




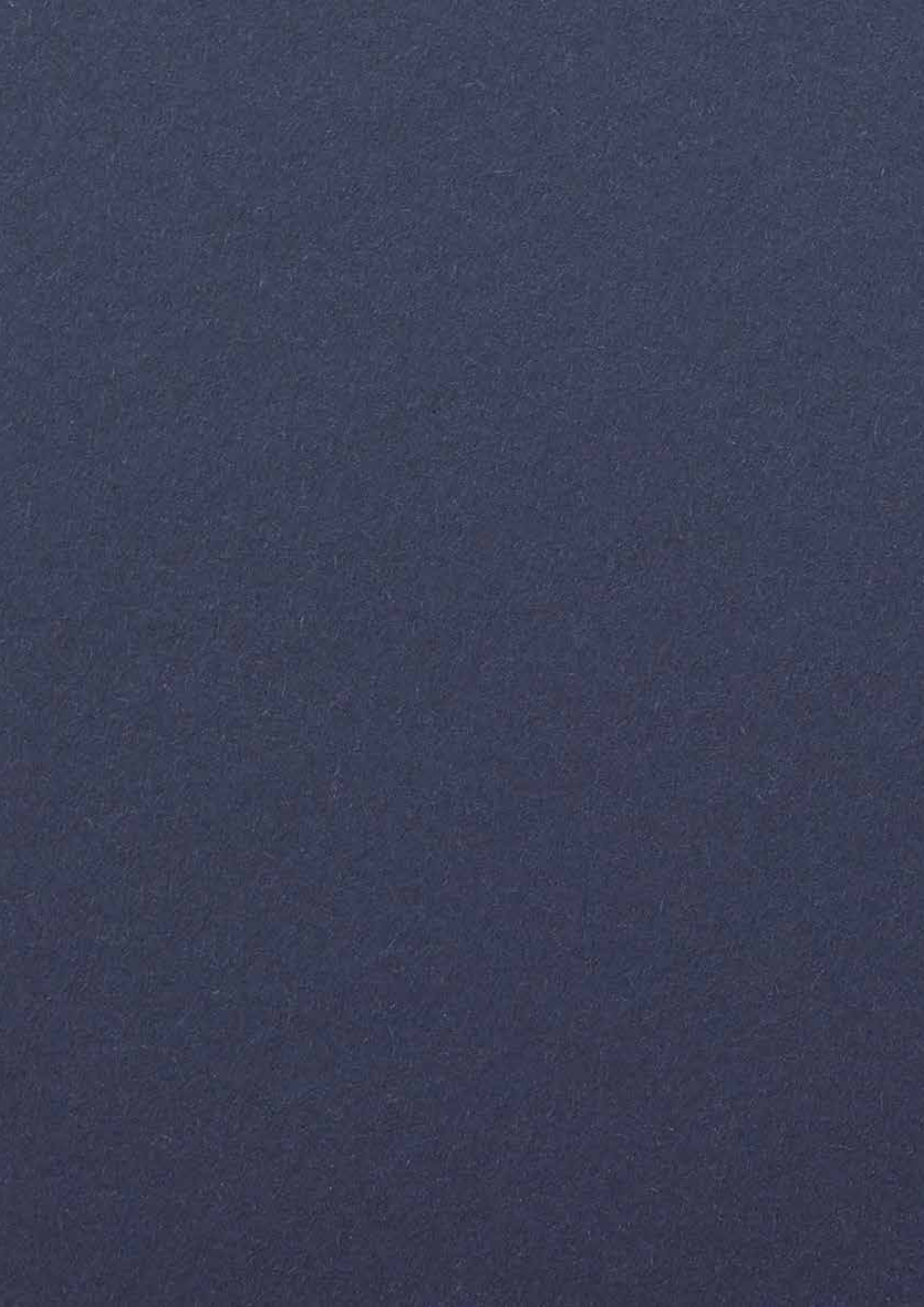
Sunningdale Park

ROYAL BERKSHIRE



STEUART
LIBRARY

Berkeley
Designed for life



|

Set over 79 acres in an idyllic corner
of the Royal County of Berkshire,
Sunningdale Park is a country estate
re-imagined for 21st century living

|

When you first see Sunningdale Park, you will marvel at the stunning views over the expansive parkland with its open fields, woodland, walled garden and lake. Many of our homes are historic estate buildings that will be lovingly restored and sympathetically converted to reside in harmony alongside a range of new houses and apartments.

Meander amongst the meadow grassland and woodland trails with its abundance of wildlife. Admire the 500-year-old chestnut tree, one of almost 10,000 trees that populate the estate. Glimpse Northcote House, a neo-Georgian mansion, tucked in a quiet corner of the parkland as it peeks through the treetops.

All this beauty and tranquillity is on the very doorstep of homes built to Berkeley's exacting standards. Step into Sunningdale Park and see a special place where a spectacular landscape and the captivating history of a country estate form the backdrop for a new and thriving community.



Perfectly located and surrounded
by natural beauty



Windsor Great Park

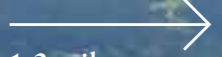
Guards Polo Club

Virginia Water Lake

Coworth Park Hotel & Spa



Sunningdale
Station



1.3 miles
/ 2.0 km

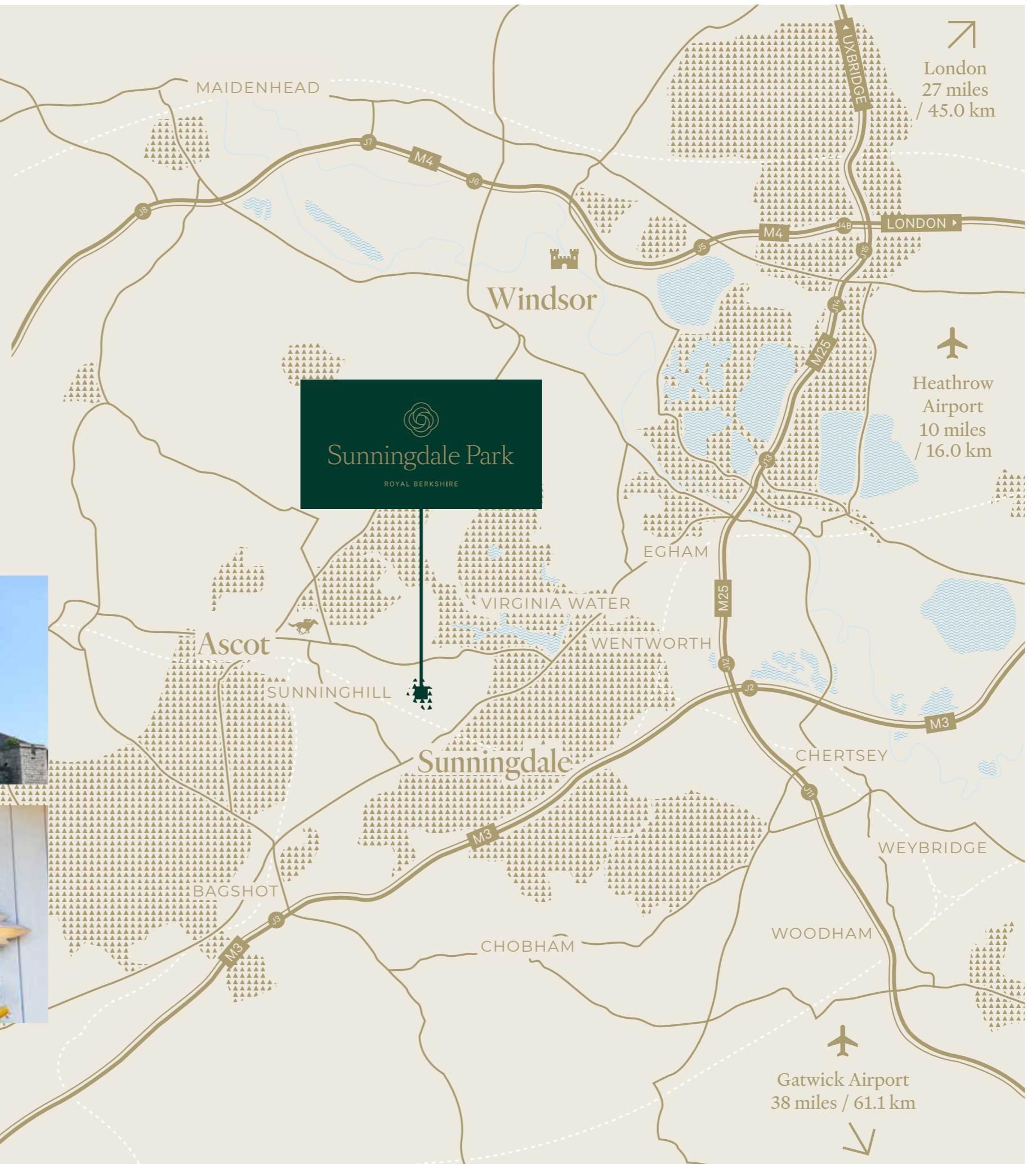
Northcote House

Sunningdale Park
ROYAL BERKSHIRE

2

3

Within the 'golden triangle' that takes in neighbouring Windsor and Ascot, Sunningdale Park offers a truly enviable lifestyle



Surrounded by natural beauty
everywhere you turn



Modern living, Georgian splendour

Named after James William Steuart, the first known owner of Sunningdale Park, Steuart Library has been designed to reflect the sophistication of traditional libraries.

Inspired by Sunningdale Park's Georgian architecture and drawing details from institutions such as Eton and Oxford University, Steuart Library features buff and red brick façades, intricate stonework, and feature arched windows. A true homage to Sunningdale Park's history for college training.

All the homes enjoy private balconies or terraces, many of which offer glorious parkland views.



