

VICTORIA RESIDENCES

WINDSOR

A BESPOKE COLLECTION OF JUST 11
LUXURIOUS APARTMENTS AND PENTHOUSES.

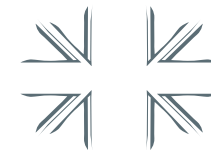


42 St Lukes Road, Old Windsor, Berkshire, SL4 2QQ
T. 01753 314141
Windsor.sales@oakwood-estates.co.uk
www.oakwood-estates.co.uk





Situated in the Royal Borough of Windsor and Maidenhead, Victoria Residences offers the coveted balance of tranquility and connectivity. Just 30 minutes from London, you can drop in and out of the capital with ease.



VICTORIA RESIDENCES

WINDSOR

Blending elements of traditional British heritage with contemporary yet timeless design, we bring you Victoria Residences; a bespoke collection of just 11 luxurious apartments and penthouses.

Victoria Residences is the long awaited answer to perfectly balanced 21st century living.

Offering you a carefully considered selection of 2 and 4 bedroom apartments and duplex units, with spectacular duplex penthouses to crown the development, Victoria Residences defines prime Windsor lifestyle.

Elegance

that touches every
aspect of your home,
both inside and out

The luxurious Victoria Residences focus on elegance and contemporary design. Blending beautifully crafted living with understated British elegance, Victoria Residences has been built and styled to stand the test of time.

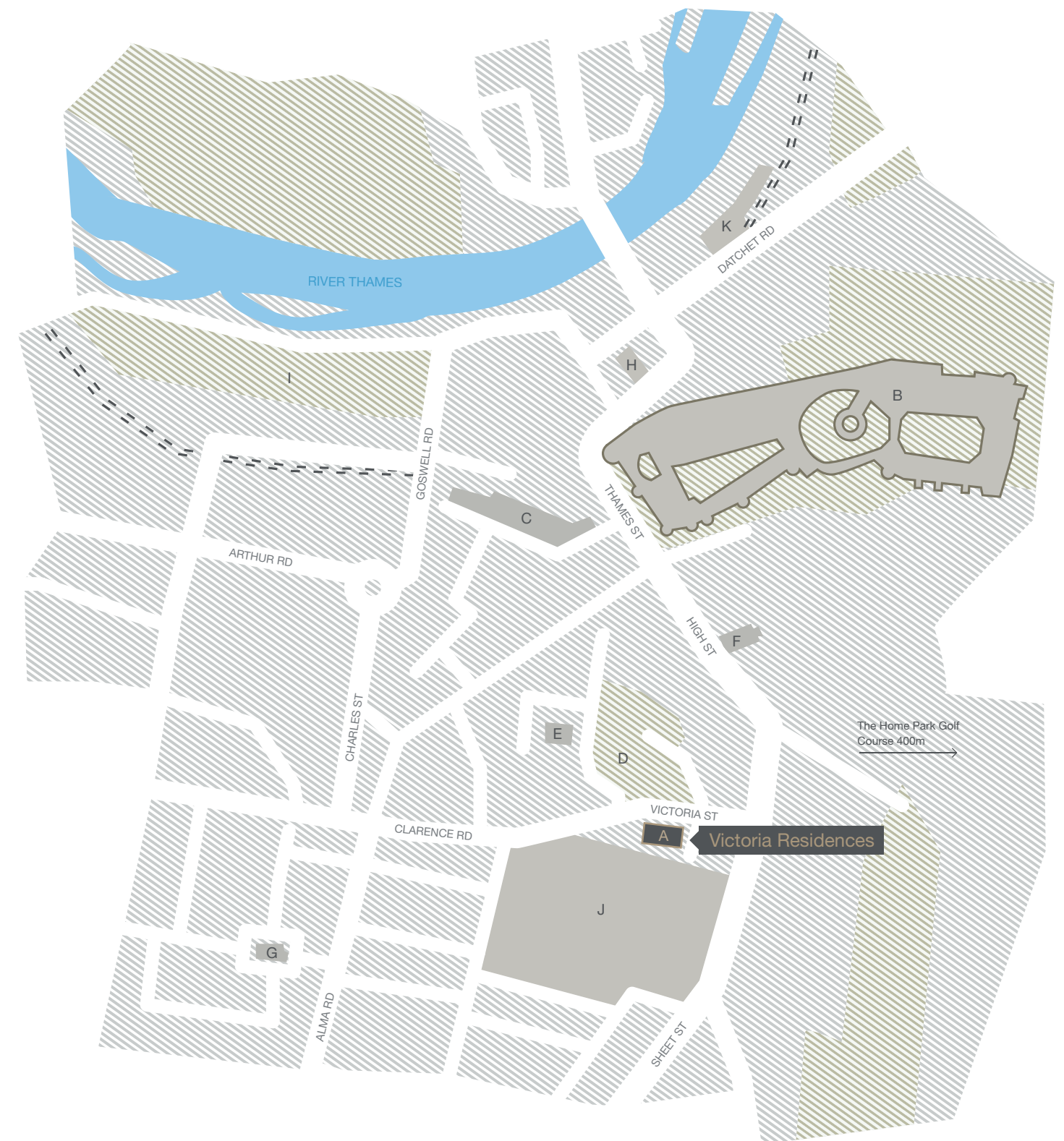


Majestic Windsor

The River Thames meanders through the regal history and heritage of Windsor, a stone's throw away from Victoria Residences.

With excellent transport routes such as the M25 and the M4 within easy reach, local and national amenities are easily accessible. If you prefer the stress-free alternative to driving, arrive at London Paddington within 25 minutes from Windsor and Eton Central Station.

