

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

HORLICKS QUARTER

Computer Generated Image is indicative only

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.



Lifestyle photography is indicative only



*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

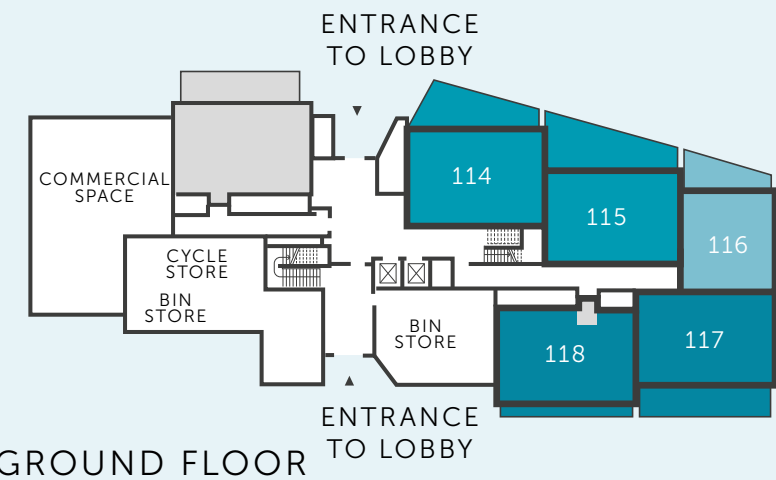
FLOORPLANS

APARTMENT FINDER

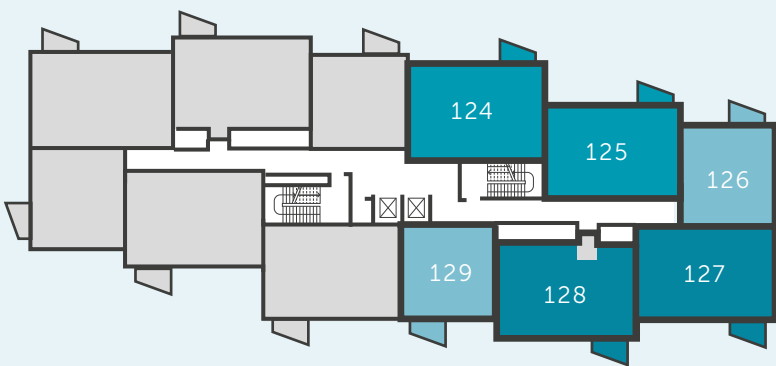
APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