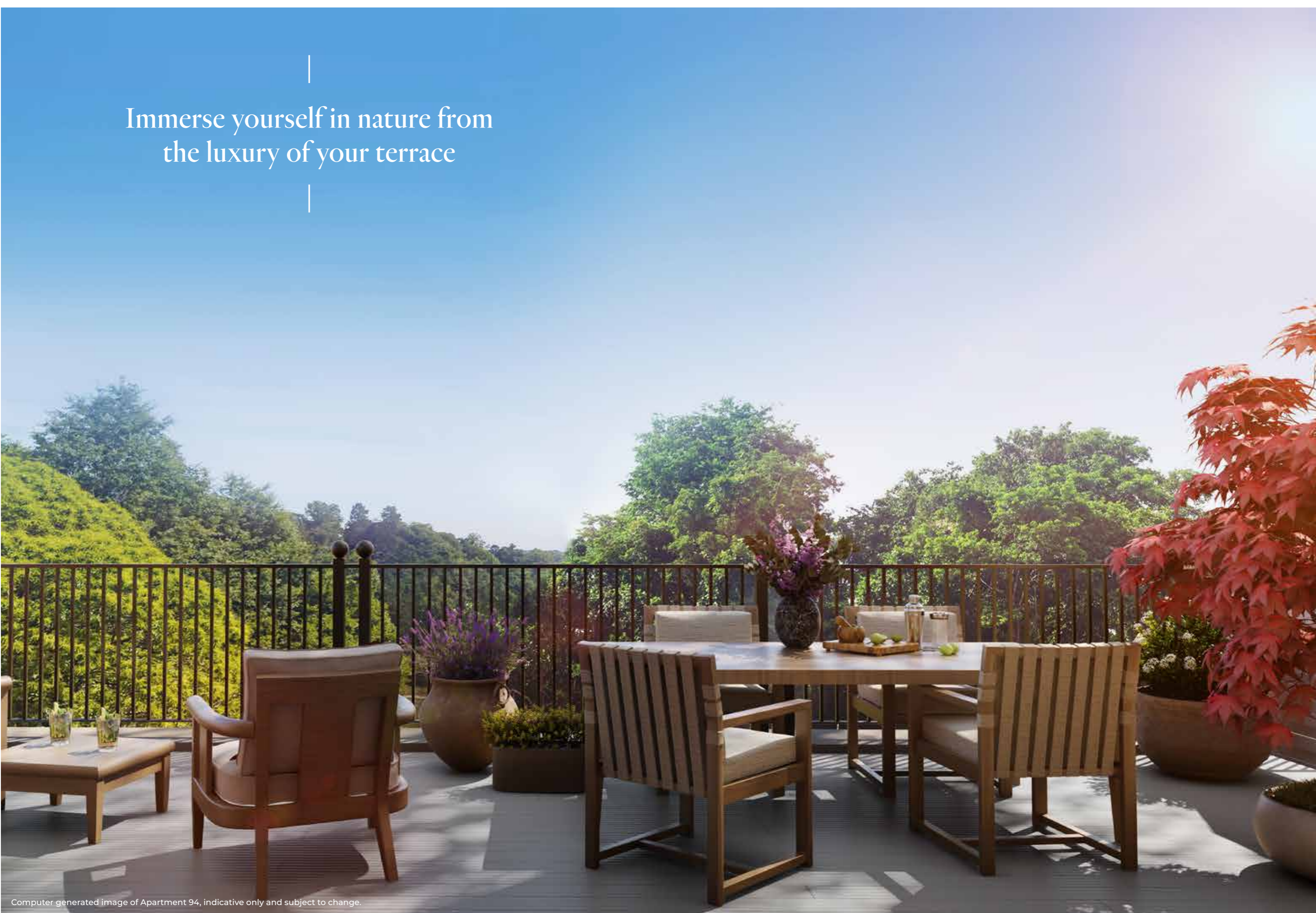
Computer generated image, indicative only and subject to change.



Step into your
private nature oasis

An outdoor yoga session, an al fresco lunch, or maybe a drink with a view? The terraces are peaceful and versatile outdoor living spaces for rest, play, and entertaining guests.

Immerse yourself in nature from
the luxury of your terrace



Computer generated image of Apartment 94, indicative only and subject to change.

Homes with
character and elegance





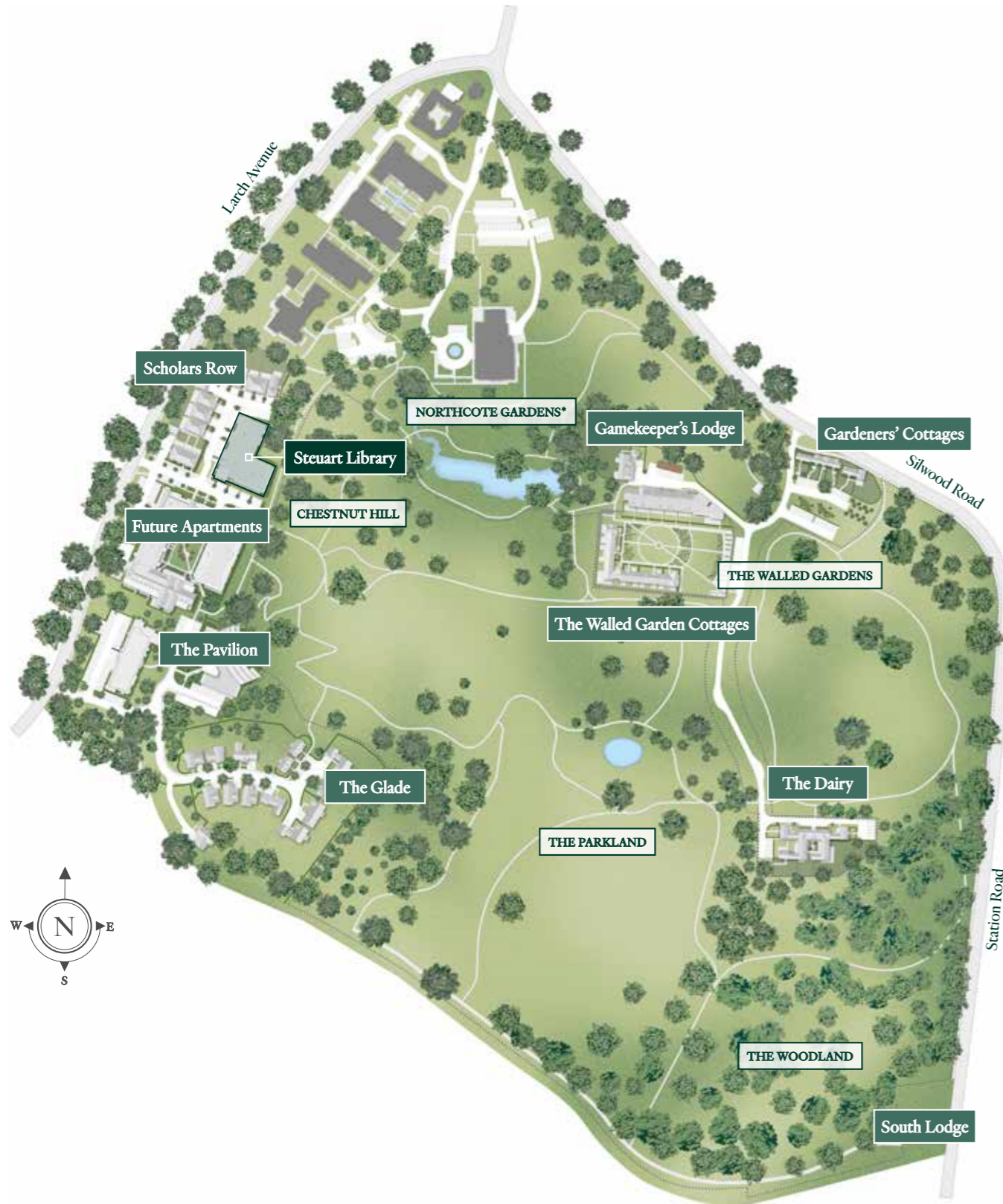
Steuart Library

A grand exploration of style

Steuart Library commands an elevated position on the edge of Chestnut Hill, a tree-lined character area that offers framing views of the greenery.

As you walk through the rolling parkland, you are greeted by an attractive brick façade, double storey windows and colonnades, all evoking the grandeur of a traditional library. Step inside to discover a boutique collection of 20 two, three, and four bedroom apartments and penthouses, many of which enjoy terraces overlooking the country park.

The interiors are a subtle nod to the rich heritage, with antique brass door furniture, herringbone flooring, and porcelain tiling in the bathrooms. But modern living is the focus here, from the comfort of underfloor heating throughout the home to the reliability of high-tech appliances and finishes.



Northcote House and Gardens are being undertaken by Audley Retirement Villages.

Site plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, landscaping and specification at any time.



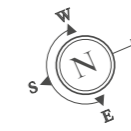
Steuart Library Apartments & Penthouses

Steuart Library is a beautiful building surrounded by nature, with the parkland and a striking 500-year-old Chestnut tree right on your doorstep.

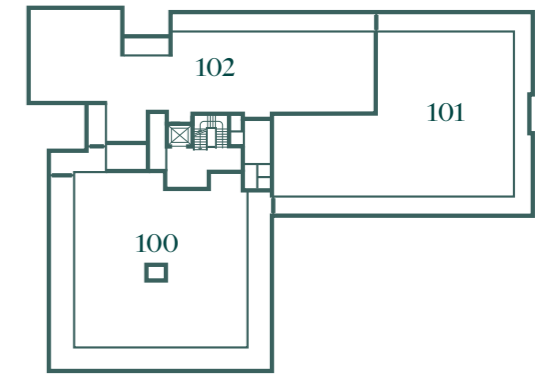
Spanning across four floors with the main entrance situated off Scholars Row, your apartment can be accessed via the lift or stairs. All apartments and penthouses include two allocated parking spaces, with provision for electrical vehicle charging.



Computer generated image, indicative only and subject to change.



THIRD FLOOR



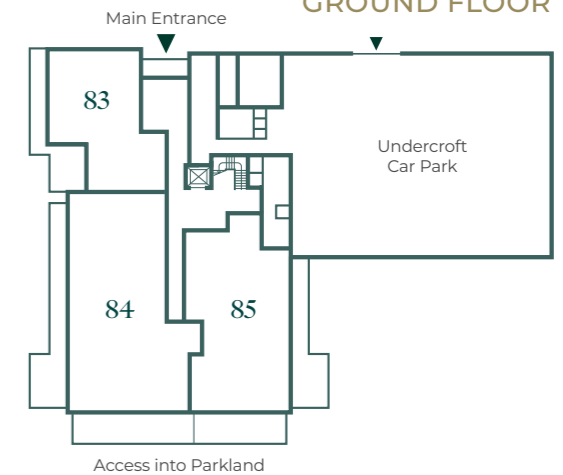
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

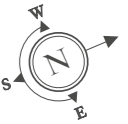




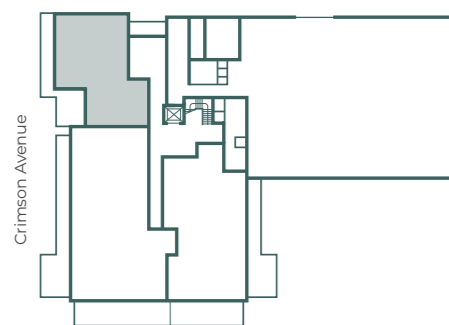
No. 83
STEUART LIBRARY
Two bedroom apartment

A country walk is just steps away from this charming two bedroom apartment which features its own front door, characterful arched windows, filling the rooms with natural daylight, and two south-facing terraces with views of the parkland.

