



ASPIRE

# ASPIRE



## ASPIRATIONAL & ATTAINABLE HOMES

Welcome to Aspire, the ideal balance of vibrancy, tranquillity and rural beauty at the heart of Royal Berkshire. Occupying a prime position overlooking Windsor Castle, Aspire forms an integral part of Slough's multi-billion pound regeneration project

Our high-end 1, 2 & 3 bedroom apartments are situated less than 1 mile from Eton and only 2 miles from Windsor. Aspire is a 6-minute walk to Slough Train Station, with a commutable time of 16 minutes to London Paddington.

Each home qualifies for 'green' mortgages due to their energy efficiency, and are equipped for contemporary living with a designer kitchen, and concierge service. Whether a modern starter home or a luxurious penthouse, Aspire is guaranteed to offer the perfect blend of comfort and convenience, away from the hustle and bustle of modern life.

Handwritten signature of Aaron Emmett in blue ink.

Aaron Emmett

Click Properties

# ASPIRE

## SOPHISTICATED LIVING SPACES

Designed to maximise light and space, providing you with the perfect canvas to show your style. All apartments offer balconies where you can relax on summer evenings. And whether it's relaxing with family or hosting friends, Aspire provides spaces to enjoy.

## THOUGHTFULLY DESIGNED

High-specification fittings, including luxury German Nobilia kitchen units with matt finish kitchens and energy-efficient Zanussi appliances, make for care-free modern living. While your bathroom boasts fully branded fittings and designer tiles from Villeroy and Boch.



# ASPIRE

## STATE OF THE ART

Homes are environmentally friendly with energy-efficient Air Source Heat Pumps. HyperOptic broadband delivers 1 GB per sec streaming, meaning you can unwind in front of Netflix without disrupting your partner's all-important Zoom call.

## PRIVATE ROOF GARDEN

An oasis of calm where you can enjoy yoga sessions and sundowners replete with breathtaking 360-degree views of Eton and Windsor Castle. While the concierge makes sure no parcel or visit goes unnoticed.



# ASPIRE

## GROUND FLOOR

### APARTMENT 3

<b>Living Dining:</b>	13' -10" x 22' - 0"	4.22m x 6.71m
<b>Bed 1:</b>	9' -9 ½" x 16' -2"	2.98m x 4.92m
<b>Bed 2:</b>	9' -10 ½" x 13' - 0 ½"	3.01m x 3.98m
<b>Bathroom:</b>	9' -10" x 5' - 8 ½"	3.00m x 1.74m
<b>Ensuite:</b>	5' - 3" x 7' - 6 ½"	1.60m x 2.30m
<b>Garden:</b>	34' - 9" x 14' - 5 ½"	10.59m x 4.41m

### APARTMENT 4

<b>Living Dining:</b>	11'10 ½" x 23'8"	3.63m x 7.21m
<b>Bed 1:</b>	9'0" x 12' 4 ½"	2.75m x 3.78m
<b>Bathroom:</b>	9'0" x 5'7 ½"	2.27m x 3.78m
<b>Garden:</b>	14' - 0 ½" x 21' -10"	4.28m x 6.65m



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## FIRST TO FIFTH FLOOR

### APARTMENT: 6,11,16,21,26

Living Dining:	24' - 6" x 12' - 5 1/2"	7.46m x 4.41m
Bed 1:	12' - 5 1/2" x 12' - 3"	3.80m x 3.73m
Bed 2:	12' - 11" x 11' - 8 1/2"	3.94m x 3.57m
Bathroom:	5' - 7 1/2" x 7' - 6 1/2"	1.71m x 2.30m
Ensuite:	5' - 5 1/2" x 7' - 3"	1.64m x 2.21m
Balcony:	3' - 8" x 13' - 7"	1.12m x 4.14m