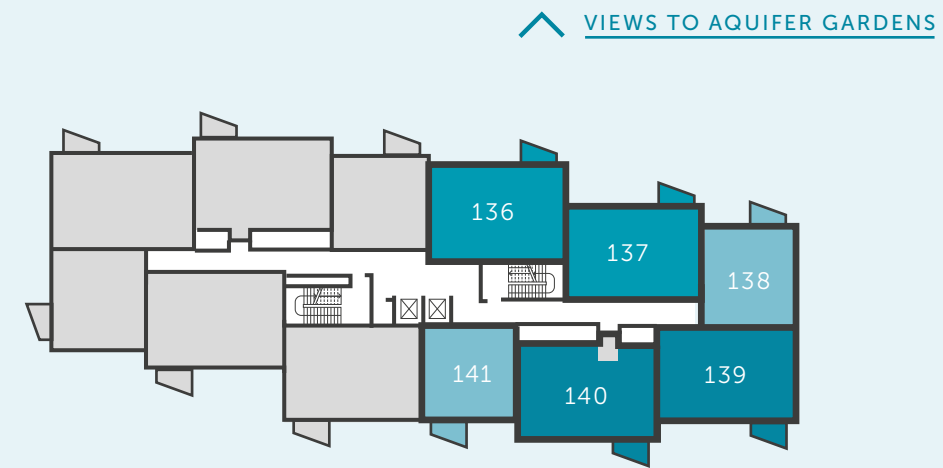
VIEW TO AQUIFER GARDENS



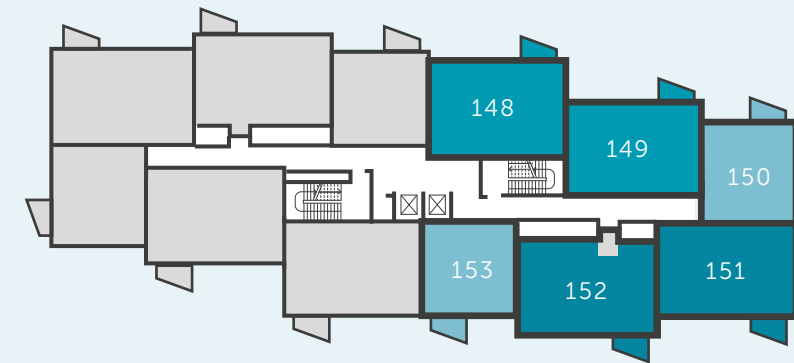
GROUND FLOOR



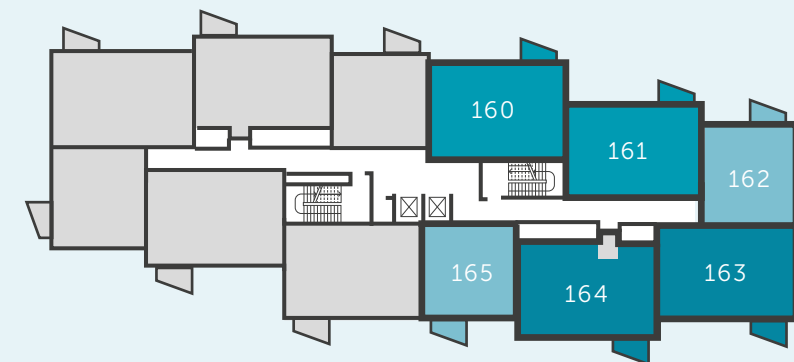
FIRST FLOOR



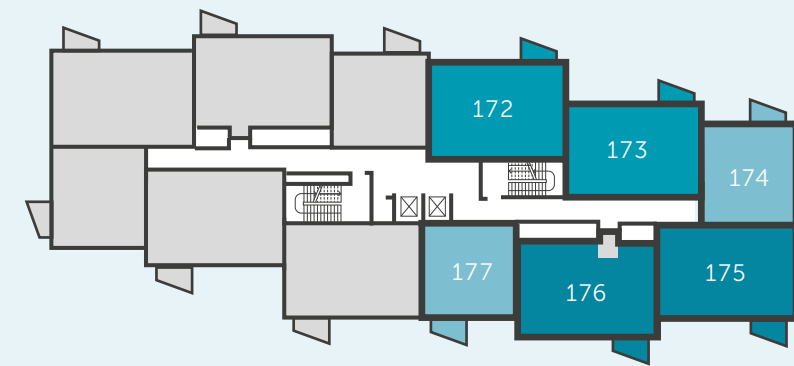