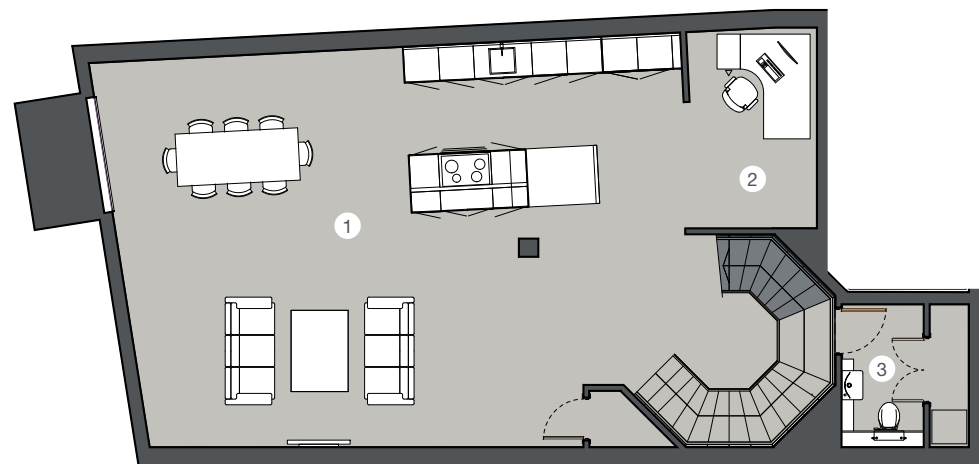
...And to travel to more exotic shores, Heathrow Airport is just a 15 minute drive outside of Windsor.*



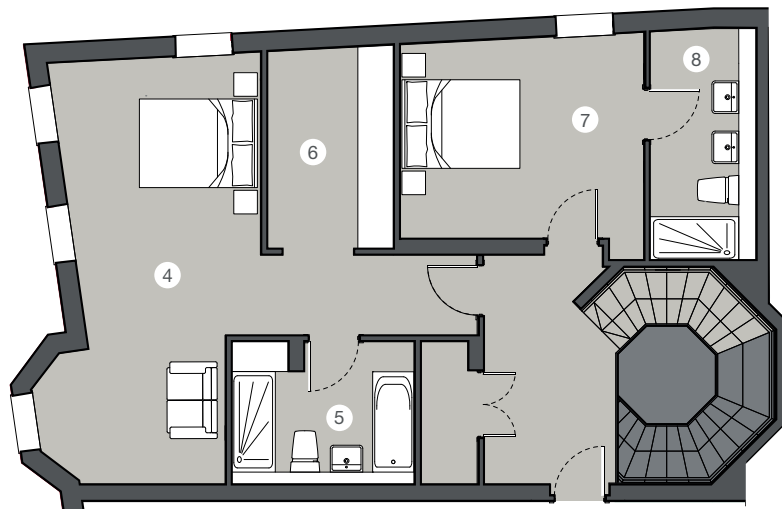
- | | | |
|----------------------------------|------------------------------|------------------------------------|
| A Victoria Residences | E Windsor Library | I Alexandra Gardens |
| B Windsor Castle | F St John the Baptist Church | J Victoria Barracks |
| C Windsor & Eton Central Station | G Holy Trinity Church | K Windsor & Eton Riverside Station |
| D Bachelors Acre | H Theatre Royal | --- Rail |

Apartment
01

Lower Ground floor



Ground floor



Lower Ground floor

1. Living/Dining/Kitchen	22.6 × 32.2 ft	6.9 × 9.8 m
2. Study Area	11.5 × 7.2 ft	3.5 × 2.2 m
3. WC	8.2 × 4.9 ft	2.5 × 1.5 m

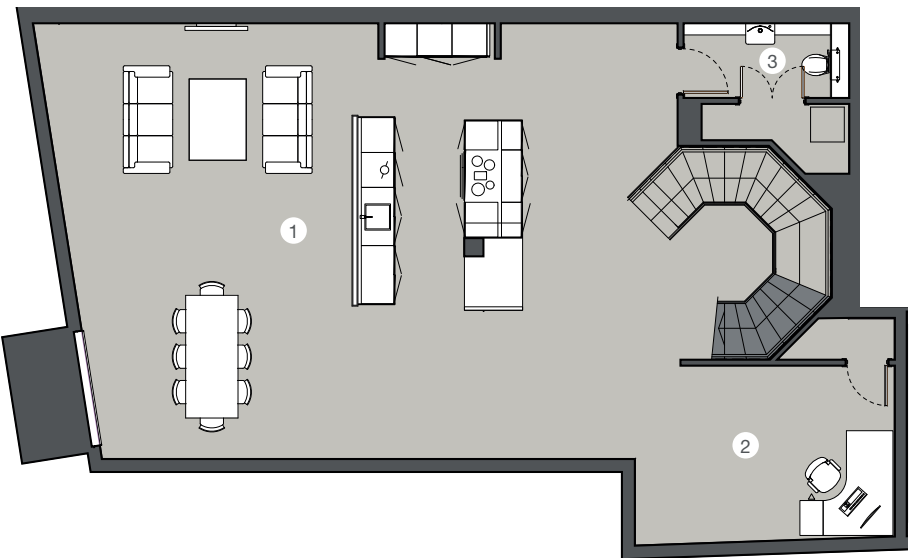
Ground floor

4. Master Bedroom	24.0 × 21.3 ft	7.3 × 6.5 m
5. Master En-suite	7.9 × 10.2 ft	2.4 × 3.1 m
6. Dressing Area	11.2 × 7.2 ft	3.4 × 2.2 m
7. Bedroom 2	11.2 × 13.5 ft	3.4 × 4.1 m
8. En-suite 2	12.8 × 5.9 ft	3.9 × 1.8 m

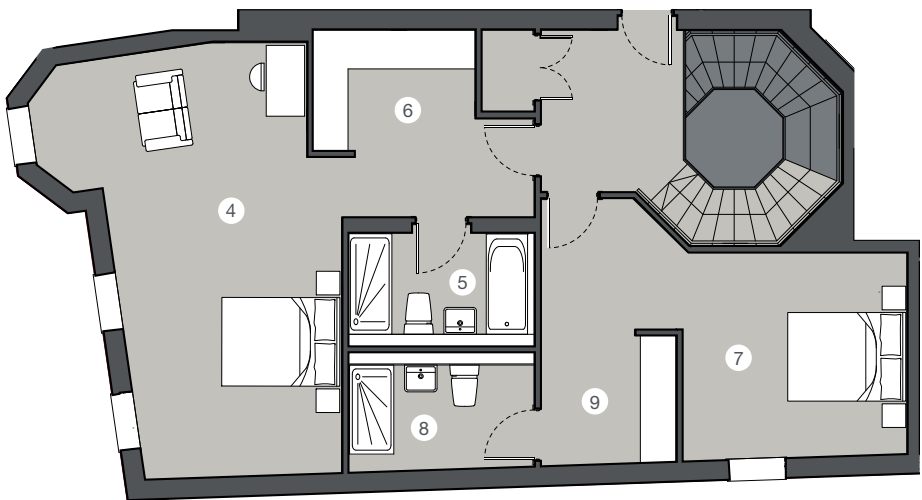
Total Area: 1,910 sqft

Apartment
02

Lower Ground floor



Ground floor



Lower Ground floor

1. Living/Dining/Kitchen	24.6 × 35.1 ft	7.5 × 10.7 m
2. Study Area	9.8 × 14.8 ft	3.0 × 4.5 m
3. WC	4.3 × 9.5 ft	1.3 × 2.9 m

