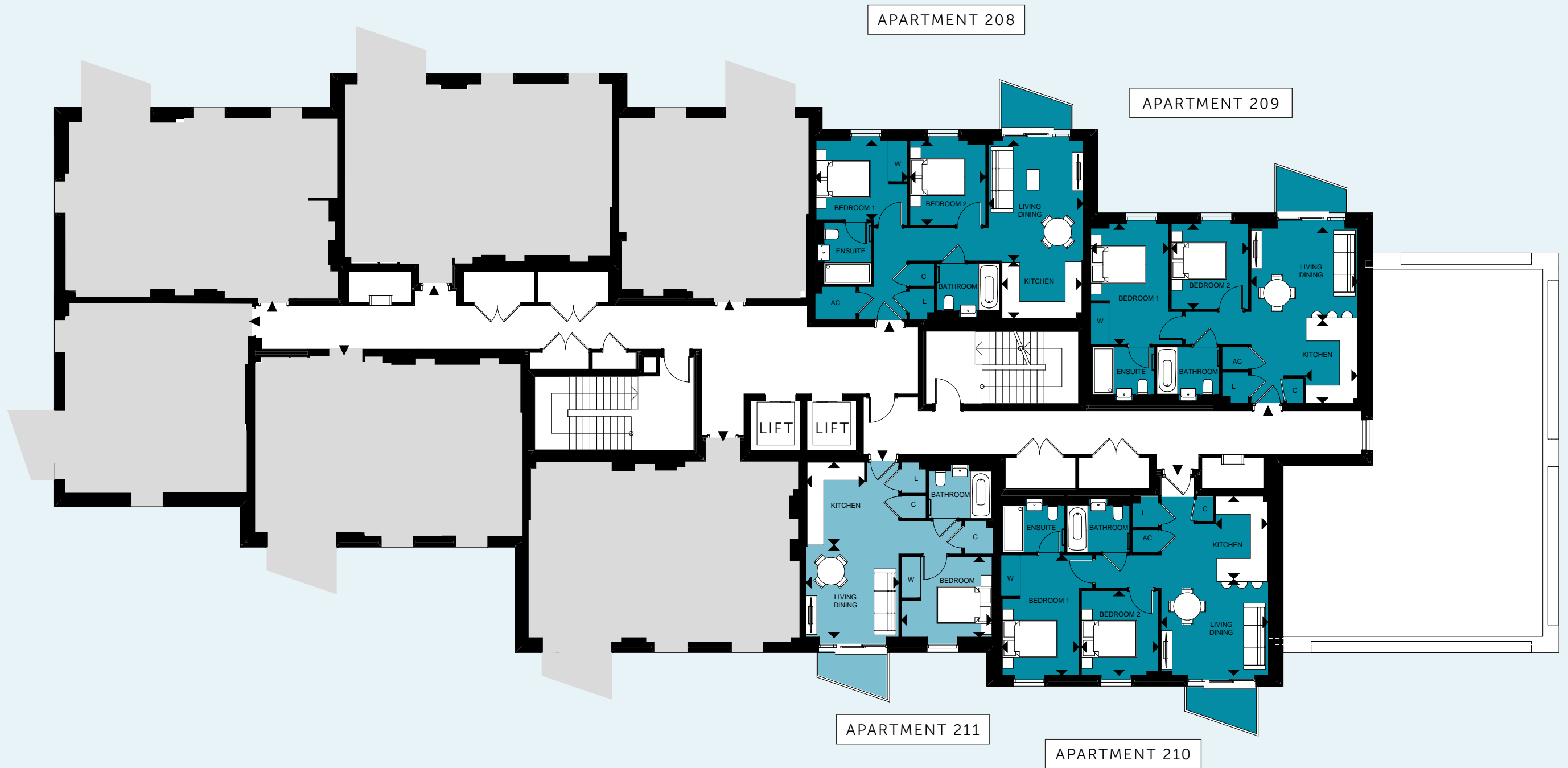
AQUIFER HOUSE

EIGHTH FLOOR



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VIEWS OVER
AQUIFER GARDENS

^
VIEWS OVER
AQUIFER GARDENS



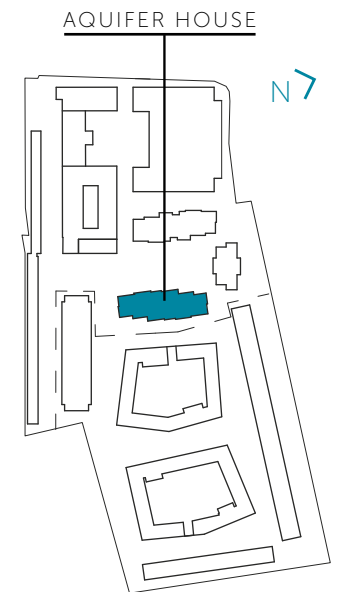
NINTH FLOOR



AQUIFER HOUSE NINTH FLOOR

APARTMENT 215

| | | |
|---------------|---------------|-----------------|
| Total Area | 45 sq m | 485 sq ft |
| Living/Dining | 3.38m x 3.37m | 11' 1" x 11' 1" |
| Kitchen | 3.00m x 2.13m | 9' 10" x 7' 0" |