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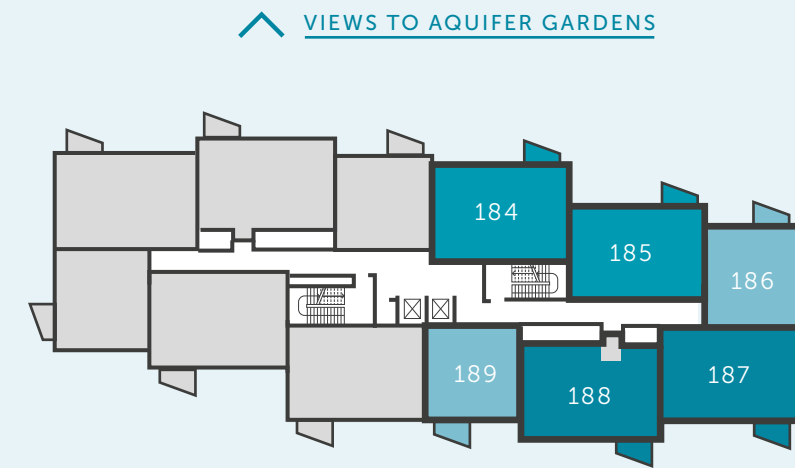
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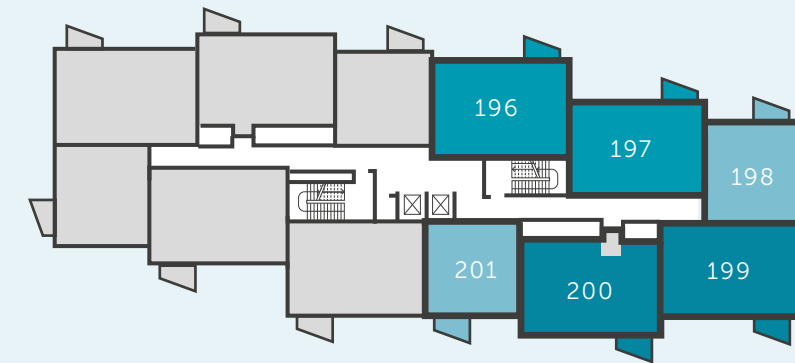
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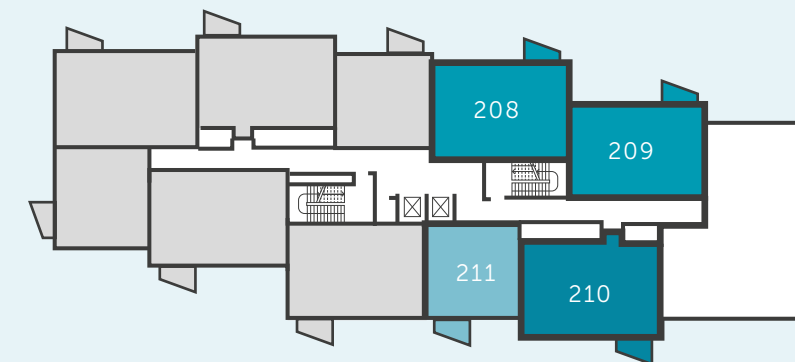
FIFTH FLOOR