The open-plan kitchen and dining area has an island and space for a large dining table, while the separate living room offers additional space for entertaining. The principal bedroom boasts an ensuite and fitted wardrobes, while bedroom 2 is served by a separate bathroom.



GROUND FLOOR



TOTAL AREA **106.9 SQ M** **1,151 SQ FT**

Kitchen	5.10m x 2.85m	16' 9"m x 9' 4"
Dining	4.39m x 4.12m	14' 5"m x 13' 6"
Living	5.31m x 3.45m	17' 5"m x 11' 4"
Bedroom 1	3.01m x 3.28m	9' 11"m x 10' 9"
Bedroom 2	3.00m x 3.21m	9' 10"m x 10' 6"
Terrace 1	4.02m x 3.20m	13' 2"m x 10' 6"
Terrace 2	9.26m x 1.48m	30' 4"m x 4' 10"



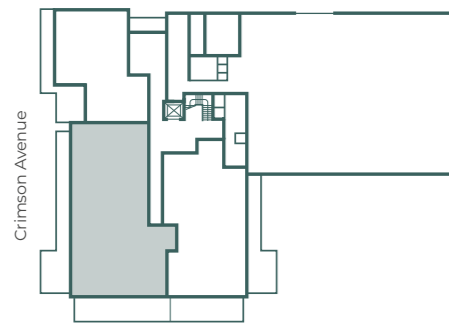
No. 84
STUART LIBRARY
Three bedroom apartment

This three bedroom apartment offers a lovely balance of indoor and outdoor space, featuring two large terraces, one of which is covered and directly overlooks the country park through impressive colonnades.

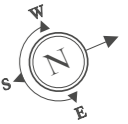
Upon entering, a spacious hallway leads you to the formal drawing room, open-plan kitchen and dining room, and a study. Bedrooms 1 and 2 both are ensuite and have fitted wardrobes, while bedroom 3 is served by a separate bathroom.



GROUND FLOOR



TOTAL AREA	198.3 SQ M	2,135 SQ FT
Kitchen	3.43m x 4.76m	11' 3" x 15' 8"
Dining	4.64m x 5.10m	15' 3" x 16' 9"
Drawing Room	5.47m x 5.70m	17' 11" x 18' 8"
Study	2.93m x 4.27m	9' 7" x 14' 0"
Bedroom 1	3.30m x 6.49m	10' 10" x 21' 4"
Bedroom 2	5.00m x 3.09m	16' 5" x 10' 2"
Bedroom 3	3.11m x 4.27m	10' 2" x 14' 0"
Terrace 1	2.33m x 11.08m	7' 8" x 36' 4"
Terrace 2	3.00m x 19.85m	9' 10" x 65' 1"



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard AC Airing Cupboard B Boiler HWC Hot Water Cylinder P Plant Room



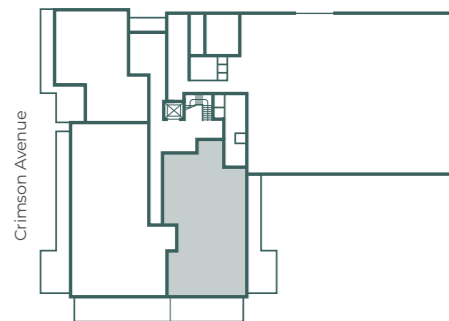
No. 85
STEUART LIBRARY
Two bedroom apartment

This two bedroom apartment offers a great blend of space and functionality. Step into the dual-aspect open-plan kitchen, living, and dining area, featuring a large central island at its heart and plenty of entertaining space. From here, you can also access terraces 1 and 2 where you can enjoy fantastic views across the parkland. Walk down the hall and you will find the TV room/study – an additional living space to make your own.

Bedroom 1 includes an ensuite with a bath and walk-in shower, as well as a dressing room. Bedroom 2 also comes with an ensuite and a built-in wardrobe. A utility room and a cloakroom complete the accommodation.

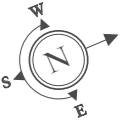


GROUND FLOOR



Parkland

TOTAL AREA	152.2 SQ M	1,638 SQ FT
Kitchen/Dining	7.36m x 5.51m	24' 2" x 18' 1"
Living	5.66m x 3.40m	18' 7" x 11' 2"
TV Room/Study	2.90m x 3.30m	9' 6" x 10' 10"
Bedroom 1	3.20m x 4.63m	10' 6" x 15' 2"
Bedroom 2	2.99m x 4.63m	9' 10" x 15' 2"
Terrace 1	2.33m x 8.38m	7' 8" x 27' 6"
Terrace 2	3.00m x 14.01m	9' 10" x 46' 0"



Parkland

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◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard B Boiler P Plant Room



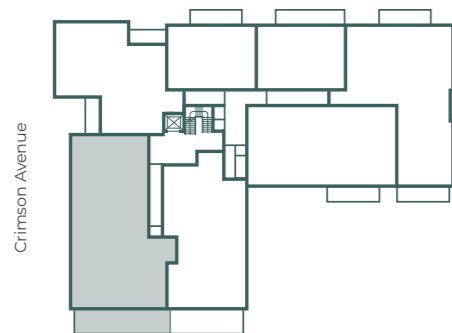
No's. 86 and 93 STEUART LIBRARY *Three bedroom apartments*

These lavish three bedroom apartments enjoy the best of indoor and outdoor space. A terrace with sweeping parkland views can be accessed through the double-aspect living room and the dining area.

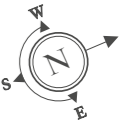
Bedrooms 1 and 2 both have ensuite bathrooms, while bedroom 3 is served by a separate bathroom. The spacious drawing room is connected to the kitchen and dining room with an interlinking door. Additionally there is a private study where you can work uninterrupted. Finally, a separate utility room and a cloakroom complete the accommodation.



NO. 86 FIRST FLOOR
NO. 93 SECOND FLOOR



TOTAL AREA	198.4 SQ M	2,136 SQ FT
Kitchen	3.43m x 4.76m	11' 3" x 15' 8"
Dining	4.64m x 5.10m	15' 3" x 16' 9"
Drawing Room	5.47m x 5.70m	17' 11" x 18' 8"
Study	2.93m x 4.27m	9' 7" x 14' 0"
Bedroom 1	3.30m x 6.49m	10' 10" x 21' 4"
Bedroom 2	5.00m x 3.09m	16' 5" x 10' 2"
Bedroom 3	3.11m x 4.27m	10' 2" x 14' 0"
Terrace	2.33m x 11.08m	7' 8" x 36' 4"



No. 93 has railings instead of pillars to terrace

Parkland

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▶ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard AC Airing Cupboard B Boiler HWC Hot Water Cylinder P Plant Room



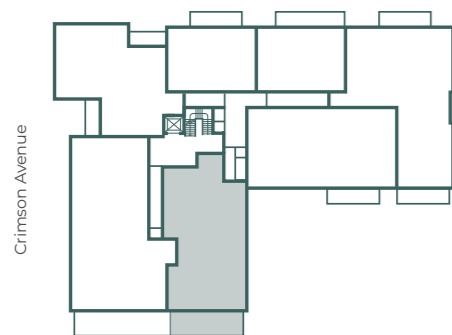
No's. 87 and 94 STEUART LIBRARY *Two bedroom apartments*

These two bedroom apartments offer the best in open-plan living with a spacious kitchen, living and dining area featuring a large island which can be enjoyed as a breakfast bar. Two sets of doors open to the terrace providing a great entertaining space complete with views over the parkland.

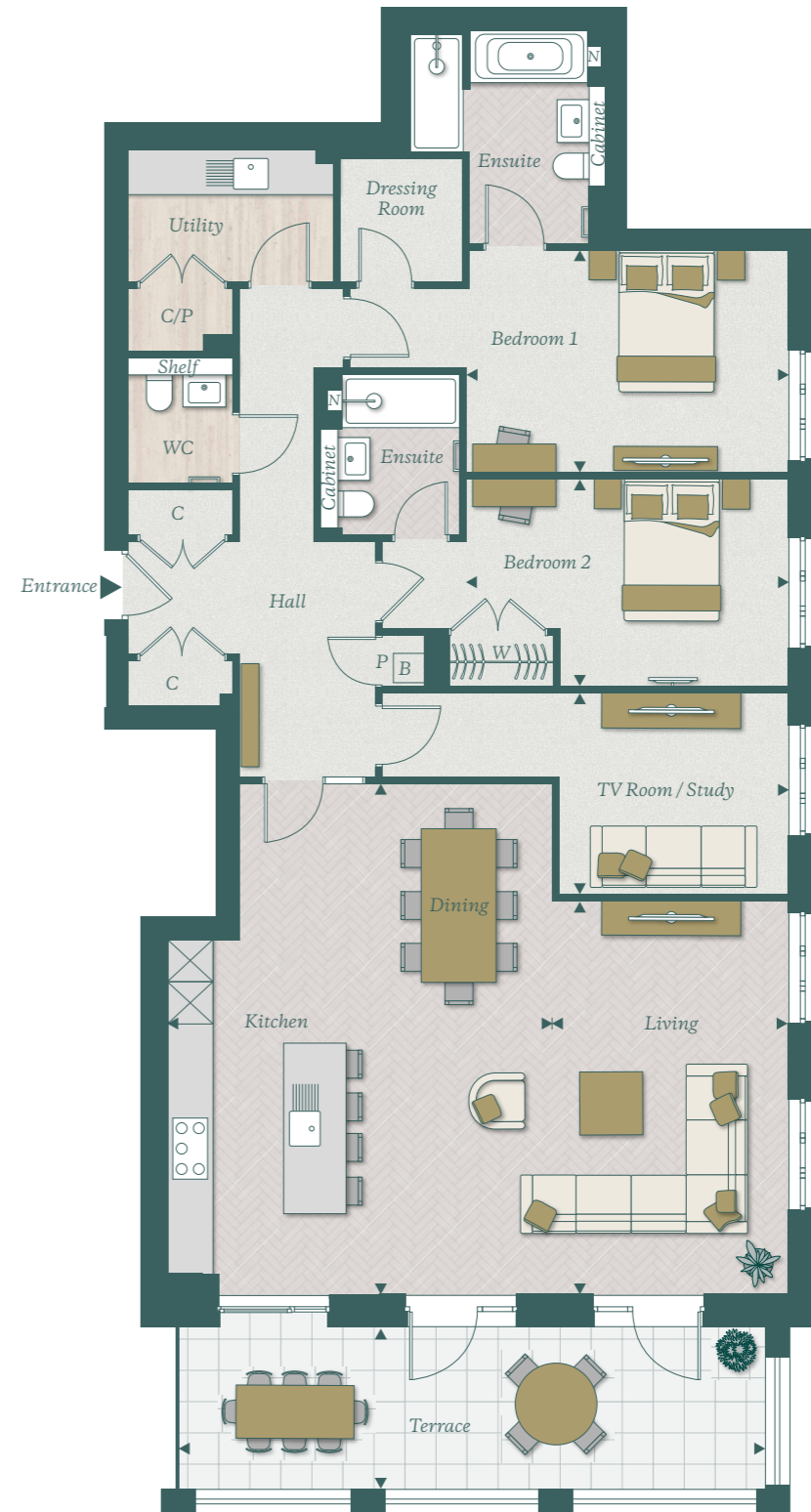
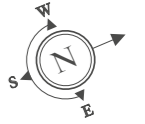
Bedroom 1 includes a lovely ensuite with a bath and walk-in shower, as well as a dressing room. Bedroom 2 also comes with an ensuite and features a built-in wardrobe. Walk down the hall and you will pass by the TV Room – an additional living space to make your own. A separate utility room and a cloakroom complete the home.



