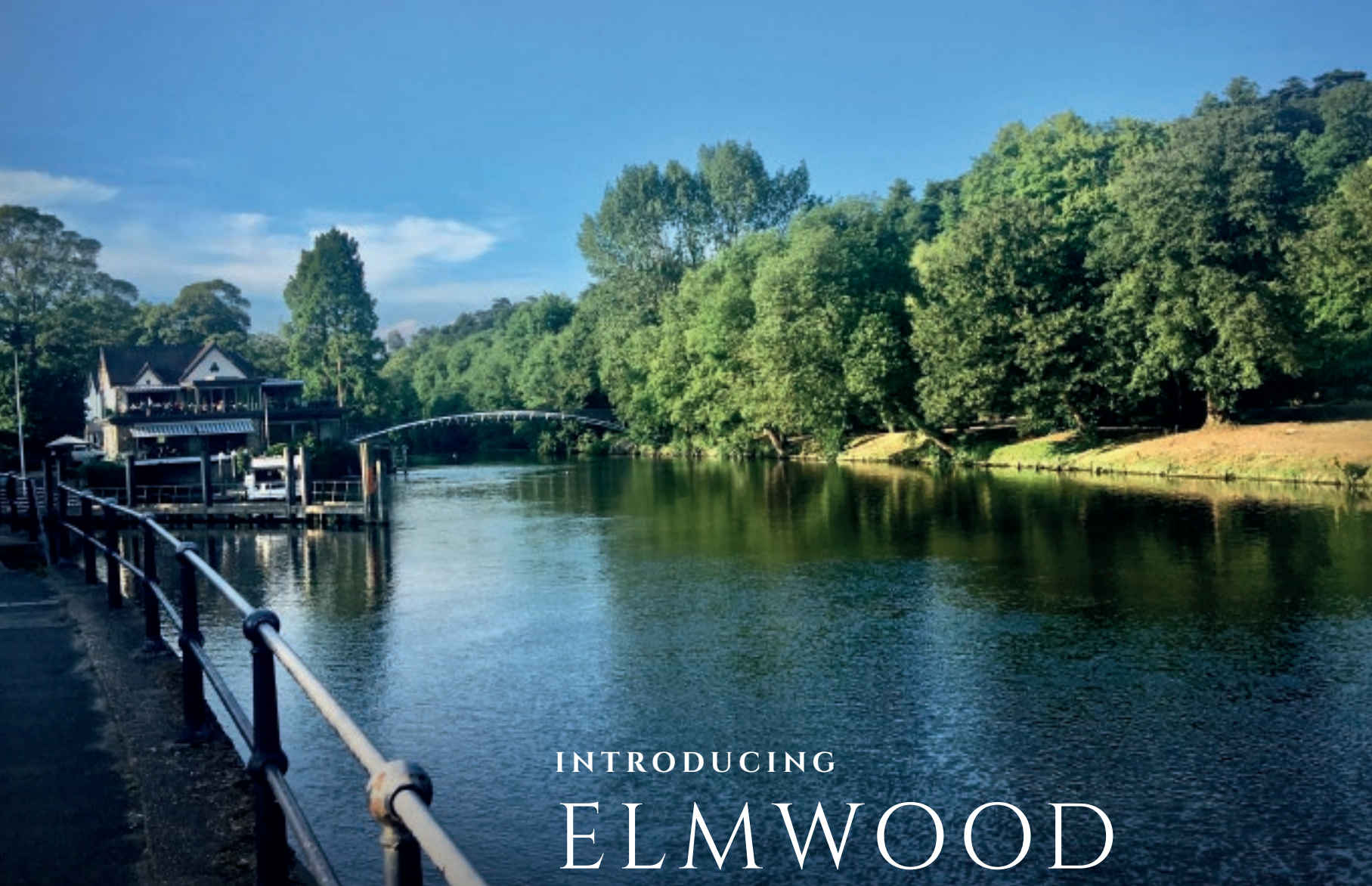

ELMWOOD GATE

MAIDENHEAD | SL6 1TH

SHANLY
— HOMES —



INTRODUCING ELMWOOD GATE



Introducing a beautifully designed collection of 67 one and two bedroom apartments from award-winning housebuilder Shanly Homes. These apartments benefit from an **enviable location in Maidenhead**, close to all of the town's amenities and just a short walk from the River Thames.