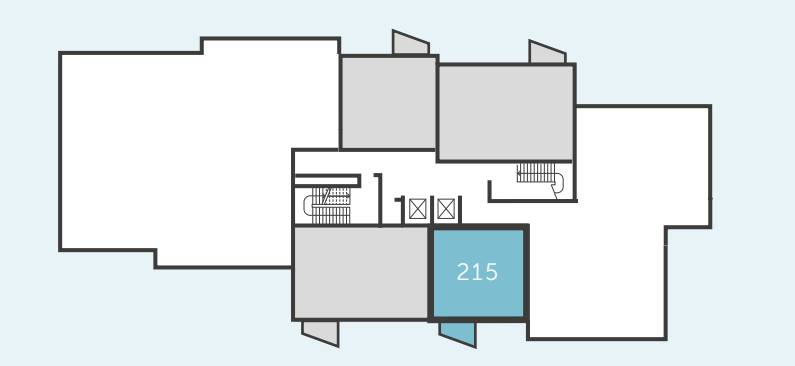
SIXTH FLOOR



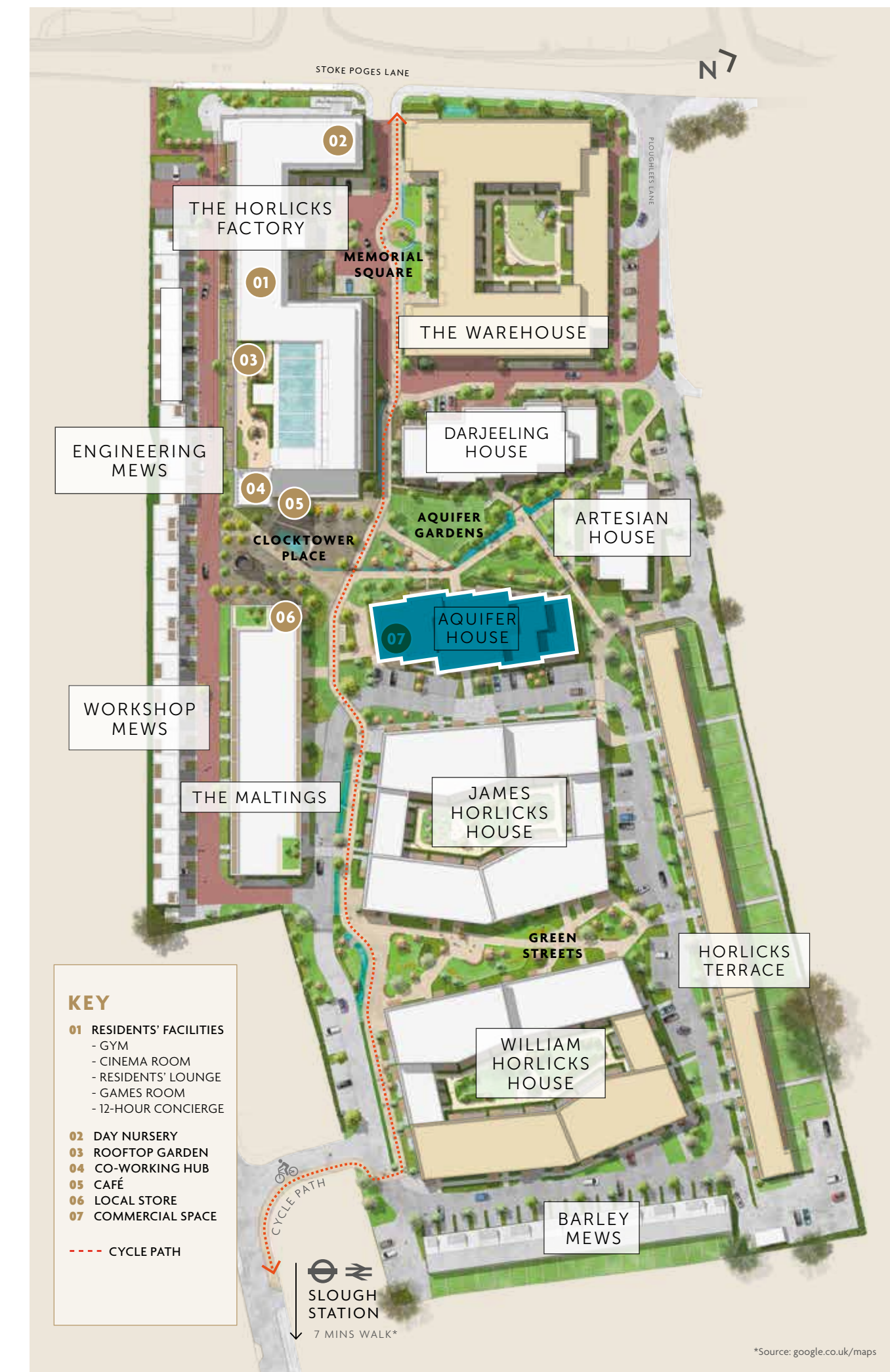
SEVENTH FLOOR



EIGHTH FLOOR



NINTH FLOOR



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

*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

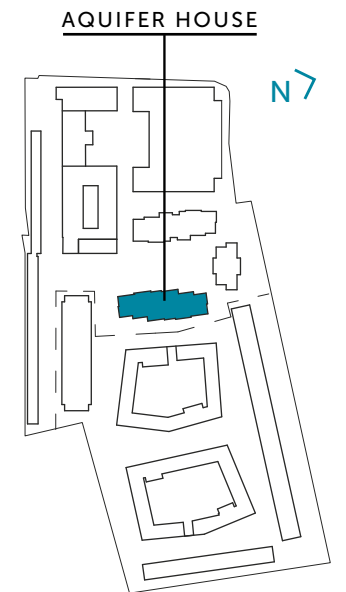
Total Area	46 sq m	497 sq ft
Living/Dining	4.03m x 3.33m	13' 3" x 10' 11"
Kitchen	2.45m x 2.40m	8' 1" x 7' 11"
Bedroom	3.35m x 2.97m	11' 0" x 9' 9"

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"