NO. 87 FIRST FLOOR
NO. 94 SECOND FLOOR



TOTAL AREA	152.3 SQ M	1,639 SQ FT
Kitchen/Dining	7.36m x 5.51m	24' 2" x 18' 1"
Living	5.66m x 3.40m	18' 7" x 11' 2"
TV Room/Study	2.90m x 3.30m	9' 6" x 10' 10"
Bedroom 1	3.20m x 4.58m	10' 6" x 15' 0"
Bedroom 2	2.99m x 4.58m	9' 10" x 15' 0"
Terrace	2.33m x 8.38m	7' 8" x 27' 6"



No. 94 has railings instead of pillars to terrace

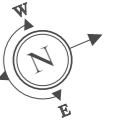
Parkland

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◀ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard B Boiler P Plant Room



No's. 88 and 95 STEUART LIBRARY *Three bedroom apartments*



With a spacious open-plan kitchen, dining, and living area opening onto the balcony with beautiful parkland views, these three bedroom apartments are perfect for entertaining. The large island that connects the kitchen and the dining area creates a wonderful setting for cooking together and there is ample room for a dining table.

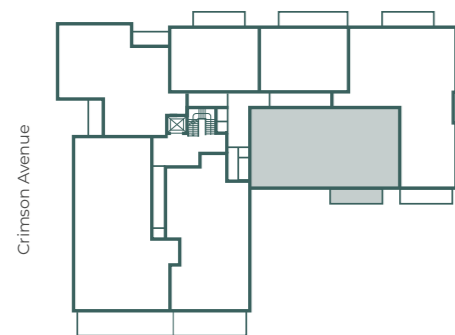
Down the hall, you will find a generous TV room - an additional space that can be turned into a third bedroom or a space to suit your needs, with access to a guest bathroom. Bedrooms 1 and 2 are ensuite and bedroom 1 comes with a good-sized dressing room.



No. 95 has no balcony above

Parkland

NO. 88 FIRST FLOOR NO. 95 SECOND FLOOR



TOTAL AREA	158.5 SQ M	1,706 SQ FT
Kitchen	3.35m x 6.13m	11' 0" x 20' 1"
Living/Dining	5.79m x 6.13m	19' 0" x 20' 1"
Bedroom 1	3.22m x 3.91m	10' 7" x 12' 10"
Bedroom 2	3.63m x 3.25m	11' 11" x 10' 8"
Bedroom 3/TV Room	3.22m x 3.65m	10' 7" x 12' 0"
Balcony	1.43m x 5.87m	4' 8" x 19' 3"



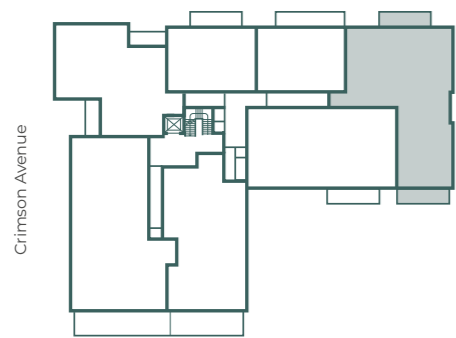
No's. 89 and 96 STEUART LIBRARY *Three bedroom apartments*

These three bedroom apartments extend the entire depth of Stuart Library and benefit from two separate balconies. The west-facing balcony serves bedrooms 1 and 3, while the east-facing balcony accessed from the living area offers parkland views – a great place to start the day with a coffee.

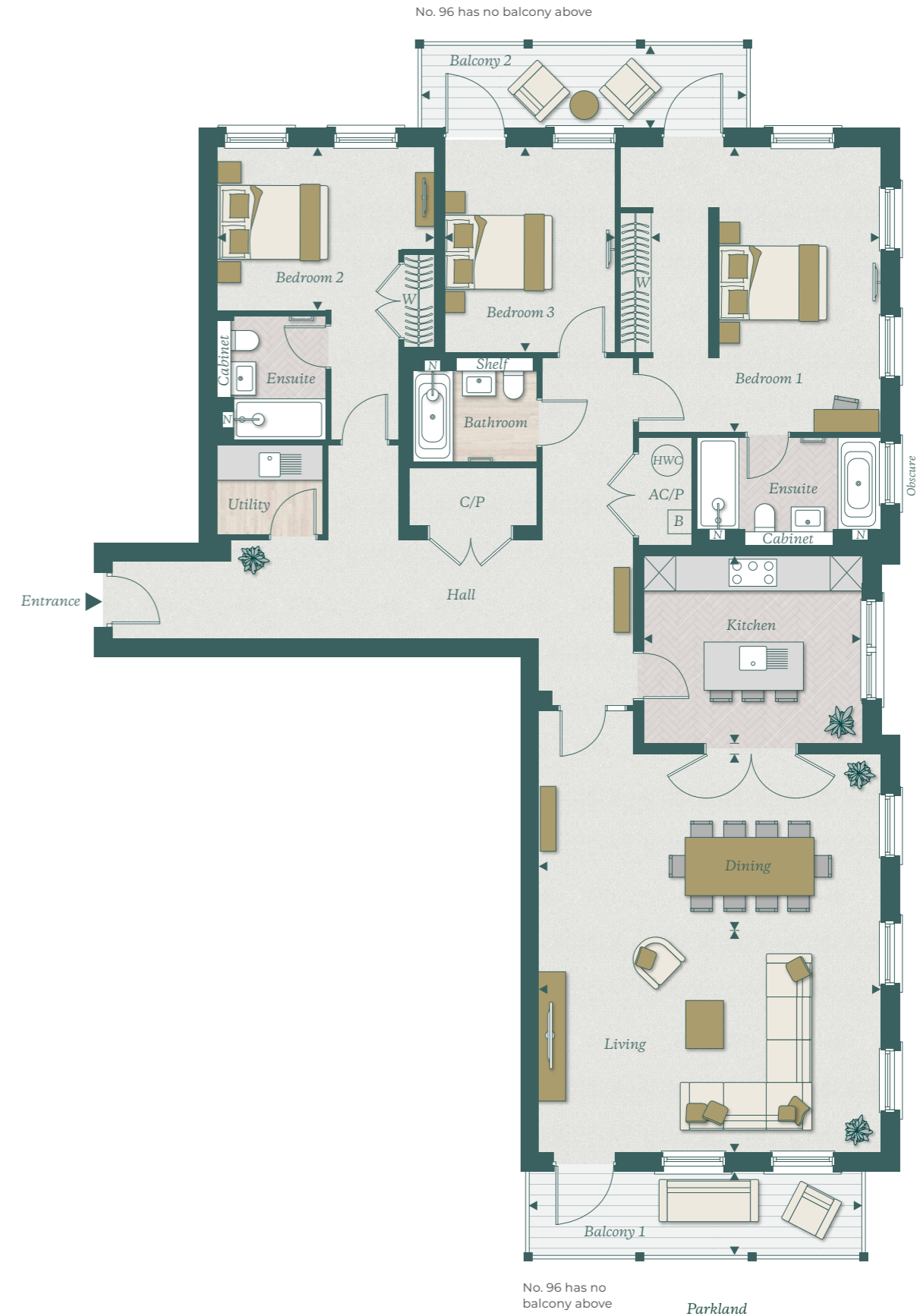
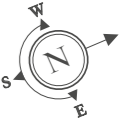
Inside, the kitchen has an intimate feel and features a central island with breakfast bar. Accessed through a set of double doors, the dining and living room is generous in size and provides ample entertaining space. The apartment is completed by three bedrooms and three bathrooms, two of which are ensuites.



NO. 89 FIRST FLOOR
NO. 96 SECOND FLOOR



TOTAL AREA	174.4 SQ M	1,877 SQ FT
Kitchen	3.49m x 4.06m	11' 5" x 13' 4"
Dining	3.27m x 6.34m	10' 9" x 20' 10"
Living	4.12m x 6.34m	13' 6" x 20' 10"
Bedroom 1	5.29m x 4.23m	17' 4" x 13' 10"
Bedroom 2	3.03m x 4.02m	9' 11" x 13' 2"
Bedroom 3	3.80m x 3.16m	12' 6" x 10' 4"
Balcony 1	1.60m x 6.12m	5' 3" x 20' 1"
Balcony 2	1.60m x 6.12m	5' 3" x 20' 1"



Entrance

No. 96 has no balcony above

Parkland

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► Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard AC Airing Cupboard B Boiler HWC Hot Water Cylinder P Plant Room



No's. 90 and 97 STEUART LIBRARY *Two bedroom apartments*

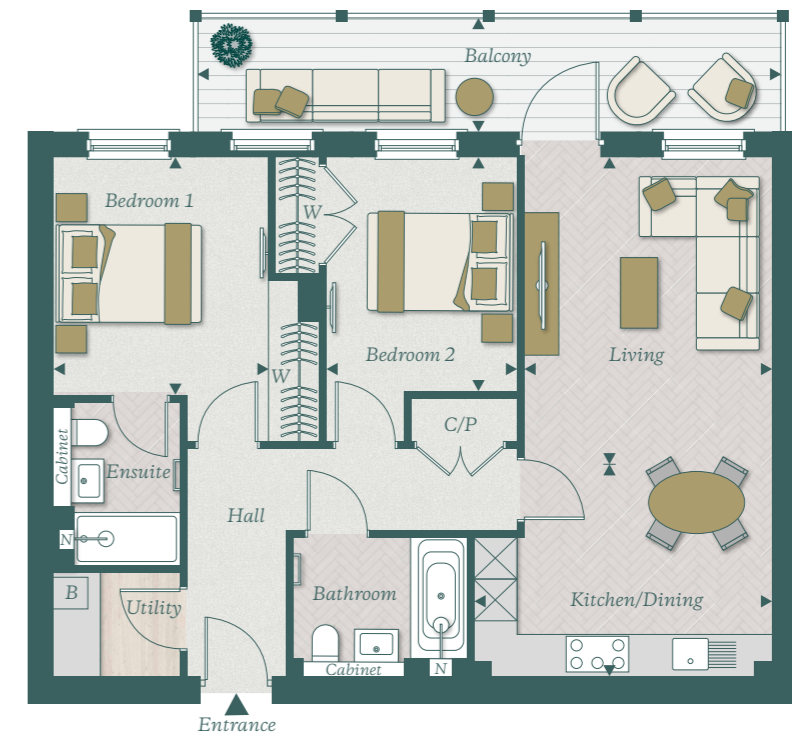
These homes enjoy an expansive west-facing balcony that stretches across almost the entire width of the apartment.