### APARTMENT: 7,12,17,22,27

Living Dining:	24' - 6" x 14' - 0 1/2"	7.46m x 4.28m
Bed 1:	12' - 3 1/2" x 12' - 3"	3.75m x 3.73m
Bed 2:	12' - 11" x 11' - 8 1/2"	3.94m x 3.57m
Bathroom:	5' - 7 1/2" x 7" - 6 1/2"	1.71m x 2.30m
Ensuite:	4' 11" x 6' - 11"	1.50m x 2.11m
Balcony:	3' - 8" x 13' - 1/2"	1.12m x 2.97m

### APARTMENT: 8,18,23,33

Living Dining:	13' - 10" x 22' - 0"	4.22m x 6.71m
Bed 1:	9' 9 1/2" x 16' - 2"	2.98m x 4.92m
Bathroom:	5' - 7" x 7" - 6 1/2"	1.71m x 2.30m
Balcony:	3' - 7 1/2" x 10' - 6 1/2"	1.10m x 3.21m

### APARTMENT: 9,19,24,29

Living Dining:	12' - 0" x 23' - 8"	3.65m x 7.21m
Bed 1:	9' - 0" x 16' 0 8"	2.75m x 5.08m
Bed 2:	9' - 9 1/2" x 16' - 8"	2.98m x 4.92m
Bathroom:	5' - 7" x 7' - 6 1/2"	1.71m x 2.30m
Ensuite:	8' - 11 1/2" x 6' - 1"	2.73m x 1.86m
Balcony:	3' 7 1/2" x 9' - 0 1/2"	1.10m x 2.76m

### APARTMENT: 10,15,20,25,30

Living Dining:	12' - 11 1/2" x 21' - 11"	3.69m x 6.68m
Bed 1:	9' - 1 1/2" x 21' - 10"	2.78m x 6.65m
Bed 2:	10' - 10 1/2" x 14' - 6 1/2"	3.31m x 4.43m
Bathroom:	5' - 7 1/2" x 7' - 10 1/2"	1.71m x 2.40m
Ensuite:	9' - 0 1/2" x 5' - 4"	2.78m x 1.63m
Balcony:	3' 7 1/2" x 9' - 0 1/2"	1.10m x 2.76m