These contemporary homes have been carefully designed to offer convenience, comfort and style, both outside and in. Each apartment maximises space and light to create a versatile interior that is equipped with a high quality specification.



Computer-generated image of Elmwood Gate from Oldfield Road



RELAX AND ENJOY

This picturesque development is perfectly positioned near the River Thames and close to both the buzz of London and the calm of the Chilterns.



Maidenhead's historic town centre is within walking distance of Elmwood Gate and offers a great selection of amenities. All of the essentials are covered with a choice of supermarkets, pharmacies and banks, plus a range of high street names including H&M and Marks & Spencer. There are also a number of great cafés and restaurants to try, plus a variety of bars and pubs for socialising with friends.



A selection of nearby open spaces offer the ideal opportunity to get away from it all. These include Guards Club Park, The Moor, Riverside Gardens and Taplow Lake, perfect for taking some time out to relax and enjoy being a little closer to nature.

When it comes to entertainment, there are plenty of things to do within easy reach, such as a fun day out at the cinema or arts centre in the town. Bray has a selection of fine dining restaurants including two Michelin starred restaurants, The Fat Duck and The Waterside Inn. Alternatively, if you fancy something more energetic, take your pick from the cricket, rugby, football or tennis clubs, try water sports at nearby Bray Lake, or feel the burn at a choice of local fitness centres.





MAIDENHEAD AND MORE

Elmwood Gate is perfectly placed to make the most of Maidenhead's excellent travel links which open up a wide range of opportunities a little further afield. The train station is just under ten minutes from your door and you can be on the M4 motorway in four minutes.



Travel time and distances approximate only.

ELMWOOD GATE





With these great connections you are spoilt for choice when it comes to day trips. From Maidenhead Station services run directly to London Waterloo in just 40 minutes. By road, in just 16 minutes, you could be exploring the spectacular town of Windsor. Alternatively, an easy 45 minute drive along the M40 motorway lets you discover the historic town of Oxford, while Henley-on-Thames, famous for its glamorous Regatta, can be reached in as little as 21 minutes.

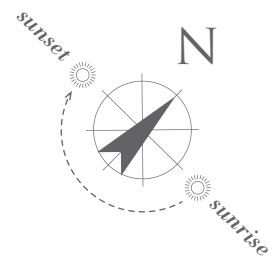
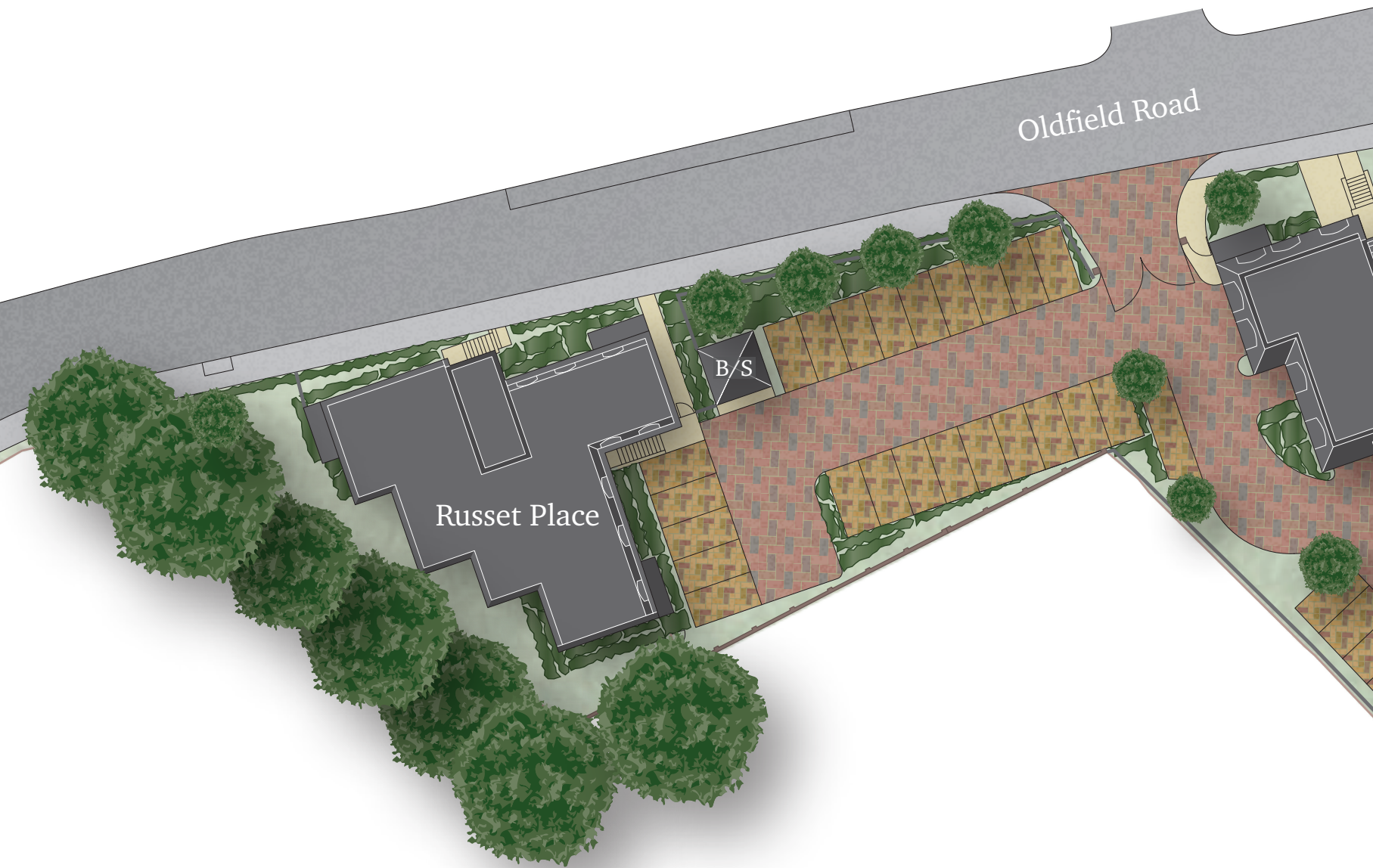