The open-plan kitchen features a practical L-shaped design and seamlessly connects with the dining and living area. Both bedrooms come with built-in wardrobes and bedroom 1 benefits from an ensuite, while bedroom 2 has access to the main bathroom across the hall.

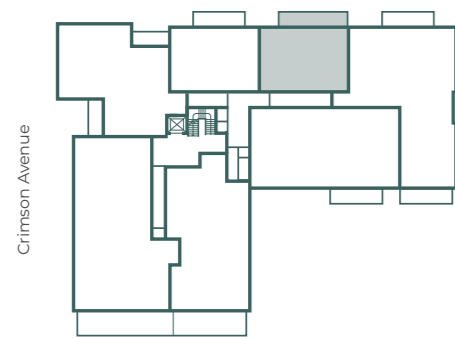
A convenient utility room is located near the entrance for your daily needs.



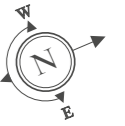
No. 97 has no balcony above



NO. 90 FIRST FLOOR NO. 97 SECOND FLOOR



TOTAL AREA	74.7 SQ M	804 SQ FT
Kitchen/Dining	3.00m x 4.20m	9' 10" x 13' 9"
Living	4.28m x 3.50m	14' 0" x 11' 6"
Bedroom 1	3.35m x 3.05m	11' 0" x 10' 0"
Bedroom 2	3.30m x 2.69m	10' 10" x 8' 10"
Balcony	1.60m x 8.14m	5' 3" x 26' 8"

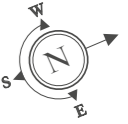




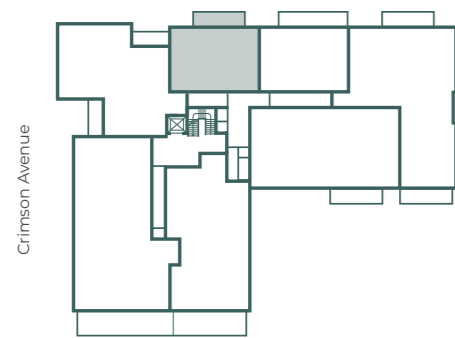
No's. 91 and 98 STEUART LIBRARY *Two bedroom apartments*

These two bedroom apartments offer an indoor-outdoor living experience, thanks to the west-facing balcony accessed from the living area. An open-plan kitchen features a practical L-shaped design and seamlessly connects with the dining and living space.

Both bedrooms come with wardrobes and bedroom 1 benefits from an ensuite bathroom with a shower. The second bathroom is across the hall from the separate utility room.



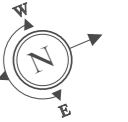
NO. 91 FIRST FLOOR NO. 98 SECOND FLOOR



TOTAL AREA	74.7 SQ M	804 SQ FT
Kitchen/Dining	3.00m x 4.20m	9' 10" x 13' 9"
Living	4.28m x 3.50m	14' 0" x 11' 6"
Bedroom 1	3.35m x 3.05m	11' 0" x 10' 0"
Bedroom 2	3.30m x 2.69m	10' 10" x 8' 10"
Balcony	1.60m x 6.12m	5' 3" x 20' 1"



No's. 92 and 99 STEUART LIBRARY *Two bedroom apartments*

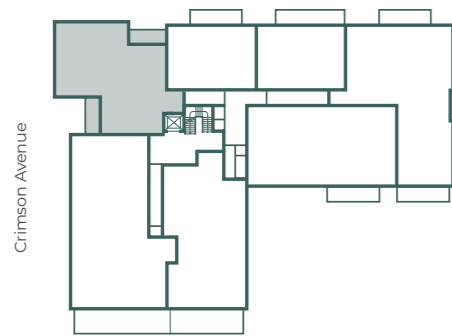


These two bedroom apartments benefit from two terraces with access from all the main living spaces. The west-facing terrace is accessed through the study and bedroom 2, while the south-facing terrace is connected to bedroom 1 and the living area.

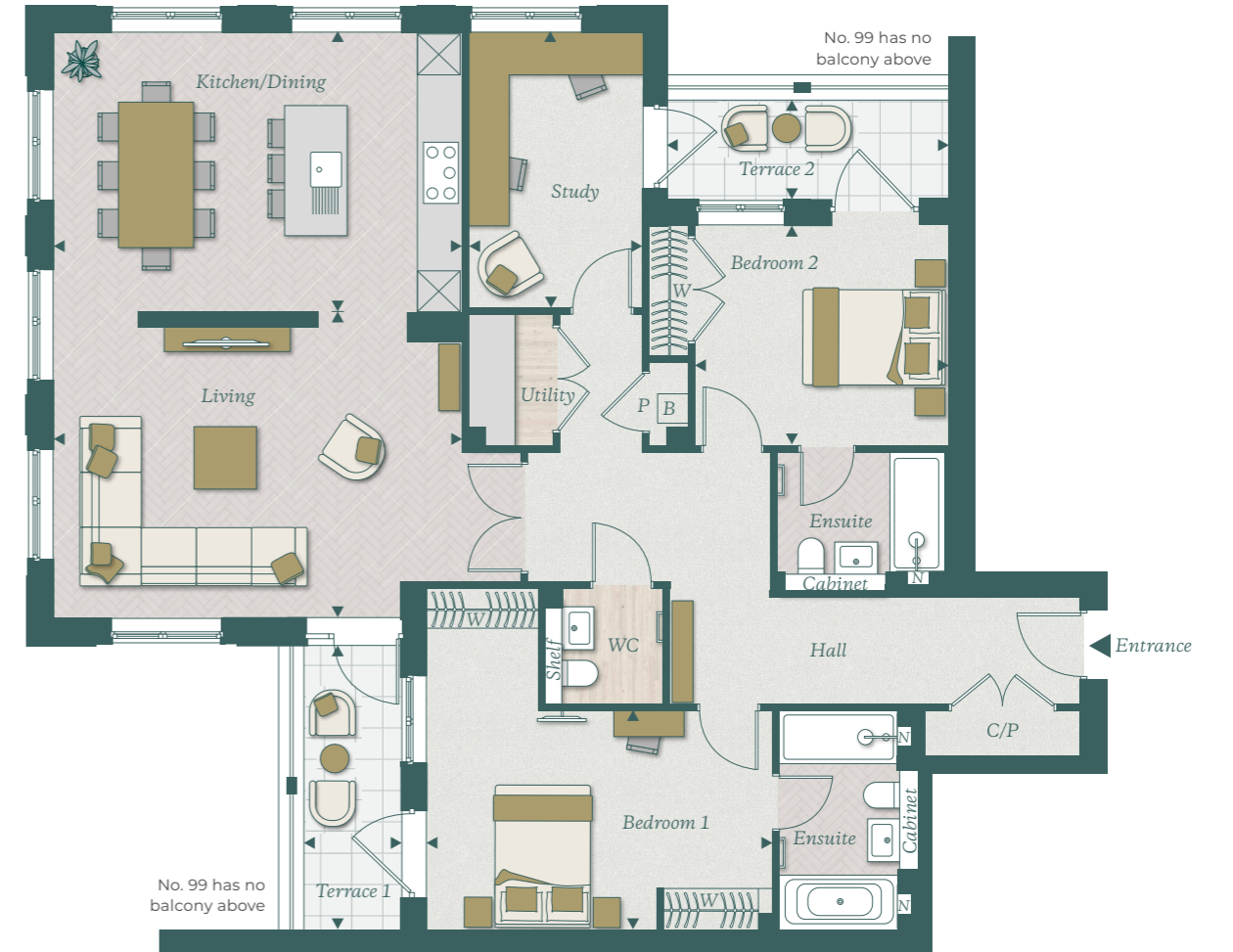
The kitchen, dining and living area is zoned, allowing you to give each space its own character. This apartment also includes a separate study, a cloakroom and a utility room, providing practical spaces for your daily needs. Both spacious bedrooms are ensuite and feature built-in wardrobes.



NO. 92 FIRST FLOOR
NO. 99 SECOND FLOOR



TOTAL AREA	136.5 SQ M	1,469 SQ FT
Kitchen/Dining	4.01m x 5.86m	13' 2" x 19' 3"
Living	4.40m x 5.86m	14' 5" x 19' 3"
Study	3.94m x 2.50m	12' 11" x 8' 2"
Bedroom 1	3.15m x 4.97m	10' 4" x 16' 4"
Bedroom 2	3.17m x 3.69m	10' 5" x 12' 1"
Terrace 1	4.06m x 1.41m	13' 4" x 4' 7"
Terrace 2	4.06m x 1.42m	13' 4" x 4' 8"





Steuart Library Penthouses

Wrap-around
terraces cultivate a
luxurious experience

The penthouses are located on the third floor, where light streams in through the floor-to-ceiling windows and skylights, giving the interiors an airy elegance.