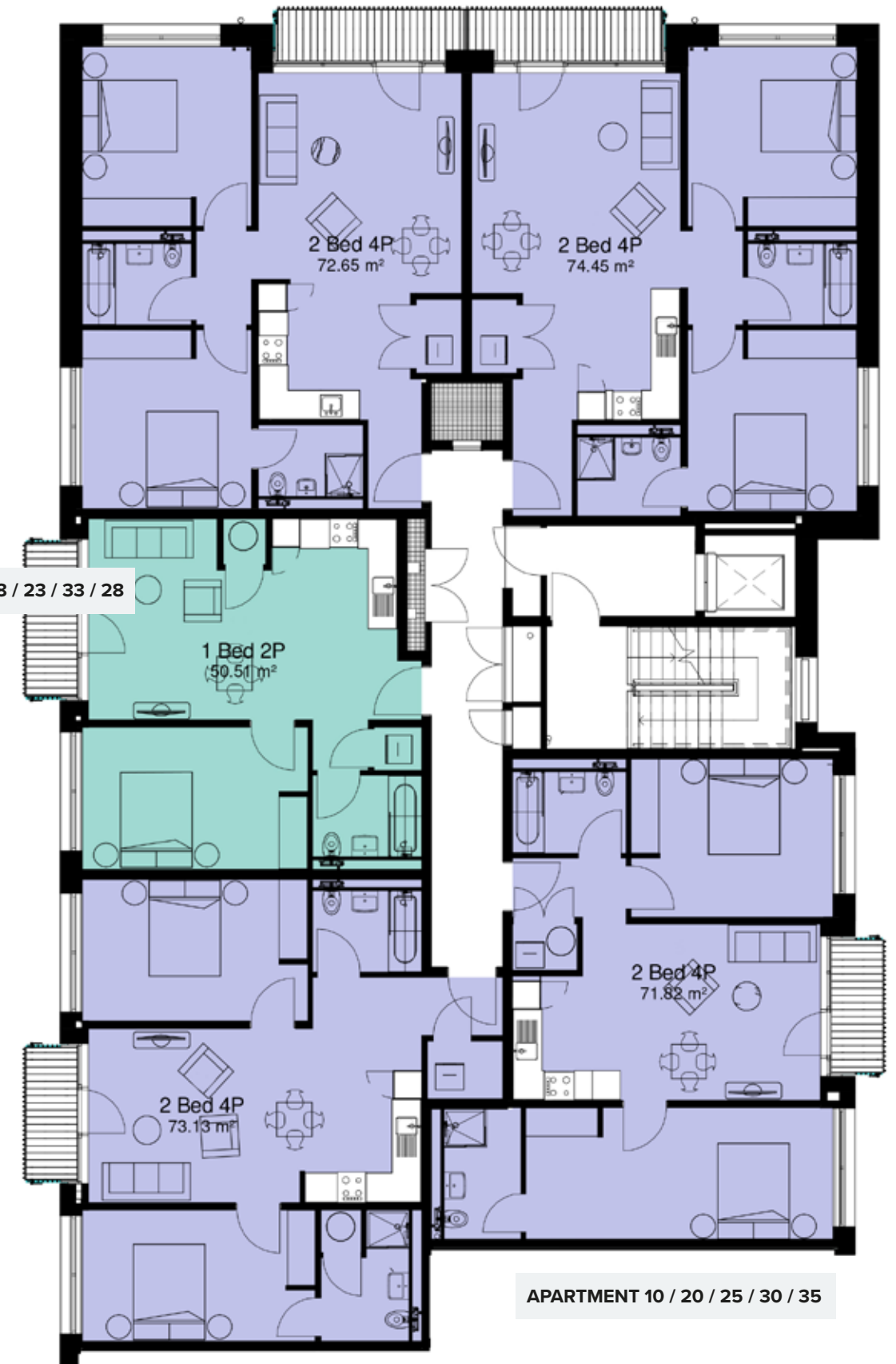
APARTMENT 7 / 17 / 27 / 22 / 32

APARTMENT 6 / 16 / 21 / 26 / 31

APARTMENT 8 / 18 / 23 / 33 / 28

APARTMENT 10 / 20 / 25 / 30 / 35

APARTMENT 9 / 19 / 24 / 29 / 32



# ASPIRE

## SIXTH FLOOR

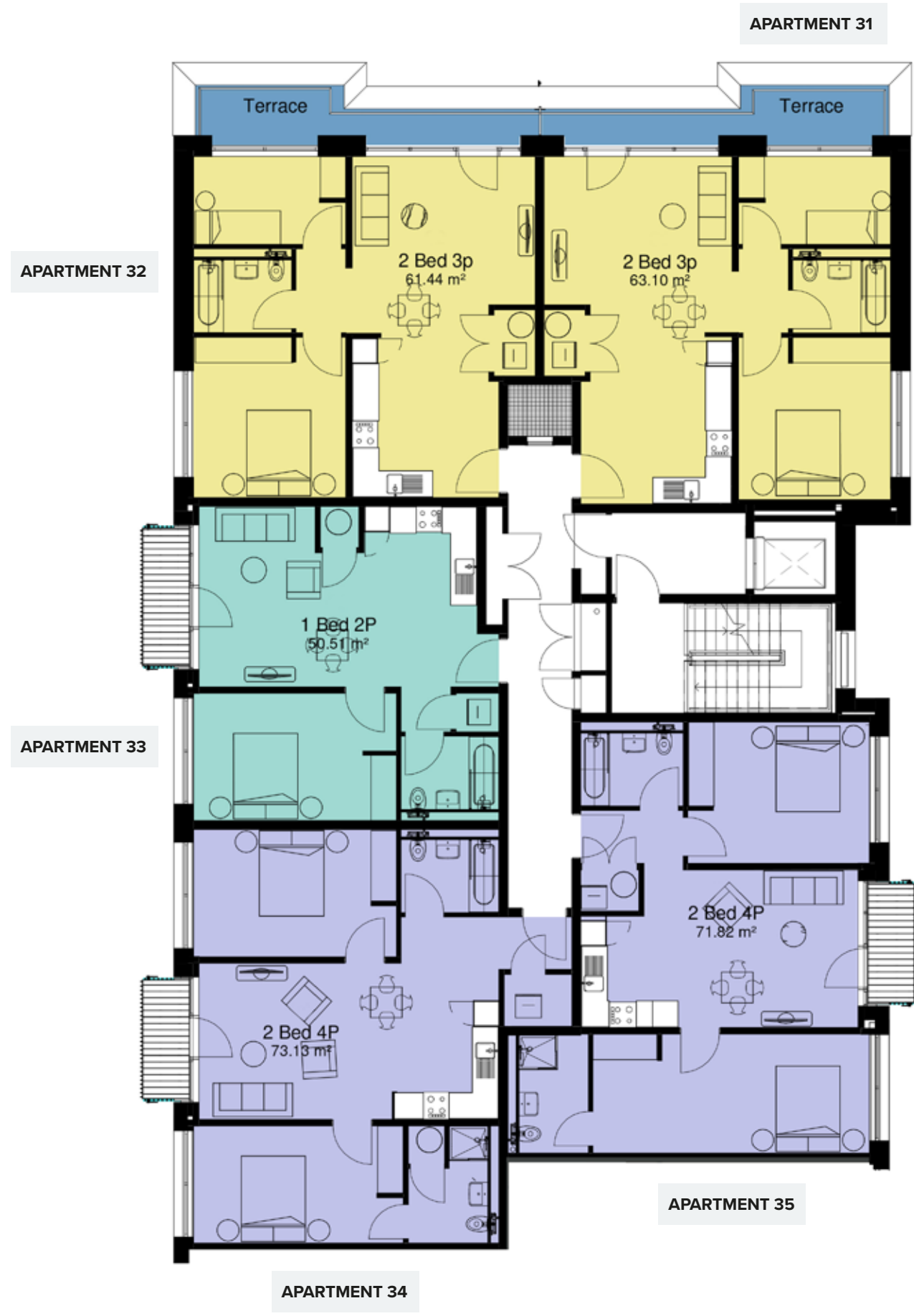
APARTMENT: 31		
Living Dining:	27' - 3 1/2" x 14' - 5 1/2"	8.32m x 4.41m
Bed 1:	12' - 5 1/2" x 12' - 3"	3.80m x 3.73m
Bed 2:	7' - 3 1/2" x 11' - 8 1/2"	2.23m x 3.57m
Bathroom:	5' - 7 1/2" x 7' - 6 1/2"	1.71m x 2.30m
Balcony:	4' - 3 1/2" x 26' - 1 1/2"	1.31m x 7.96m

APARTMENT: 32		
Living Dining:	26' - 9 1/2" x 14' - 0 1/2"	8.17m x 4.28m
Bed 1:	12' - 3 1/2" x 12' - 3"	3.75m x 3.73m
Bed 2:	7' - 3 1/2" x 11' - 8 1/2"	2.23m x 3.57m
Bathroom:	5' - 7 1/2" x 7' - 6 1/2"	1.71m x 2.30m
Balcony:	4' - 3" x 25' - 10"	1.30m x 7.88m

APARTMENT: 33		
Living Dining:	13' - 10" x 22' - 0"	4.22m x 6.71m
Bed 1:	9' 9 1/2" x 16' - 2"	2.98m x 4.92m
Bathroom:	5' - 7" x 7' - 6 1/2"	1.71m x 2.30m
Balcony:	3' - 7 1/2" x 10' - 6 1/2"	1.10m x 3.21m