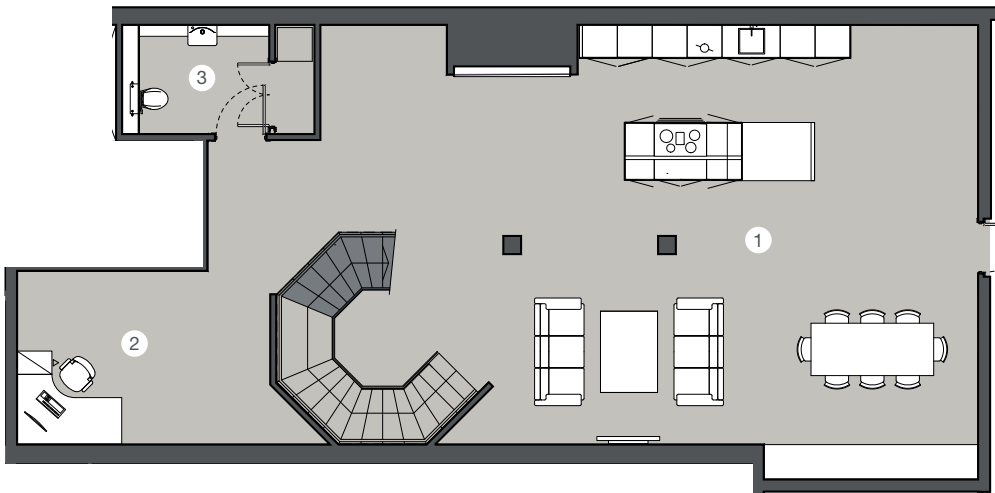
Ground floor

4. Master Bedroom	11.2 × 13.1 ft	3.4 × 4.0 m
5. Master En-suite	6.2 × 10.5 ft	1.9 × 3.2 m
6. Master Dressing Area	6.9 × 9.2 ft	2.1 × 2.8 m
7. Bedroom 2	11.5 × 20.3 ft	3.5 × 6.2 m
8. En-suite 2	6.6 × 7.2 ft	2.0 × 2.2 m
9. Dressing Area 2	7.2 × 7.5 ft	2.2 × 2.3 m

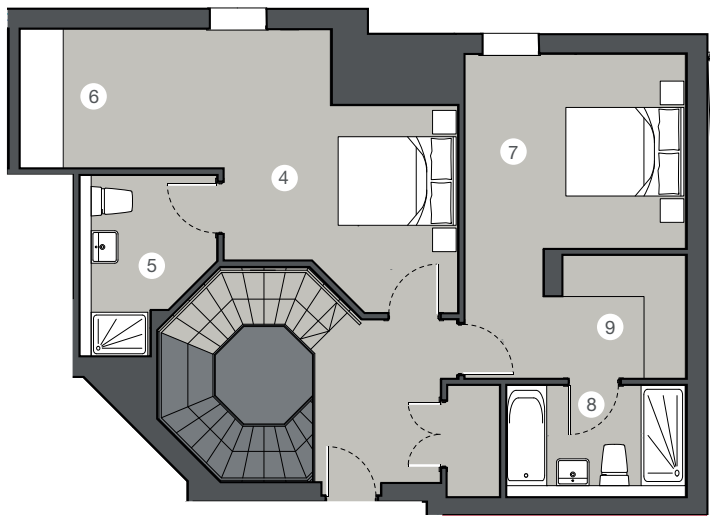
Total Area: 2,165 sqft

Apartment
03

Lower Ground floor



Ground floor



Lower Ground floor

1. Living/Dining/Kitchen	25.6 × 43.0 ft	7.8 × 13.1 m
2. Study Area	9.8 × 10.2 ft	3.0 × 3.1 m
3. WC	6.2 × 8.2 ft	1.9 × 2.5 m

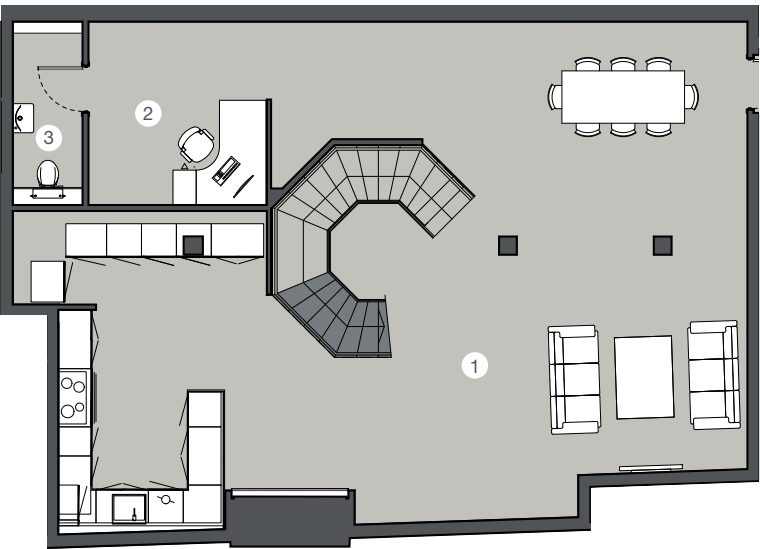
Ground floor

4. Master Bedroom	10.8 × 13.1 ft	3.3 × 4.0 m
5. Master En-suite	9.8 × 7.5 ft	3.0 × 2.3 m
6. Master Dressing Area	7.5 × 13.5 ft	2.3 × 4.1 m
7. Bedroom 2	18.0 × 12.5 ft	5.5 × 3.8 m
8. En-suite 2	6.2 × 9.8 ft	1.9 × 3.0 m
9. Dressing Area 2	6.9 × 6.9 ft	2.1 × 2.1 m