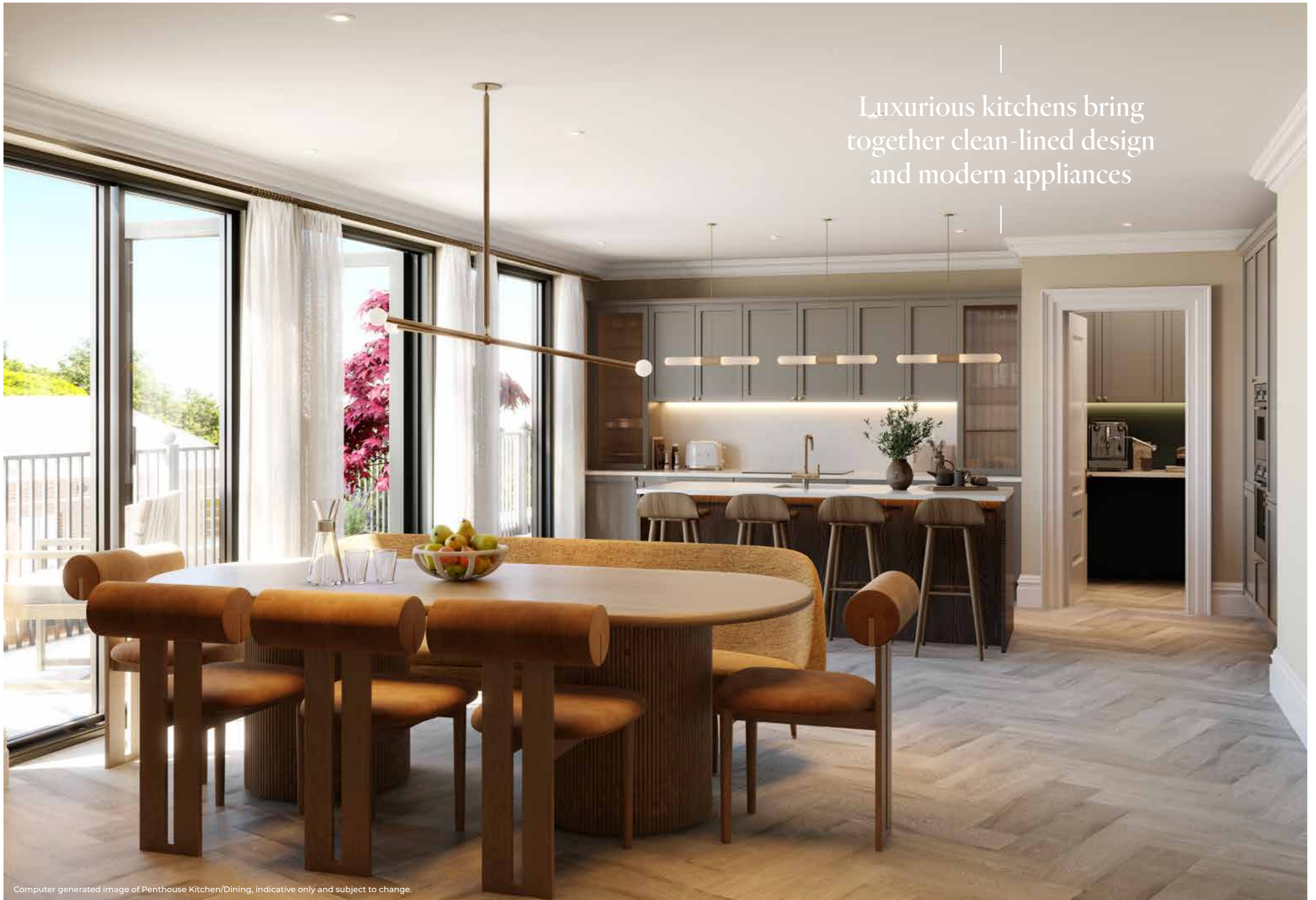
Computer generated image, indicative only and subject to change.

The grand tradition of the drawing room, re-visited in style



Computer generated image of Penthouse Drawing Room, indicative only and subject to change.

Luxurious kitchens bring
together clean-lined design
and modern appliances



Computer generated image of Penthouse Kitchen/Dining, indicative only and subject to change.



Elevating the bathroom
to a spa-level experience

Computer generated image of Penthouse Ensuite, indicative only and subject to change.

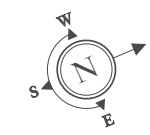
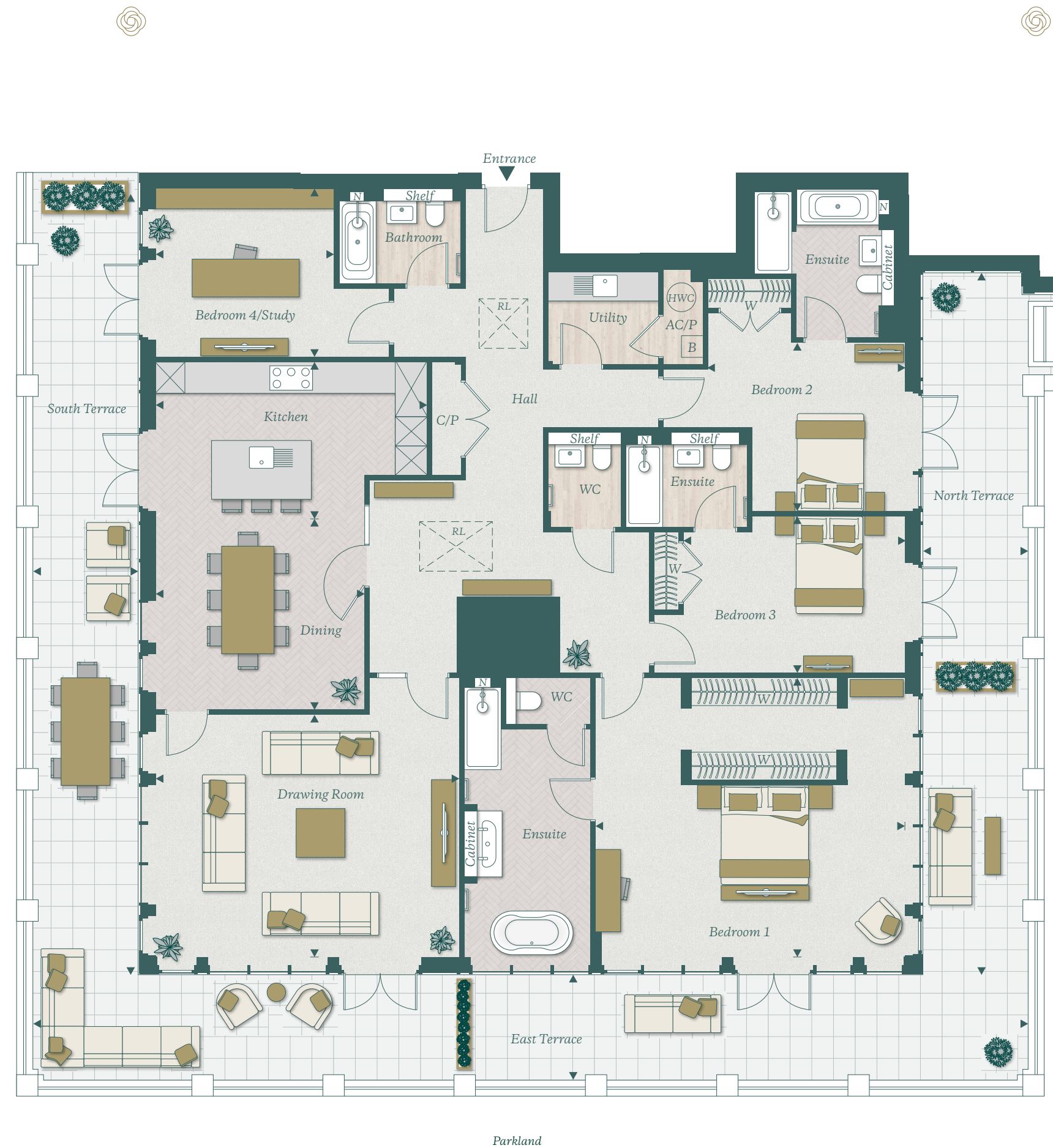
No. 100

There are never too
many opportunities to enjoy
dining al fresco.

In this magnificent penthouse apartment, all the main rooms access the wrap-around terrace with commanding views of the country park.

The light-filled hallway features a rooftop skylight and leads to a large kitchen/dining room, which includes an island. Explore further and you'll discover a spacious formal drawing room and a study.

The dual-aspect bedroom 1 boasts a large dressing area and an ensuite bathroom with a freestanding bath and views over the parkland. Bedrooms 2 and 3 have built-in wardrobes, ensembles and access to the terraces.



Parkland

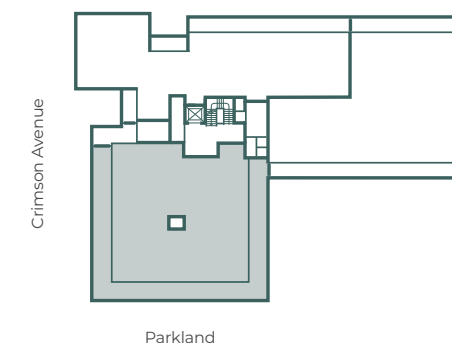
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

◆ Measurement Points
 HWC Hot Water Cylinder
 C Cupboard
 W Wardrobe
 N Niche
 Tall Cupboard
 AC Airing Cupboard
 B Boiler
 P Plant Room
 RL Roof Light

No. 100
 STEUART LIBRARY
 Four bedroom penthouse



THIRD FLOOR



TOTAL AREA	238.2 SQ M	2,564 SQ FT
Kitchen	3.22m x 5.58m	10' 7" x 18' 4"
Dining	3.93m x 4.30m	12' 11" x 14' 1"
Drawing Room	5.00m x 6.25m	16' 5" x 20' 6"
Bedroom 1	5.75m x 6.38m	18' 10" x 20' 11"
Bedroom 2	3.47m x 4.07m	11' 5" x 13' 4"
Bedroom 3	3.23m x 4.57m	10' 7" x 15' 0"
Bedroom 4/Study	3.47m x 3.68m	11' 4" x 12' 1"
South Terrace	2.16m x 16.00m	7' 1" x 52' 6"
East Terrace	2.16m x 20.48m	7' 1" x 67' 2"
North Terrace	2.16m x 14.47m	7' 1" x 47' 6"

Computer generated image, indicative only and subject to change.