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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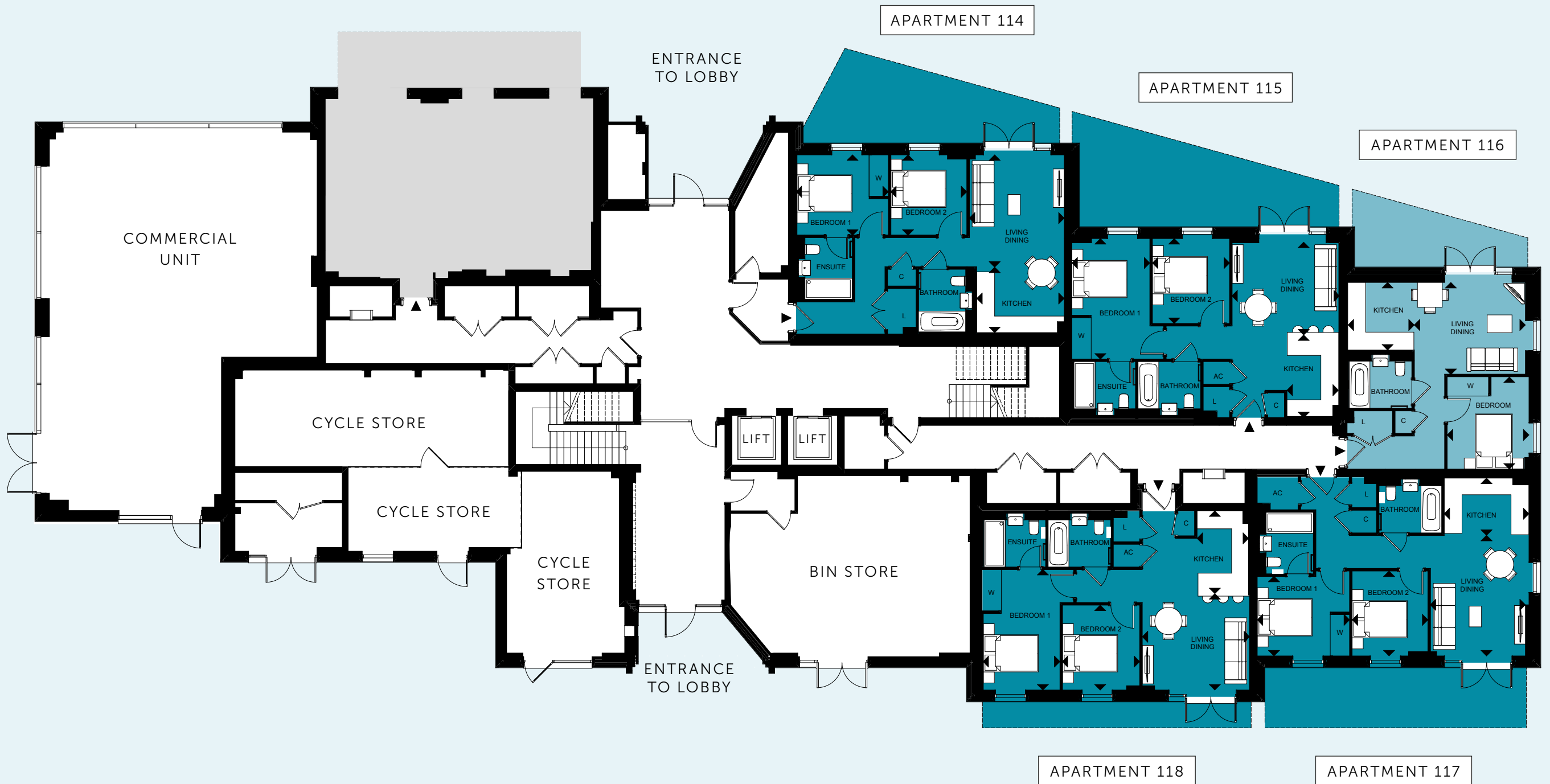
AQUIFER HOUSE

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

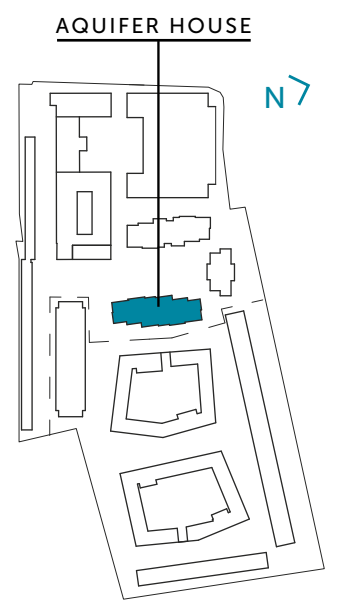
Total Area	65 sq m	703 sq ft
Living/Dining	4.38m x 3.44m	14' 4" x 11' 4"
Kitchen	3.08m x 2.08m	10' 1" x 6' 10"
Bedroom 1	3.35m x 3.08m	11' 0" x 10' 1"
Bedroom 2	3.08m x 2.75m	10' 1" x 9' 0"

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
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- U Utility Cupboard