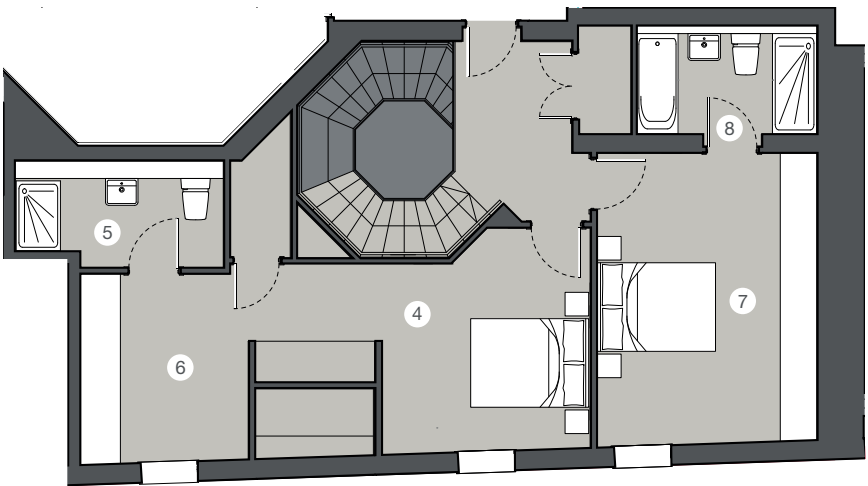
Total Area: 1,981 sqft

Apartment
04

Lower Ground floor



Ground floor



Lower Ground floor

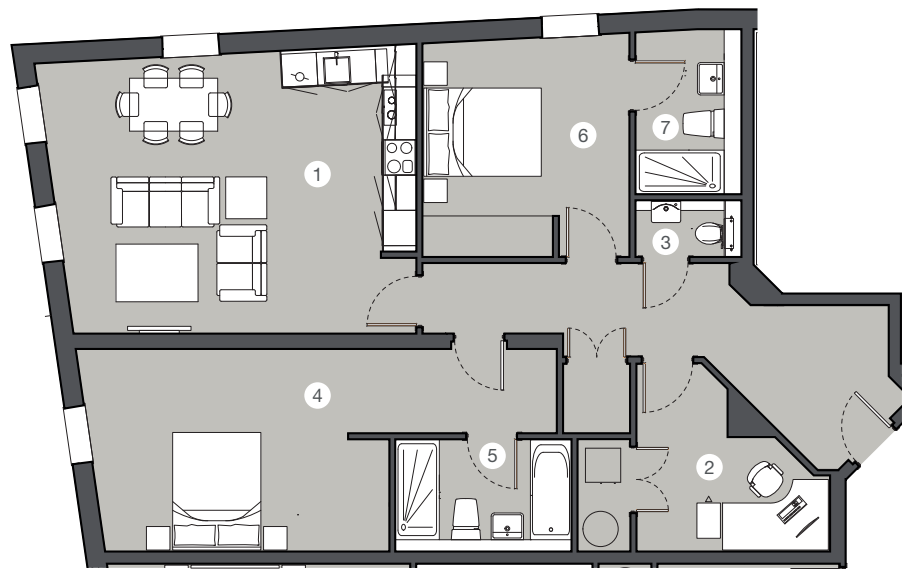
1. Living/Dining/Kitchen	28.5 × 41.3 ft	8.7 × 12.6 m
2. Study Area	10.5 × 10.2 ft	3.2 × 3.1 m
3. WC	10.5 × 3.9 ft	3.2 × 1.2 m

Ground floor

4. Master Bedroom	10.5 × 19.7 ft	3.2 × 6.0 m
5. Master En-suite	5.9 × 8.2 ft	1.8 × 2.5 m
6. Master Dressing Area	10.5 × 9.5 ft	3.2 × 2.9 m
7. Bedroom 2	16.1 × 12.1 ft	4.9 × 3.7 m
8. En-suite 2	5.9 × 10.2 ft	1.8 × 3.1 m