| Bedroom | 3.30m x 2.95m | 10' 10" x 9' 8" |



HORLICKS QUARTER

FLOORS

| |
|---------------|
| Ninth Floor |
| Eighth Floor |
| Seventh Floor |
| Sixth Floor |
| Fifth Floor |
| Fourth Floor |
| Third Floor |
| Second Floor |
| First Floor |
| Ground Floor |

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

- ◄► Measurement Points
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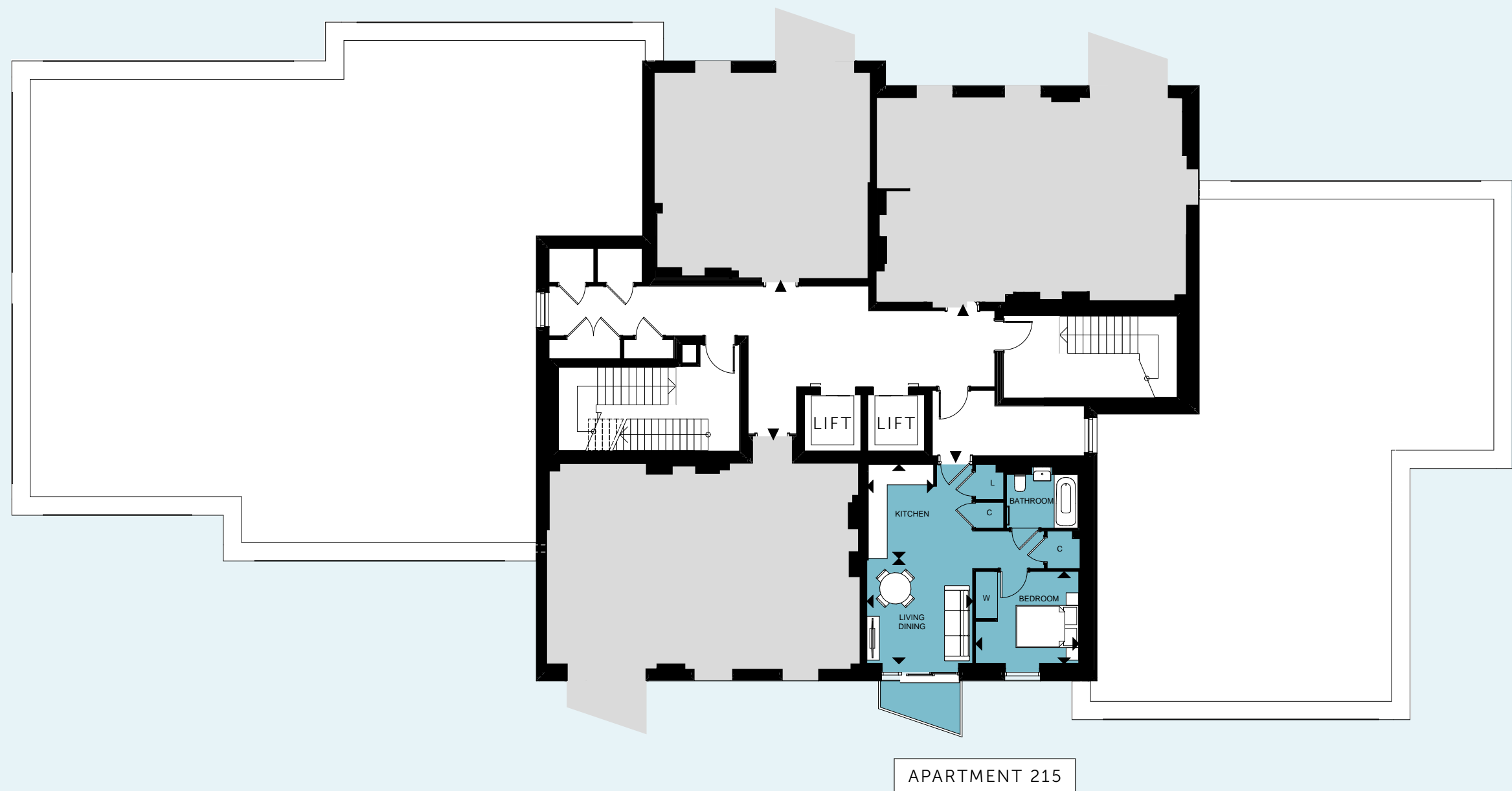
AQUIFER HOUSE