If you prefer to escape the crowds, there is plenty of opportunity to enjoy some of the most beautiful countryside in the UK. Windsor Great Park comprises over 4,800 acres of lush green parkland, ancient woodland and award-winning gardens just waiting to be enjoyed. Alternatively, it's a short journey north to the Chiltern Hills offering an abundance of spectacular views and crisp, fresh air.

Maidenhead is also well-positioned for international travel. London Heathrow can be reached by car in only 20 minutes and operates non-stop flights to 181 destinations worldwide.



DEVELOPMENT LAYOUT



When visiting any of our developments that are still under construction, you are responsible for following the Health and Safety procedures and signs that are in place. For this reason, you must go straight to the Sales Office on arrival. This site plan is for orientation purposes and should not be relied upon. Parking, landscaping, finished locations and materials are all for guidance only.

B/S = Bin Store



Amber Place

Oldacres

B/S

S/S



STYLISH SPECIFICATION

KITCHEN

- Contemporary kitchen units with laminate work surfaces and upstands
- Zanussi appliances for quality and style:
 - Integrated stainless steel oven
 - Gas hob
 - Integrated fridge freezer
 - Integrated dishwasher
- Stainless steel and glass chimney hood
- Soft close drawers and doors
- Stainless steel sink
- Chrome mixer tap
- Under wall cupboard lighting

UTILITY (PLOTS 7, 22, 38 & 51 ONLY)

- Freestanding washing machine
- Freestanding tumble dryer

BATHROOM & EN-SUITES

- Ideal Standard Concept Air sanitaryware
- Ideal Standard mixer taps and shower controls
- Heated chrome towel rails
- Full height tiling to shower walls, half height tiling to sanitaryware walls
- Shaver point within mirror cabinet

INTERIOR

- White painted doors
- Polished chrome door furniture
- Double glazed PVCu windows with security locks
- Sliding mirror wardrobes to bedrooms 1 and 2 with shelf and hanging rail
- Multimedia plate with Sky +*, and TV in living room
- LED downlights to kitchen area, bathrooms, en-suites and hallway
- Mains smoke detectors with back up battery
- Underfloor heating
- Heat and CO detectors
- Chrome switches to kitchens

EXTERIOR

- Landscaping to communal gardens
- Pathways and paths in Indian Sandstone
- Private off street parking to all homes
- External lighting

Environmental features at Elmwood Gate

We take our responsibilities to our environment seriously and aim to incorporate the latest technology to conserve natural resources.