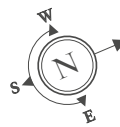
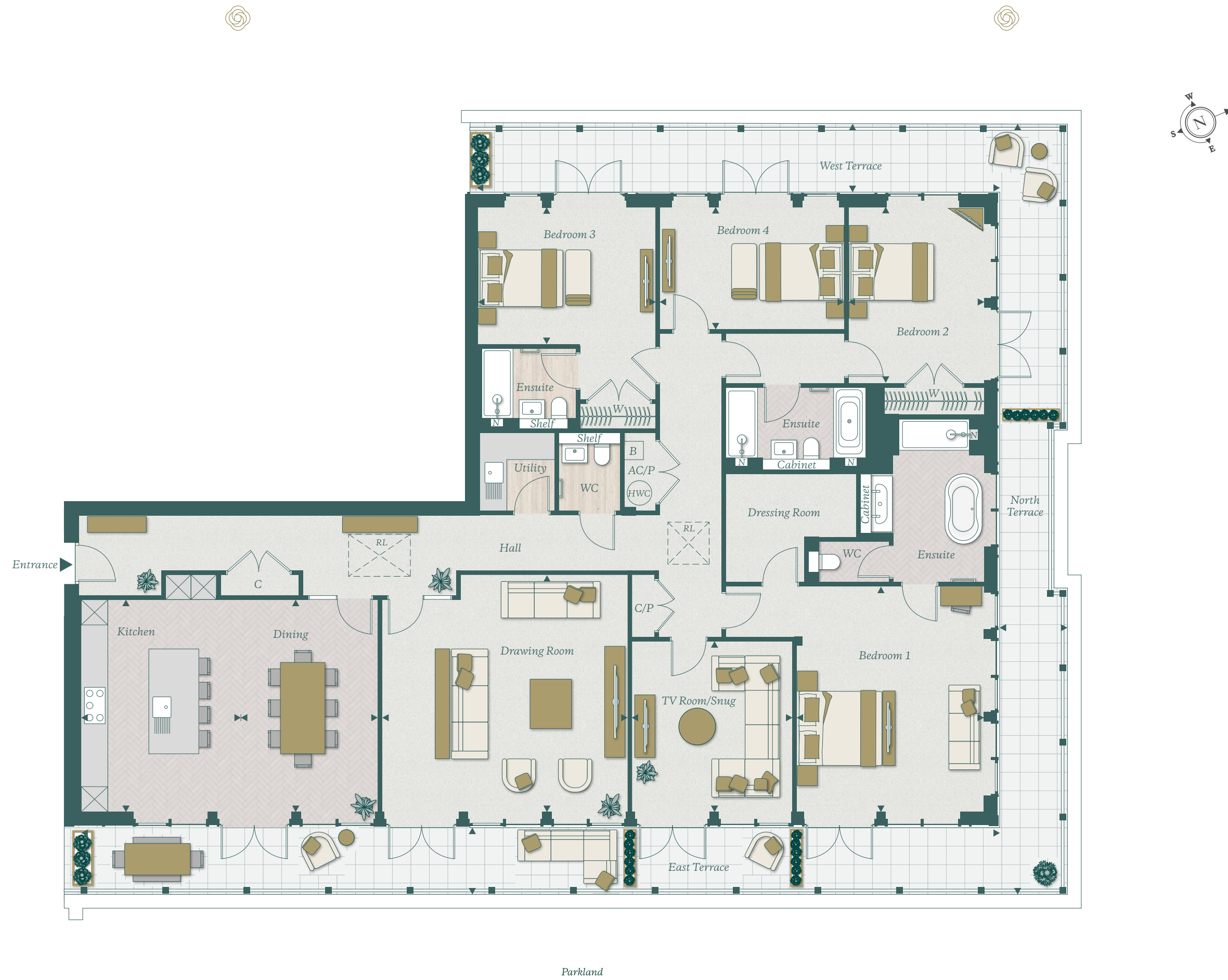
No. 101

Enjoy a wonderful
 sense of space

Your penthouse tour starts in the light-filled hallway, with sun streaming through the skylight. Offering great views of the country park, step into the kitchen and dining area, or the drawing room, both of which have access to the south-east facing terraces. Further down the hall, spend some time in the TV room – a space that could also be used as an office or a guest room.

The penthouse is completed with four impressive bedrooms, three of which are ensuite. The lavish bedroom 1 features a large dressing room as well as a freestanding bath and twin basins in the ensuite.

The final flourish is the triple aspect terrace which wraps around the penthouse with wonderful parkland views.



Parkland

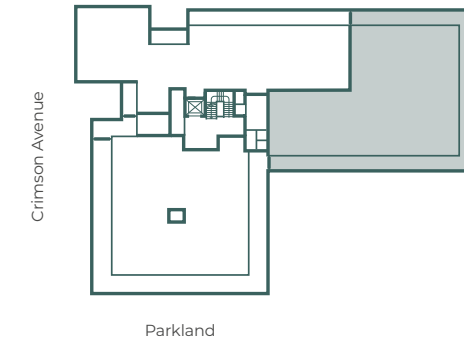
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• Measurement Points
 HWC Hot Water Cylinder
 C Cupboard
 P Plant Room
 W Wardrobe
 N Niche
 Tall Cupboard
 AC Airing Cupboard
 B Boiler
 RL Roof Light

No. 101
 STEUART LIBRARY
Four bedroom penthouse



THIRD FLOOR



TOTAL AREA	255 SQ M	2,745 SQ FT
Kitchen	5.15m x 3.86m	16' 11" x 12' 8"
Dining	5.15m x 3.32m	16' 11" x 10' 11"
Drawing Room	5.75m x 5.95m	18' 10" x 19' 6"
TV Room/Snug	4.16m x 3.90m	13' 8" x 12' 9"
Bedroom 1	5.46m x 4.54m	17' 11" x 14' 11"
Bedroom 2	4.27m x 3.30m	14' 0" x 10' 10"
Bedroom 3	3.32m x 4.30m	10' 11" x 14' 1"
Bedroom 4	2.97m x 4.46m	9' 9" x 14' 7"
West Terrace	1.66m x 12.78m	5' 5" x 41' 11"
North Terrace	1.66m x 18.69m	5' 5" x 61' 4"
East Terrace	1.66m x 22.19m	5' 5" x 72' 10"

Computer generated image, indicative only and subject to change.

No. 102

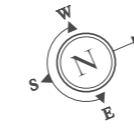
This showstopping penthouse is a display of exceptional modern design.

Brimming with daylight, enter the hallway which takes you into a spacious drawing room - a beautiful space to entertain with feature arched windows.

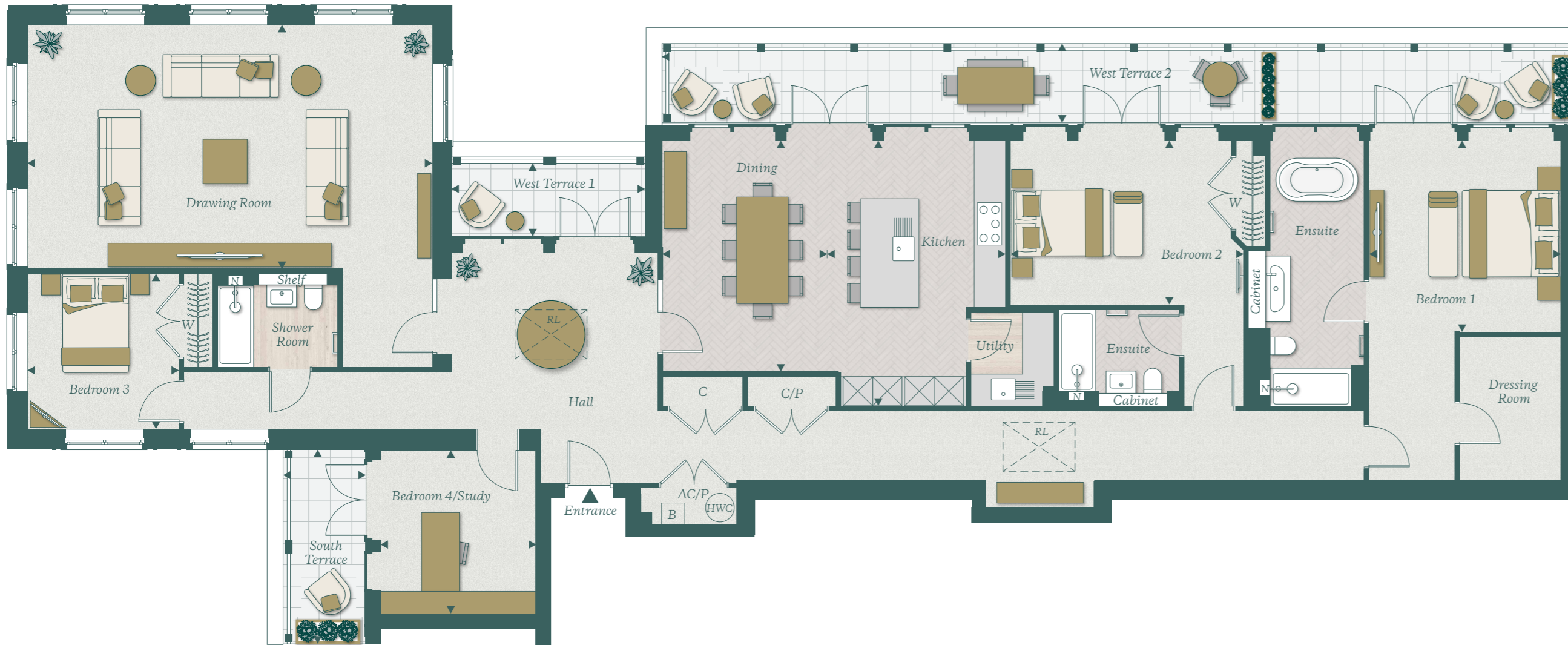
Across the hall, you will find the study with access to its own south-facing terrace, a generously sized kitchen with an island with breakfast bar, a dining area, and a separate utility.

Bedroom 1 features a large dressing room and ensuite with a freestanding bath. Bedrooms 2 and 3 both have built-in wardrobes and are served by either an ensuite or shower room.

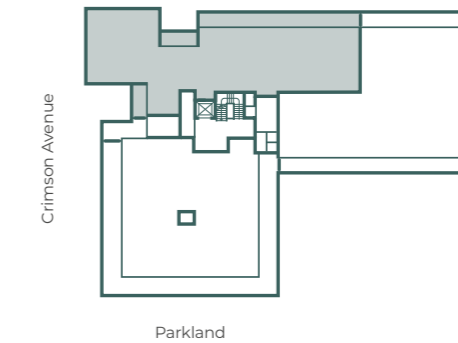
This penthouse also benefits from a large west-facing terrace, which is accessed from the kitchen/dining area as well as bedrooms 1 and 2, and a further intimate terrace adjoins the hallway.



No. 102
STEUART LIBRARY
Four bedroom penthouse



THIRD FLOOR



TOTAL AREA	246.2 SQ M	2,650 SQ FT
Kitchen	5.52m x 3.69m	18' 1" x 12' 1"
Dining	4.82m x 3.47m	15' 10" x 11' 4"
Drawing Room	5.06m x 8.46m	16' 7" x 27' 9"
Bedroom 1	4.00m x 4.00m	13' 1" x 13' 1"
Bedroom 2	3.42m x 4.85m	11' 3" x 15' 11"
Bedroom 3	3.25m x 3.15m	10' 8" x 10' 4"
Bedroom 4/Study	3.40m x 3.23m	11' 2" x 10' 7"
West Terrace 1	1.63m x 4.04m	5' 4" x 13' 3"
West Terrace 2	1.66m x 18.86m	5' 5" x 61' 11"
South Terrace	4.03m x 1.66m	13' 3" x 5' 5"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Please ask Sales Consultant for further information.

◆ Measurement Points C Cupboard W Wardrobe N Niche ☒ Tall Cupboard AC Airing Cupboard B Boiler
 HWC Hot Water Cylinder P Plant Room RL Roof Light

Computer generated image, indicative only and subject to change.