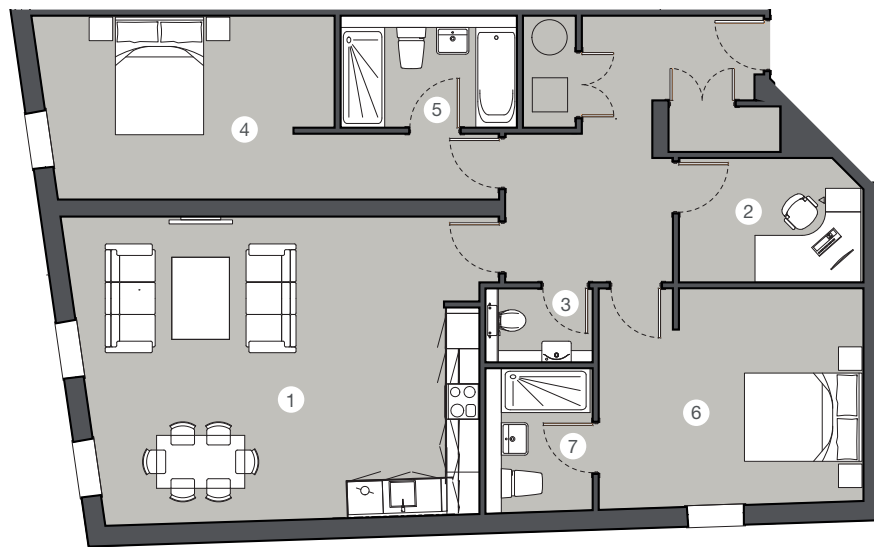
Total Area: 1,961 sqft

Apartment
05
First Floor



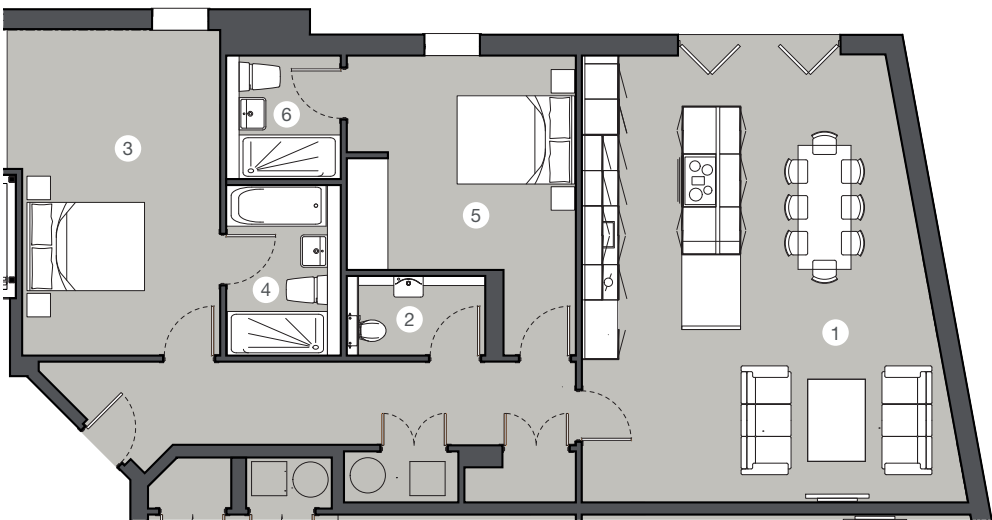
1. Living/Dining/Kitchen	15.7 × 20.0 ft	4.8 × 6.1 m	5. Master En-suite	6.2 × 9.8 ft	1.9 × 3.0 m
2. Study	10.5 × 11.2 ft	3.2 × 3.4 m	6. Bedroom 2	12.1 × 11.5 ft	3.7 × 3.5 m
3. WC	3.3 × 5.9 ft	1.0 × 1.8 m	7. En-suite 2	9.2 × 5.9 ft	2.8 × 1.8 m
4. Master Bedroom	11.2 × 26.9 ft	3.4 × 8.2 m	Total Area: 1,157 sqft		

Apartment
06
First Floor



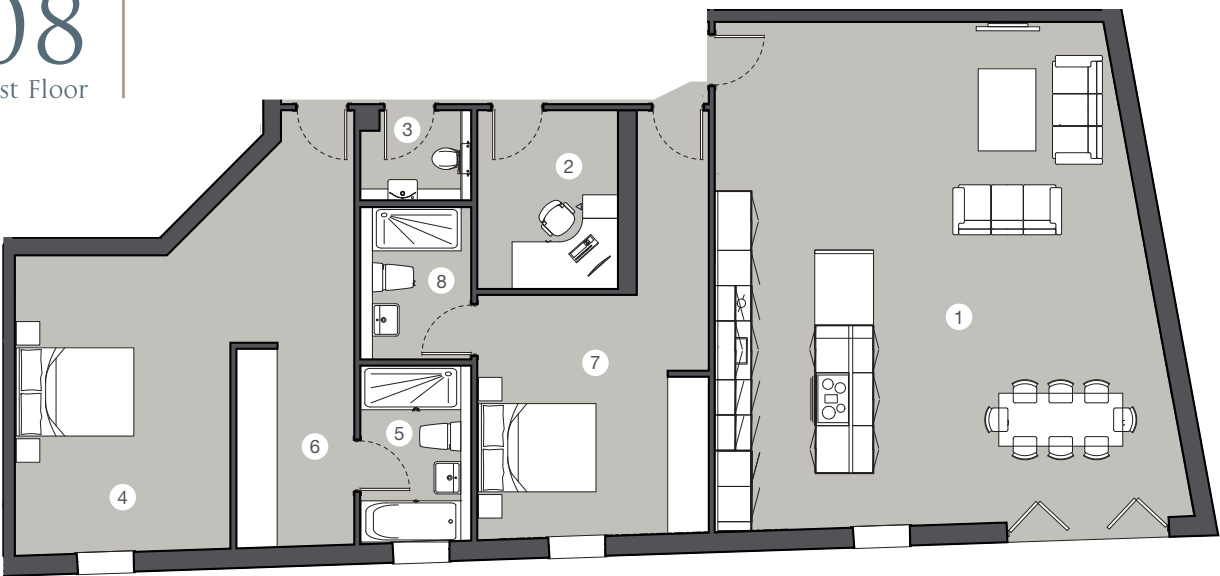
1. Living/Dining/Kitchen	17.1 × 22.6 ft	5.2 × 6.9 m	5. Master En-suite	6.2 × 9.8 ft	1.9 × 3.0 m
2. Study	6.9 × 10.5 ft	2.1 × 3.2 m	6. Bedroom 2	12.1 × 15.4 ft	3.7 × 4.7 m
3. WC	4.3 × 5.9 ft	1.3 × 1.8 m	7. En-suite 2	7.9 × 5.9 ft	2.4 × 1.8 m
4. Master Bedroom	10.2 × 24.3 ft	3.1 × 7.4 m	Total Area: 1,196 sqft		