- Energy-efficient, thermostatically controlled gas central heating and A-rated boiler to reduce gas usage and carbon emissions
- High levels of wall, floor and roof insulation to limit heat loss during the winter
- Dual-flush mechanisms to all toilets to reduce water consumption
- 100 percent low-energy light fittings

Photography of previous Shanly Homes developments. *Subscription required by purchaser.

premier
guarantee®





Computer-generated image of Elmwood Gate from Oldfield Road



OUR COMMITMENT TO YOU



The Picturehouse, Maidenhead

YOUR HOME

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team of professionals take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East. All our new homes benefit from an industry recognised 10 year insurance backed guarantee.



Thameside, Windsor



Widbrook Lodge, Maidenhead



Trinity, Slough

YOUR COMMUNITY

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation, which is financed entirely by the profits generated by the Shanly Group of companies.

To date Shanly Group and Shanly Foundation have contributed in excess of £20m to support hundreds of local community groups and charitable organisations each year to provide financial assistance and improve the quality of life for those most in need across our communities.

YOUR ENVIRONMENT

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

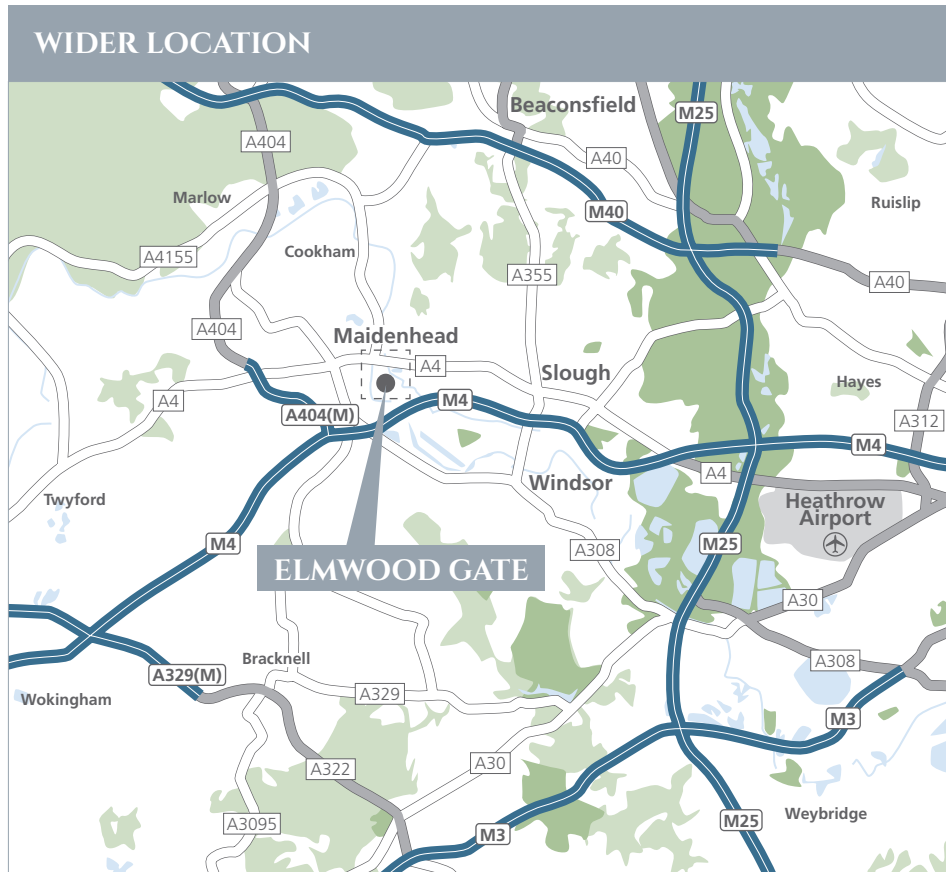
For every apartment we build, we plant 10 native trees, and for every house, we plant 20. The trees are planted in some of the Woodland Trust's 1,000

woods and we are proud to support them in their mission to double the amount of native woodland covering the UK. From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team works hard to ensure that we minimise the environmental impact of our operations without compromising on quality. Our recent partnership with the National Community Wood Recycling Project is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, resold or recycled.



Elva Lodge, Maidenhead





SHANLY
HOMES

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