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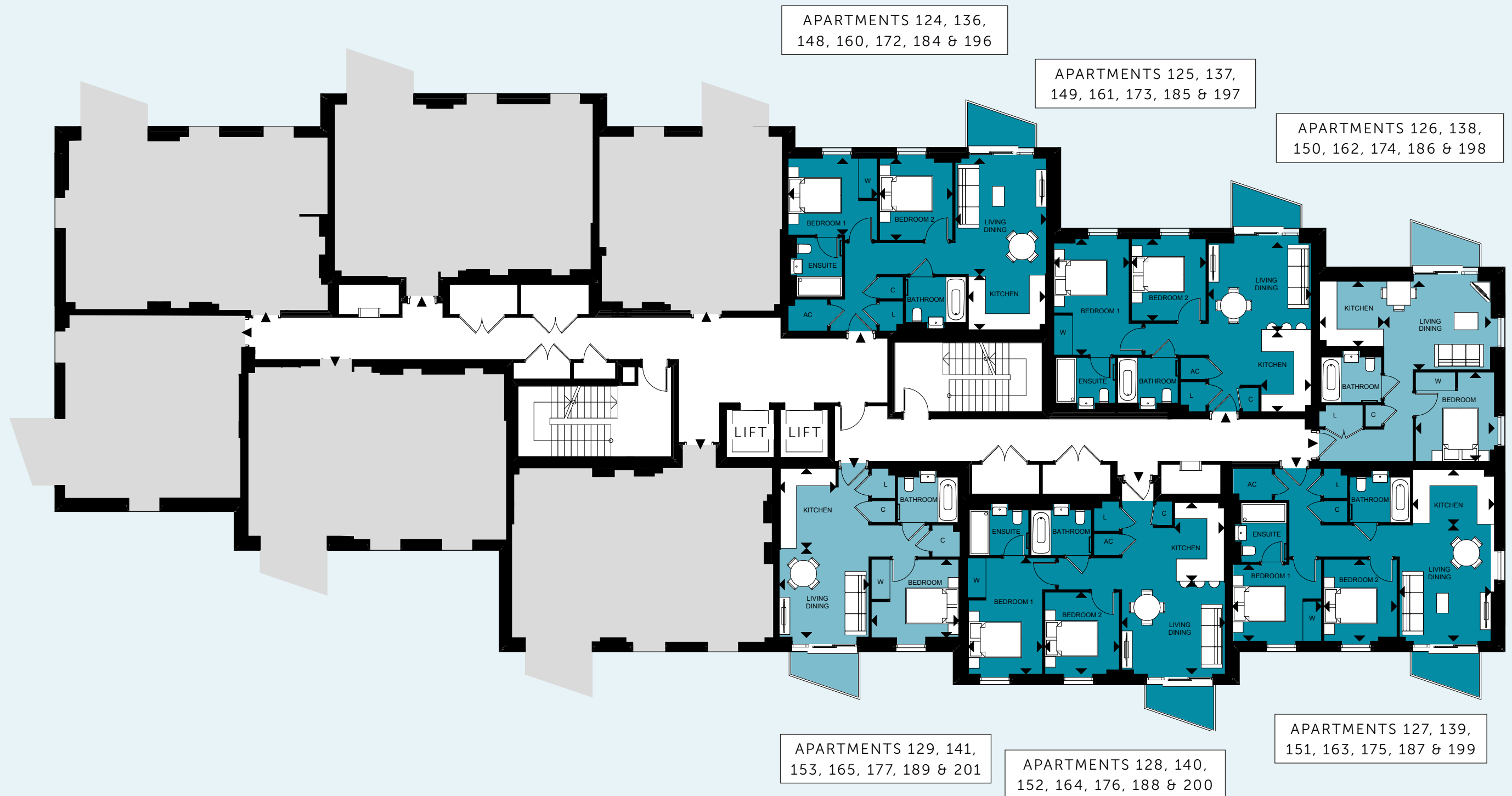
AQUIFER HOUSE

FIRST - SEVENTH FLOORS



↑
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"

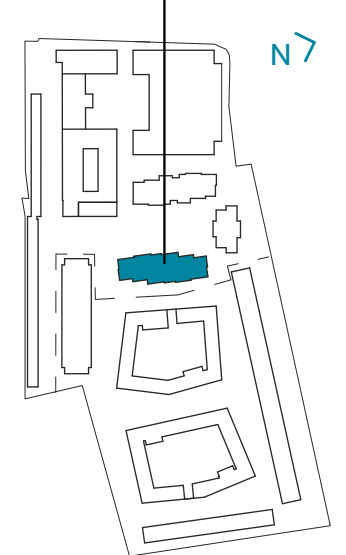
APARTMENT 210

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"