Apartment
07
First Floor



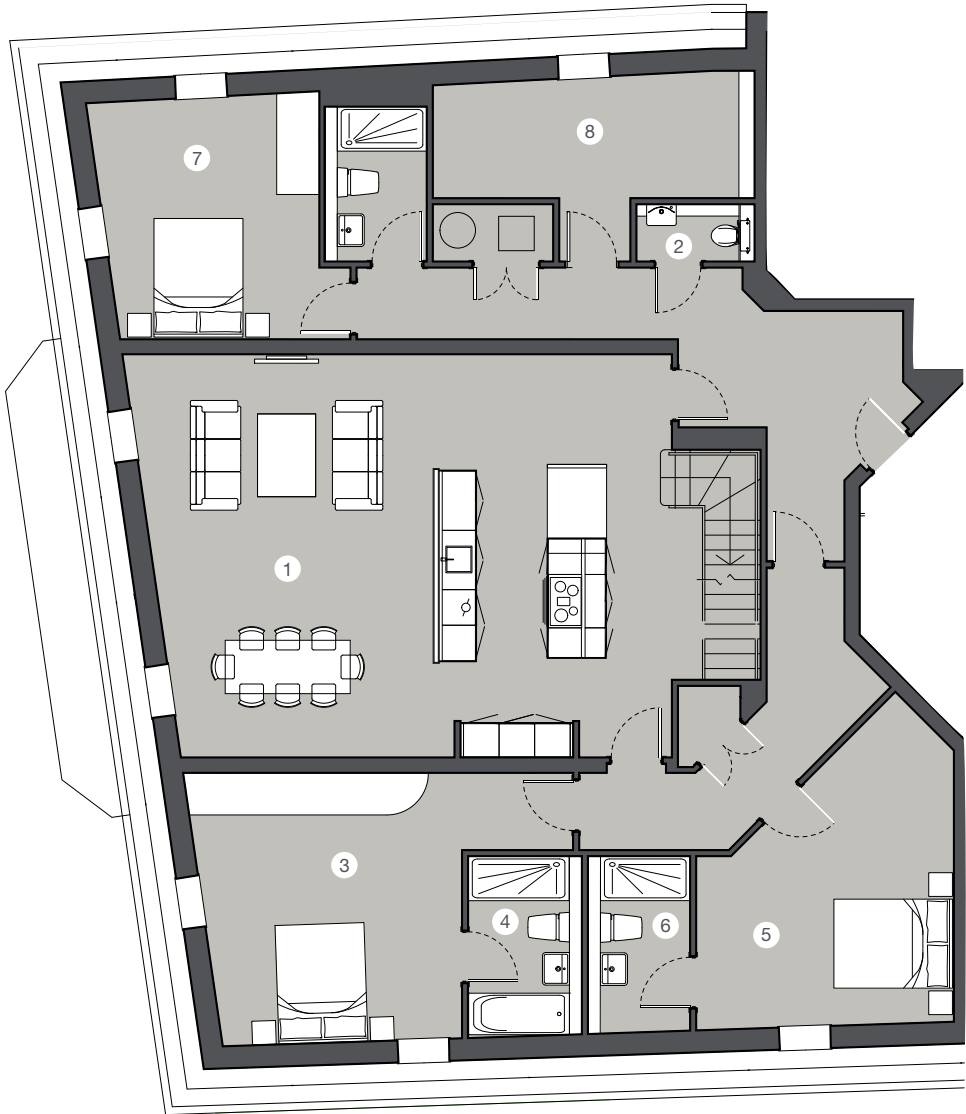
1. Living/Dining/Kitchen	24.9 × 19.4 ft	7.6 × 5.9 m	4. Master En-suite	9.5 × 6.6 ft	2.9 × 2.0 m
2. WC	4.6 × 7.9 ft	1.4 × 2.4 m	5. Bedroom 2	18.0 × 12.8 ft	5.5 × 3.9 m
3. Master Bedroom	18.0 × 14.8 ft	5.5 × 4.5 m	6. En-suite 2	6.9 × 6.6 ft	2.1 × 2.0 m
			Total Area: 1,243 sqft		

Apartment
08
First Floor



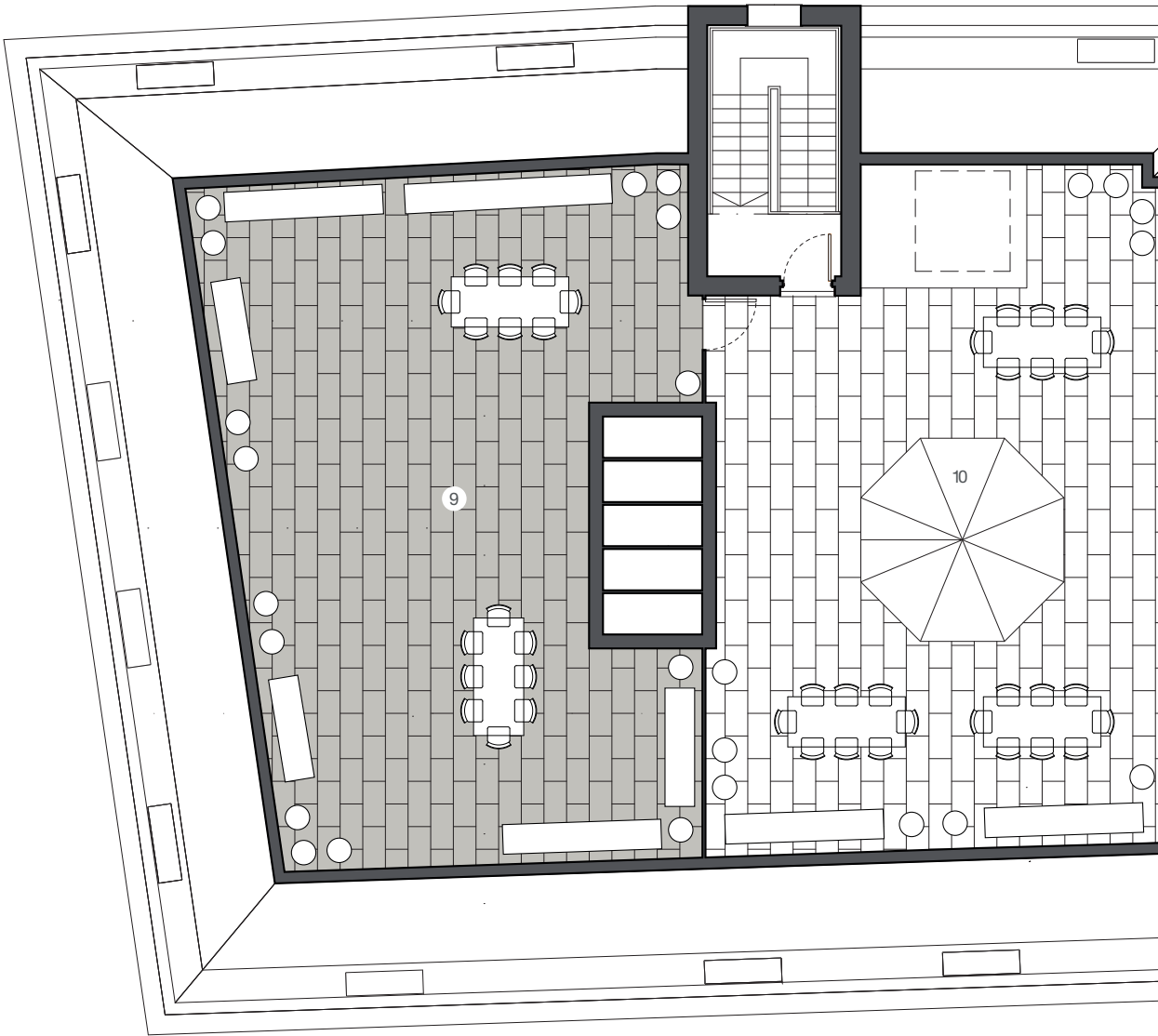
1. Living/Dining/Kitchen	28.5 × 24.0 ft	8.7 × 7.3 m	5. Master En-suite	9.8 × 6.2 ft	3.0 × 1.9 m
2. Study	9.8 × 7.9 ft	3.0 × 2.4 m	6. Master Dressing Area	11.5 × 6.9 ft	3.5 × 2.1 m
3. WC	4.9 × 6.2 ft	1.5 × 1.9 m	7. Bedroom 2	13.5 × 12.8 ft	4.1 × 3.9 m
4. Master Bedroom	22.6 × 15.7 ft	6.9 × 4.8 m	8. En-suite 2	8.5 × 6.2 ft	2.6 × 1.9 m
			Total Area: 1,682 sqft		