Timeless luxury tailored to you

Berkeley uses only the finest materials and fittings from leading brands, appointing each home to a high specification. Across all aspects of the design, intelligent planning is combined with an exceptional attention to detail, ensuring that every element is beautifully finished.



Computer generated image, indicative only and subject to change.



STEUART LIBRARY APARTMENTS & PENTHOUSES

LUXURIOUS KITCHENS

- Bespoke shaker style kitchen furniture with feature fluted glass cabinets
- Individually designed layouts
- 30mm composite stone worktops with matching splashback
- Siemens integrated appliances throughout including:
 - Multi-function single oven to Apartments 83-99
 - Multi-function single oven with full steam function to Apartments 100-102
 - Combination microwave oven and grill
 - Induction hob
 - Multi-function dishwasher
 - Fridge/freezer to Apartments 83, 85, 87-92 & 94-99
 - Larder fridge and larder freezer to Apartments 84, 86, 93 & 100-102
 - Canopy extractor hood
- Undermount single bowl stainless steel sink with drainer grooves in stone
- Brushed brass pull-out mixer tap
- Feature LED lighting to underside of wall units and internal lighting to fluted glass cabinets
- Feature pendant light fitted above island/breakfast bar*
- Brushed brass socket outlets above work surfaces
- Feature wood effect flooring laid in herringbone design

UTILITY

- Space and plumbing provided for free-standing washer/dryer within laundry cupboard to Apartment 83
- Space and plumbing provided for free-standing washing machine and tumble dryer, with 20mm composite stone worktops and an inset stainless steel sink and brushed brass tap to Apartments 84-89, 94-96 & 100-102
- Space and plumbing provided for free-standing washing machine and tumble dryer with laminate worktop above to Apartments 90-92 & 97-99
- Feature wood effect flooring

CONTEMPORARY BATHROOMS

ENSUITE 1

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, wall mounted fixed shower head with separate handheld shower
- Steel enamel bath with Dornbracht mixer & handheld shower and tiled bath panel to apartments 84-89, 92-96 & 99
- Freestanding bath with Dornbracht mixer and handheld shower to Apartments 100-102
- Feature tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring laid in herringbone design

ENSUITES 2

(APARTMENTS 84-89, 92-96, 99-102)

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower
- Steel enamel bath with Dornbracht mixer & handheld shower and tiled bath panel to Apartments 100 & 101
- Feature tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring laid in herringbone design

FAMILY BATHROOMS/ SHOWER ROOM*/ENSUITE 3*

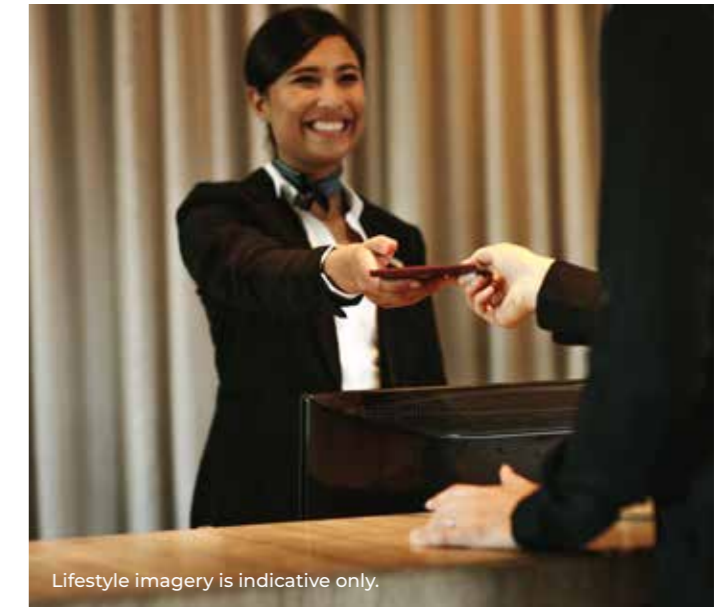
- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Mirrored wall cabinet with integral lighting and shaver socket*
- Fixed mirror over basin within niche*
- Steel enamel bath with chrome framed glass bath screen*, Dornbracht chrome thermostatic mixer, fixed shower head* & separate handheld shower*
- Shower enclosure with chrome frame, Dornbracht chrome thermostatic mixer, fixed shower head with separate handheld shower*
- Tiled niches with LED lighting
- Porcelain wall tiling to selected areas
- Feature wood effect flooring

CLOAKROOM (APARTMENTS 84-87, 92-94, 99-101)

- Fluted glass vanity with contemporary basin and Dornbracht single lever basin mixer
- Wall mounted WC with soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Fixed mirror over basin
- Porcelain wall tiling to selected areas
- Feature wood effect flooring



STEUART LIBRARY APARTMENTS & PENTHOUSES



ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- SkyQ / Satellite point to living area and TV (Terrestrial/Freeview) to bedrooms
- Data points will be provided adjacent to every television point
- Recessed LED downlights to kitchen, drawing room* living/dining*, hallway, ensuites/bathroom, WC* dressing room*
- Pendant lighting to feature in drawing room/living area, bedrooms and study*
- 5 Amp lighting circuits to drawing room*, formal dining room* and bedroom 1
- USB points to kitchen area, living area and bedrooms

HEATING

- Gas fired central heating with mains pressure hot water and cylinder*
- Underfloor heating throughout
- Comfort cooling to Apartments 100-102*
- Chrome heated towel rail to bathrooms and cloakrooms

INTERIOR FINISHES

- Two panelled satin painted internal doors with antique brass door furniture
- Feature glazed doors to kitchen/living area & drawing room* with antique brass door furniture
- Satin painted skirting and architraves to complement internal doors
- Bespoke fitted dressing room to bedroom 1 with satin painted internal door with internal fittings to include single & double hanging and drawers where possible to Apartments 85, 87, 88, 94, 95, 101 & 102
- Bespoke fitted wardrobes to bedroom 1 featuring shaker doors with fitted interiors to Apartments 83, 84, 86, 89-93 & 96-100
- Wardrobes to bedrooms 2 & 3* will feature satin painted internal doors and a shelf and hanging rail fitted within
- Wood effect flooring to kitchen/living/dining room*, kitchen/dining*, bathrooms and cloakrooms
- Carpet laid to remainder of the property

SECURITY & PEACE OF MIND

- Apartments will have provision for future intruder alarm
- Mains supply smoke and heat detectors with battery back up
- Multi-point locking to entrance door
- External light provided to balcony/terrace
- 10 Year Premier Guarantee issued on build completion

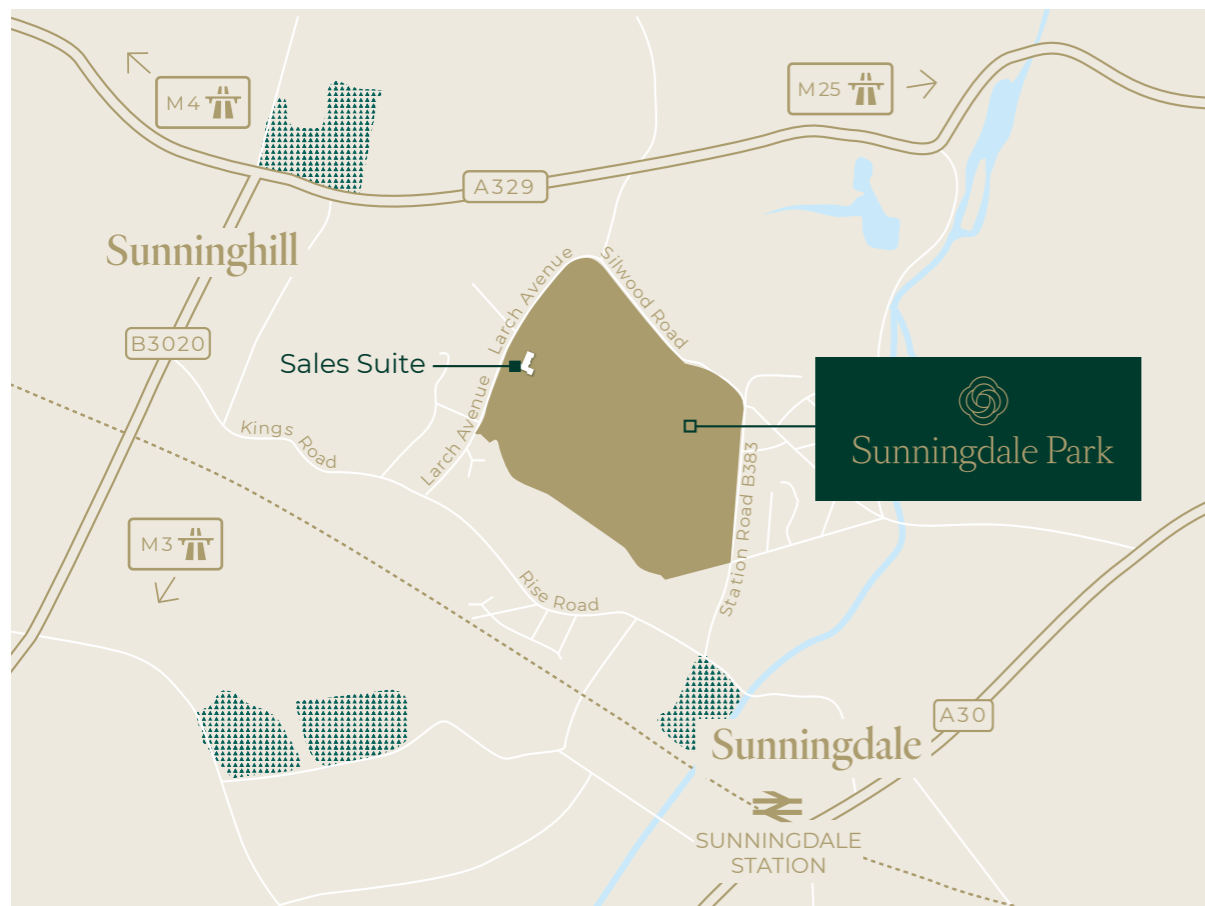
EXTERNAL FEATURES

- Terrace areas will feature paving slabs
- Balcony with metal railings and aluminium decking
- External power and water supply to terraces where applicable
- Communal PV panels

CONCIERGE SERVICE

- Steuart Library residents will also benefit from the added convenience of a concierge service to help make life run a little smoother*

*Where applicable, please refer to Sales Plans or ask a Sales Consultant for more information. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



For more information please contact:

T: +44 (0) 1344 551 120 | sunningdalepark@berkeleygroup.co.uk | sunningdalepark.com

Sales Suite

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Ascot, Berkshire SL5 0AR

Directions

Please scan the QR code for
directions to Sunningdale Park.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. 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. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Sunningdale Park and Stuart Library are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. O417/05CA/0423





Berkeley
Designed for life