AQUIFER HOUSE



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

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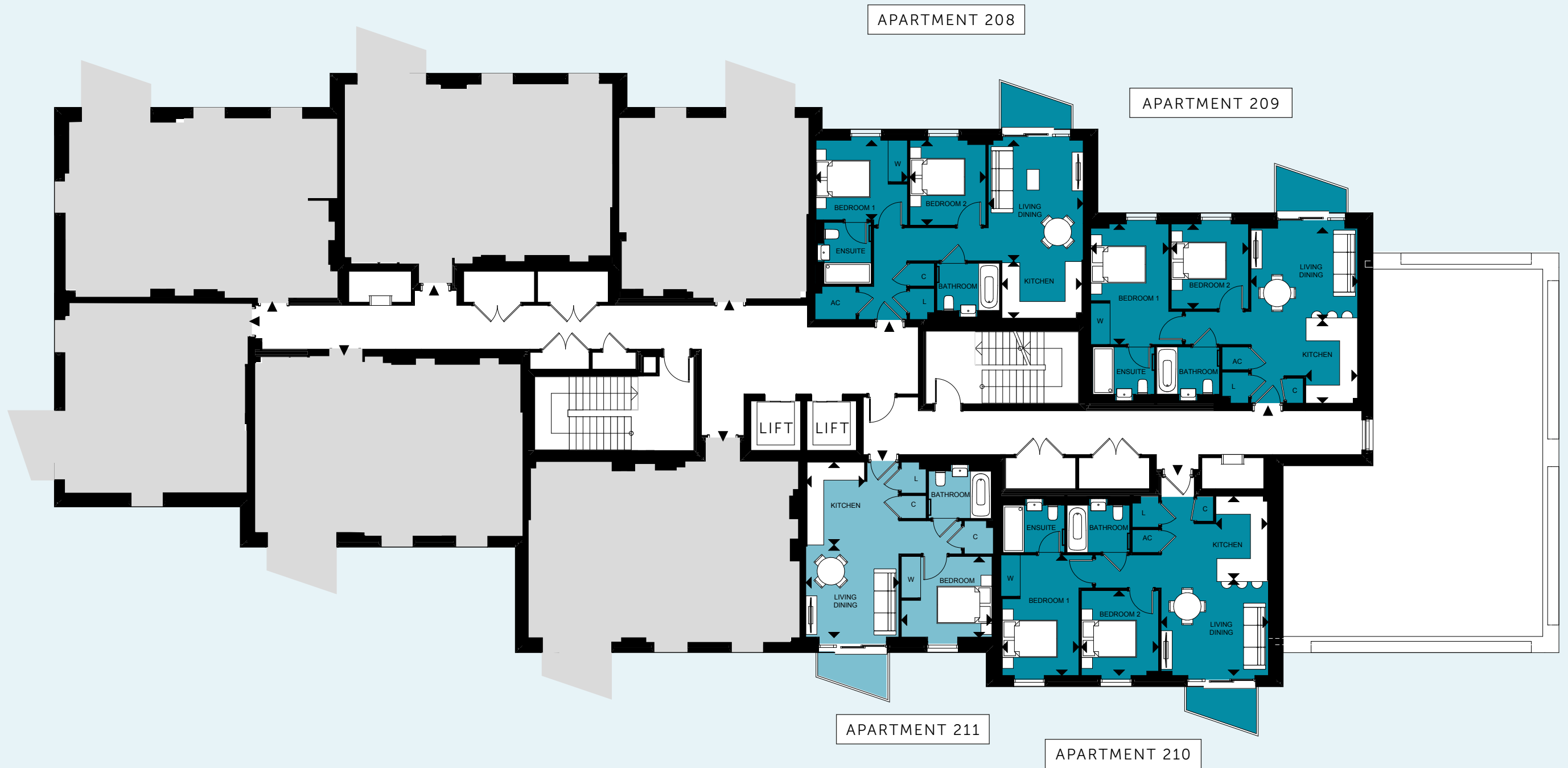
AQUIFER HOUSE

EIGHTH FLOOR



↑
VIEWS OVER
AQUIFER GARDENS

↑
VIEWS OVER
AQUIFER GARDENS



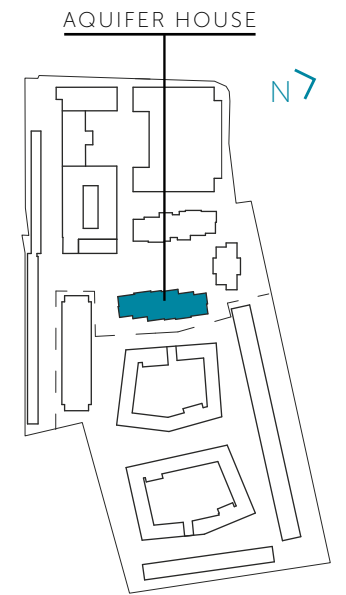
NINTH FLOOR



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"



FLOORS

Ninth Floor
Eighth Floor
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APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