Apartment
09
Second Floor



1. Living/Dining/Kitchen	22.3 × 31.2 ft	6.8 × 9.5 m	5. Bedroom 2	15.7 × 14.1 ft	4.8 × 4.3 m
2. WC	3.3 × 6.6 ft	1.0 × 2.0 m	6. En-suite 2	9.5 × 5.6 ft	2.9 × 1.7 m
3. Master Bedroom	14.8 × 21.3 ft	4.5 × 6.5 m	7. Bedroom 3	13.5 × 13.1 ft	4.1 × 4.0 m
4. Master En-suite	9.8 × 6.2 ft	3.0 × 1.9 m	8. Bedroom 4	6.9 × 17.7 ft	2.1 × 5.4 m

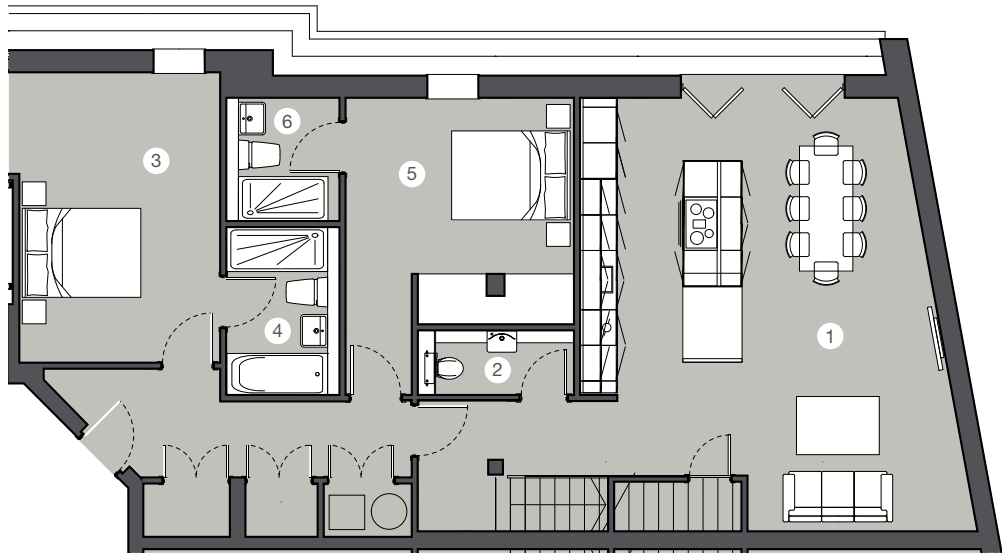
Apartment
09
Third Floor



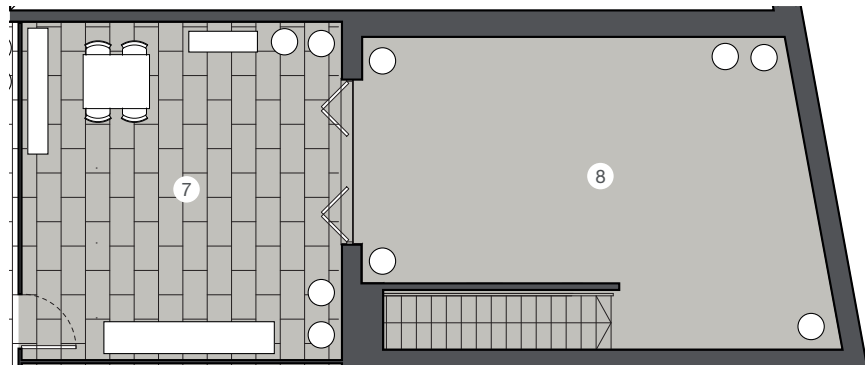
9. Private Terrace	40.7 × 26.6 ft	12.4 × 8.1 m
10. Communal Residence Terrace	40.0 × 26.9 ft	12.2 × 8.2 m
Total Area: 2,088 sqft		