APARTMENT: 34		
Living Dining:	12' - 0" x 23' - 8"	3.65m x 7.21m
Bed 1:	9' - 0" x 16' 0 8"	2.75m x 5.08m
Bed 2:	9' - 9 1/2" x 16' - 8"	2.98m x 4.92m
Bathroom:	5' - 7" x 7' - 6 1/2"	1.71m x 2.30m
Ensuite:	8' - 11 1/2" x 6' - 1"	2.78m x 1.86m
Balcony:	3' 7 1/2" x 9' - 0 1/2"	1.10m x 2.76m

APARTMENT: 35		
Living Dining:	12' - 11 1/2" x 21' - 11"	3.69m x 6.68m
Bed 1:	9' - 11 1/2" x 21' - 10"	2.78m x 6.65m
Bed 2:	10' - 10 1/2" x 14' - 6 1/2"	3.31m x 4.43m
Bathroom:	5' - 7 1/2" x 7' - 10 1/2"	1.71m x 2.40m
Ensuite:	9' - 0 1/2" x 5' - 4"	2.78m x 1.63m
Balcony:	3' - 7 1/2" x 9' - 0 1/2"	1.11m x 2.76m



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## SEVENTH FLOOR

APARTMENT: 37		
Living Dining:	26' - 9 1/2" x 14' - 0 1/2"	8.17m x 4.28m
Bed 1:	12' - 3 1/2" x 12' - 3"	3.75m x 3.73m
Bed 2:	7'3 1/2" x 11' - 8 1/2"	2.23m x 3.57m
Bathroom:	5' - 7 1/2" x 7' - 6 1/2"	1.71m x 2.30m

APARTMENT: 36		
Living Dining:	27' - 3 1.2" x 14' - 5 1/2"	8.32m x 4.41m
Bed 1:	12' - 5 1/2" x 12' - 3"	3.80m x 3.73m
Bed 2:	7' - 3 1/2" x 11' - 8 1/2"	2.23m x 3.57m
Bathroom:	5' - 7 1/2" x 7' - 6 1/2"	1.71m x 2.30m

APARTMENT: 38		
Living Dining:	13' - 10" x 22' - 0"	4.22m x 6.71m
Bed 1:	9' - 9 1/2" x 16' - 2"	2.98m x 4.92m
Bathroom:	5' - 7" x 7' - 6 1/2"	1.71m x 2.30m
Balcony	3" - 7 1/2" x 10' - 6 1/2"	1.10m x 3.21m

APARTMENT: 39		
Living Dining:	12' - 0" x 23' - 8"	3.65m x 7.21m
Bed 1:	9' - 0" x 16' - 8"	2.75m x 5.08m
Bed 2:	9' - 9 1/2" x 16' - 2"	2.98m x 4.92m
Bathroom:	5' - 7" x 7' - 6 1/2"	1.71m x 2.30m
Ensuite:	8' - 11 1/2" x 6' - 1"	2.73m x 1.86m
Balcony	3' - 7 1/2" x 9' - 0 1/2"	1.10m x 2.76m

APARTMENT: 40		
Living Dining:	12' - 11 1/2" x 21' - 11"	3.69m x 6.68m
Bed 1:	9' - 1 1/2" x 21' - 10"	2.78m x 6.65m
Bed 2:	10' - 10 1/2" x 14' - 6 1/2"	3.31m x 4.43m
Bathroom:	5' - 7 1/2" x 7' - 10 1/2"	1.71m x 2.40m
Ensuite:	9' - 0 1/2" x 5' - 4"	2.78m x 1.63m
Balcony:	3' - 7 1/2" x 9' - 0 1/2"	1.11m x 2.76m





## INTERNAL SPECIFICATIONS

### General

<b>Lift</b>	Lift access to all floors
<b>Communal Doors</b>	Fire doors as required by building regs
<b>Flat Entrance Doors</b>	Flush grey laminate face entrance with spy hole
<b>Internal Doors</b>	Flush grey paint internal doors with brushed stainless steel door furniture
<b>Access System</b>	Video entry system with colour monitor
<b>Wall Finish</b>	Smooth matt white painted walls and ceilings
<b>Skirting &amp; Architrave</b>	Satin white painted skirting and architrave