NINTH FLOOR

N7

^
VIEWS OVER
AQUIFER GARDENS

^
VIEWS OVER
AQUIFER GARDENS



HORLICKS QUARTER



BERKELEY QUALITY

Quality is the defining characteristic of Horlicks Quarter, right down to the very last detail. Locations, style of homes, construction practices, materials and specifications have been chosen with great care.

SPECIFICATION

Every detail of your home has been carefully planned and meticulously finished with Berkeley's characteristic focus on detail and quality.

Kitchens

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch integrated appliances throughout including:
 - Stainless steel multi-function single oven
 - 4-zone induction hob
 - Integrated multi-function dishwasher
 - Integrated fridge/freezer
 - Built-in canopy extractor
- Stainless steel single bowl sink with drainer and mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndeian timber-effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar where applicable

Ensuite

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Floor mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Bathrooms

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Floor mounted WC with soft-closing seat and cover
- Concealed cistern and dual flush plate
- Bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer/diverter with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over bath and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Electrical fittings and home entertainment

- Television (SkyQ/terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen/living/dining area and hallway
- Pendant lighting to feature within bedrooms

Heating

- Electric panel heating throughout
- Mains fed, electrically operated hot water cylinder

Interior Finishes

- White satin painted internal doors with satin/polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Bespoke hinged wardrobe doors within bedroom 1 with single hanging
- Karndeian timber-effect flooring to kitchen/living/dining and hallway (where applicable)
- Carpet laid to bedrooms

Linen Cupboard

- Space and plumbing provided for free-standing washer/dryer
- Recessed LED downlights
- Karndeian timber-effect flooring to match kitchen/living/dining

Security & Peace Of Mind

- Audio/video door entry system
- Mains supply smoke detectors and heat detectors with battery back-up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

Communal Features

- Bin store
- Cycle store
- Communal television aerial and satellite dish

**HORLICKS
QUARTER**



Sales & Marketing Suite

Stoke Gardens,
Slough SL1 3QB

Directions

By car from Reading M4

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 1st exit onto Tuns Lane/A355.

By car from London M4

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 3rd exit onto Tuns Lane/A355.

From Tuns Lane/A355

At traffic light junction turn right onto Bath Road/A4 and continue to follow A4 (passing Salt Hill Park). Continue along A4 until you reach Stoke Road/B416 junction. Turn left at traffic lights onto Stoke Road (Slough Bus Stop and Train Station on your right hand side). Over the railway bridge at next traffic light junction turn left onto Stoke Gardens.

By foot from Slough Station

Exit the station via Platform 5 and turn left onto Railway Terrace. At the end of Railway Terrace turn right onto Stoke Road/B416. At the next junction turn left onto Stoke Gardens.



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