Apartment
10

Second Floor



Third Floor



Second floor

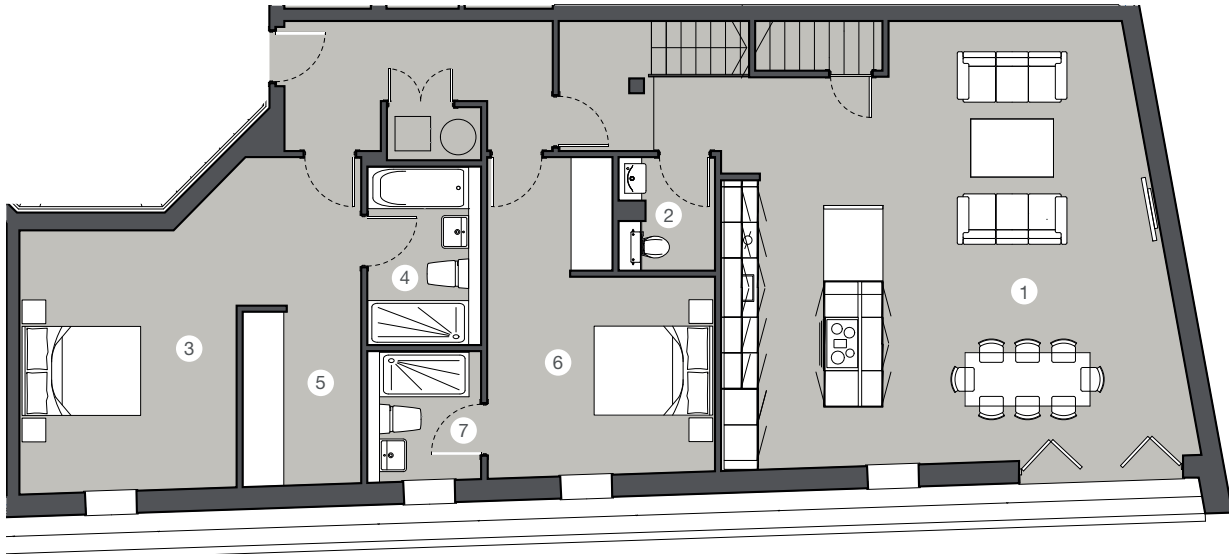
1. Living/Dining/Kitchen	24.0 × 20.3 ft	7.3 × 6.2 m
2. WC	3.6 × 8.5 ft	1.1 × 2.6 m
3. Master Bedroom	16.1 × 11.2 ft	4.9 × 3.4 m
4. Master En-suite	9.2 × 6.2 ft	2.8 × 1.9 m
5. Bedroom 2	12.5 × 12.8 ft	3.8 × 3.9 m
6. En-suite 2	6.9 × 6.2 ft	2.1 × 1.9 m

Third floor

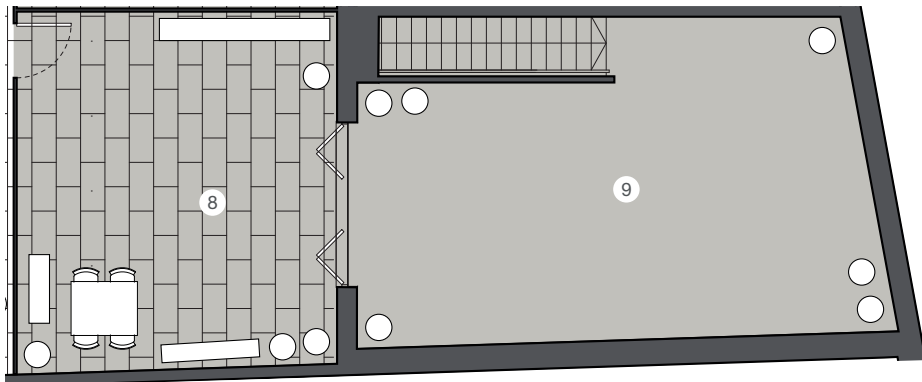
7. Private Terrace	18.4 × 17.4 ft	5.6 × 5.3 m
8. Garden Room	17.1 × 24.0 ft	5.2 × 7.3 m
Total Area: 1,648 sqft		

Apartment
11

Second Floor



Third Floor



Second floor

1. Living/Dining/Kitchen	24.3 × 23.3 ft	7.4 × 7.1 m
2. WC	6.2 × 5.2 ft	1.9 × 1.6 m
3. Master Bedroom	15.1 × 19.0 ft	4.6 × 5.8 m
4. Master En-suite	9.8 × 6.2 ft	3.0 × 1.9 m
5. Master Dressing Area	9.5 × 6.6 ft	2.9 × 2.0 m
6. Bedroom 2	17.4 × 12.5 ft	5.3 × 3.8 m
7. En-suite 2	6.9 × 6.2 ft	2.1 × 1.9 m

Third floor

8. Private Terrace	19.7 × 17.7 ft	6.0 × 5.4 m
9. Garden Room	17.7 × 27.9 ft	5.4 × 8.5 m
Total Area: 1,946 sqft		

Meticulously finished

KITCHEN

- Kitchen units by Liecht with handleless cupboard fronts and soft close function in a high gloss finish.
- Quartz worktops.
- Integrated Siemens appliances including induction hob, multi-function oven, microwave oven, extractor fan*, dishwasher.
- Integrated Bosch fridge/freezer.
- Elica Celestrail crystal extractor hood.*
N .B. Washer/dryer to be located in utility area.

LIGHTING AND ELECTRICAL

- Crestron lighting system provides pre-set scene functions and dimming facilities from control plates.
- Pre-wired audio/visual system.
- Speakers installed in feature rooms.
- Telephone infrastructure distribution.
- Satellite and Freeview distribution.
- Comfort Cooling
- 5.1 Surround Sound System with a wall mounted Sonos Playbar.**
- Ceiling surround speakers with a free standing Sonos Subwoofer to the Living Room. **
- 4K HD Distribution to all TV points.

SECURITY

- CCTV.
- Video entryphone system.
- Intruder alarm system.
- Fire alarm system with smoke detectors and alarm.
- Secure entry to car park.

BATHROOMS & EN-SUITES

- Villeroy & Boch vanity unit and sanitaryware, including wall-hung WC with soft close function.
- Vado taps, showerhead and retractable hand held shower.
- Chrome heated towel rail.
- Crema Marfil tiled walls and floor with feature wall tiling.
- Under-floor heating.

COMMUNAL AREAS

- Passenger lift serves between underground parking and all apartment entrance levels.
- Car park details: allocated car parking available, car lift for easy access, CCTV security throughout the car park.
- Interior designed entrance and atrium.

GENERAL FINISHES

- Engineered wooden flooring to kitchen, living and dining areas.
- Carpet to bedrooms.
- Bespoke staircase with chandelier lighting.*
- Chrome ironmongery.

TERMS

- 155 year lease.
- Service Charge TBC.
- Ground Rent £450 per annum.
- CRL 10 year build warranty.

* in some apartments only. ** in the show apartment.



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Carefully crafted design for a distinguished living experience