<b>Security</b>	Thames Police Secure By Design - Gold Standard
<b>Windows</b>	Anthracite grey colour coated aluminium frames with energy efficient acoustic double glazing
<b>Flooring</b>	Oak design laminated floor in Hall/Living/Dining
<b>Flooring</b>	Carpet to bedrooms
<b>Fire Detection</b>	Smoke and heat detectors fitted to confirm with latest building regulation requirements
<b>Warranty</b>	10 year BLP building warranty
<b>Energy Walls &amp; Roof</b>	Roof and wall insulation with U values of 0.15 and 0.13 respectively

### Bathroom (All plumbing to fitting to be branded)

<b>WC</b>	White modern toilet & cistern
<b>Wash Basin</b>	White wash basin with chrome monobloc mixer tap and chrome bottle trap
<b>Bath</b>	Branded white steel enamel bathtub with chrome Hansgrohe thermostatic bath mixer
<b>Shower</b>	Over bath with shower hose and head
<b>Shower Screen</b>	Shower clear glass bath screen or shower enclosure as applicable with silver frame
<b>Shower Valve</b>	Thermostatic shower valve over bath
<b>Wall Finish</b>	Large format Villeroy & Boch ceramic wall tiling
<b>Floor Finish</b>	Coordinating ceramic floor tiling
<b>Towel Rail</b>	White heated towel rail
<b>Mirror</b>	Mirror
<b>Extract</b>	See heat recovery
<b>Fittings</b>	Chrome toilet roll holder

\*Information on specifications correct at time of print. Whilst every effort has been taken to ensure the accuracy of the information provided, it should be considered as general guidance only.

\*CGIs and photography have been used for illustrative purposes only and are not a direct endorsement of any brands shown.

## INTERNAL SPECIFICATIONS

### Kitchen

<b>Worktop</b>	Heat resistant Melamine laminated worktops
<b>Tiling</b>	Glass splashback to worktops and hob
<b>Kitchen Units</b>	Luxury German Nobilia kitchen units with matt finish
<b>Sink</b>	Stainless 1.5 bowl steel sink & drainer
<b>Mixer tap</b>	Chrome monobloc mixer tap
<b>Cooker hood</b>	Zanussi recirculating cooker hood with lighting
<b>Dishwasher</b>	Integrated dishwasher supplier and installed
<b>Oven</b>	Brushed stainless steel single oven
<b>Fridge/Freezer</b>	Fully integrated fridge/freezer
<b>Socket outlets &amp; Switches</b>	Brushed stainless steel sockets and switches

### Communal Areas

<b>Entrance</b>	Full matting to communal entrances and lift lobbies
<b>Concierge</b>	Concierge reception desk
<b>Hallways</b>	Carpetted lift lobbies, stairs, and common corridors
<b>Storage</b>	Cycle storage areas and other selected communal areas
<b>Post box</b>	Lockable post box
<b>Lighting</b>	Low energy lighting
<b>Landscape</b>	Landscaped communal amenity space to building frontage as per the landscape design
<b>Roof Gardens</b>	Landscaped roof terrace and roof garden
<b>Bins</b>	Bin storage area

### Heating & Electricals

<b>Lighting</b>	Low Energy LED down lights (IP44 fittings in bathrooms)
<b>Socket outlets &amp; Switches</b>	Brushed stainless steel throughout
<b>Networking Cables</b>	Category 5e cabling to data outlets & TV sockets in living room and bedroom 1
<b>Entrance</b>	Light to entrance
<b>Heating</b>	Panel heaters included throughout
<b>TV Outlets</b>	TV socket to lounge and bedroom one
<b>Telephone outlets</b>	Telephone sockets to lounge and bedroom one
<b>Emergency Call Points</b>	N/A
<b>Internet</b>	Hyperoptic 1GB broadband
<b>Satellite/Cable via Hyperoptic</b>	Via Hyperoptic
<b>Heat recovery</b>	Mechanical ventilation heat recovery system

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## NOTES