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HORLICKS QUARTER

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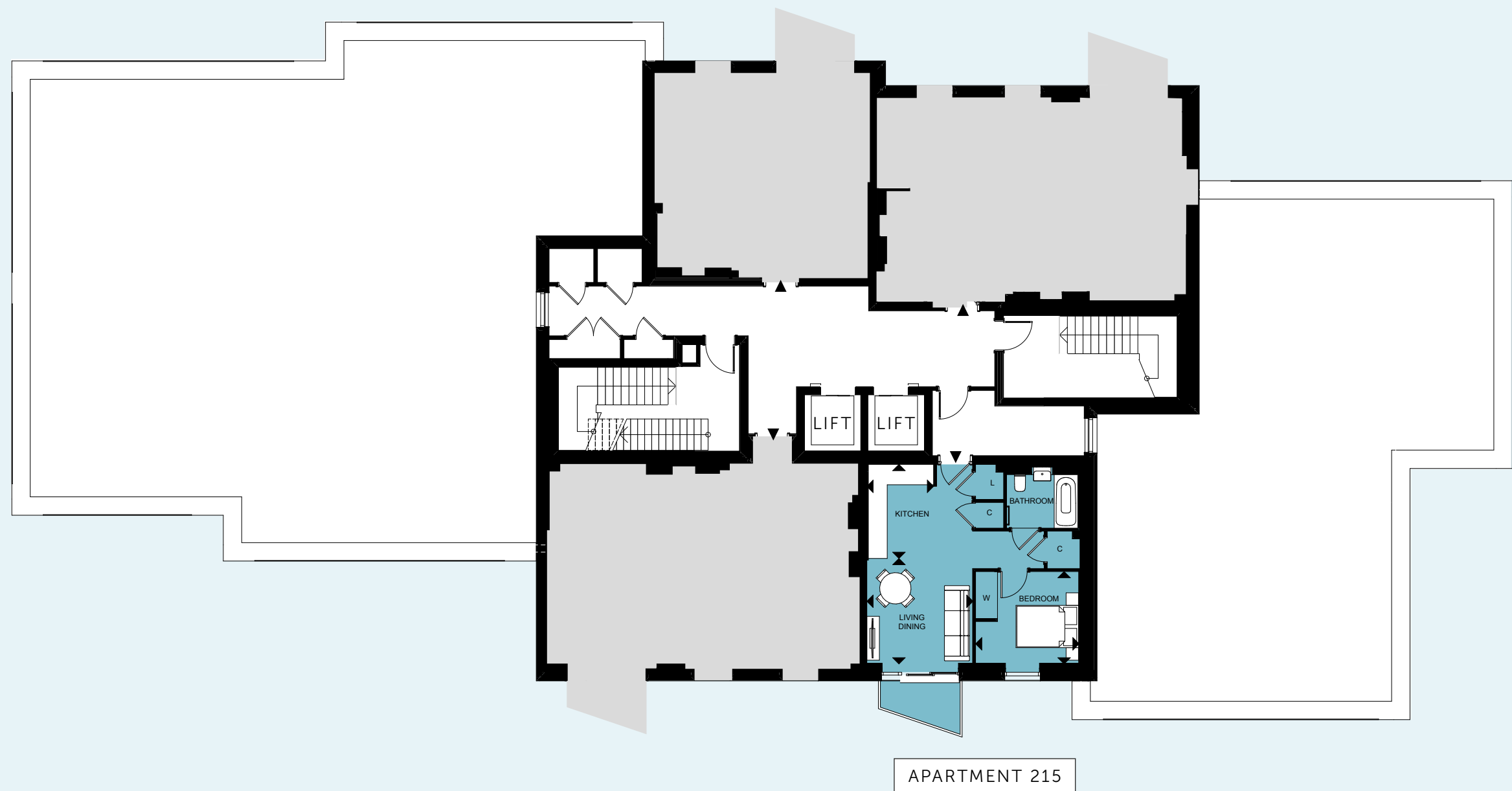
AQUIFER HOUSE

NINTH FLOOR



^
VIEWS OVER
AQUIFER GARDENS

^
VIEWS OVER
AQUIFER GARDENS





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
- Karndean 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
- Karndean 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
- Karndean 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

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. Applicants are advised to contact a member of the sales team to confirm details.

**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.



The information in this document is indicative only and subject to change. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. The information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All measurements may vary within a tolerance of 10% and are to the maximum room tolerance. Horlicks Quarter is a marketing name and will not necessarily form part of the approved postal address. The facilities and amenities at Horlicks Quarter are proposed and delivery will be phased. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. Computer generated images and lifestyle photography are indicative only and not necessarily of Horlicks Quarter. Planning permission P00094039 (Slough Borough Council). Issue date: November 2023. O433/05CA/1221



Computer Generated Image is indicative only