## Montem Square

MONTEM LANE, SLOUGH, BERKSHIRE SL1 2QG







### Created for you

#### WITH COMMUNITY AT ITS HEART

Montem Square is a desirable collection of 1 and 2 bedroom apartments and 2 and 3 bedroom homes occupying an excellent location on the outskirts of Slough in Berkshire. The development is just a stone's throw from the bustling town centre, a variety of leisure facilities and outstanding transport links to London via the M4, Elizabeth Line and National Rail services. Set around open space and built to high levels of quality and energy efficiency, Montem Square has been designed to create a welcoming community with quality of life at its heart. Each property provides space, comfort and practicality in equal measure while maximising convenience. Whether you're a first-time buyer, city commuter, family or downsizer, there is a home for you here.

Montem Square enjoys an excellent Berkshire location, close to the centre of Slough and everything this popular town has to offer. Essentials such as the supermarket, pharmacy, dentist and GP surgery are all less than five minutes away by car.

There is also an exceptional range of education within reach, ranging from local primary schools right through to world-leading universities, including the University of Oxford and Kings College London.

The town centre itself can be reached in just four minutes by bike. Here you can find a range of shops and services. Queensmere Observatory Shopping Centre sits at the heart of the town and offers a great balance of high-street names and independent retailers. There is also a diverse selection of eateries that can cater for even most exotic palate.

Leisure amenities in the immediate surrounding area are abundant. A great example is Salt Hill Park and Activity Centre which is within walking distance. With the park providing sports courts, play areas, walks and open space and the activity centre housing bowling, trampolining and soft play, there is plenty to keep the whole family entertained - whatever the weather.

Another option is the adjacent Slough Ice Arena, with its ice-skating rink, climbing wall and fully-equipped gym. Alternatively, Dorney Lake is located within 15 minutes by car. This purpose-built rowing course offers a boat club for beginners and general rowing sessions throughout the year. Alternatively, explore the surrounding 400 acres of picturesque grounds or run the tarmacked three-mile loop that follows the lake's circumference.

For more choice, neighbouring Windsor can be reached in seven minutes by car and, aside from great shopping, plays home to Royal Windsor Racecourse, Legoland and the famous Windsor Castle.

In addition to all this, Slough Station operates direct rail services into London in as little as 18 minutes. It is also possible to join the Elizabeth Line, which carves a direct route across the entire city. When combined with Heathrow Airport and the M25, located just 15 minutes away via the M4, it is clear just how connected you could be with a home at Montem Square.



Houses Specification

Bellway



#### 3 Bedroom Homes

Entrance Doors	GRP Insulated Door	•
Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	•
Ceilings	Crown White Matt Emulsion	•
Walls	Crown White Matt Emulsion	•
Floors	Concrete Ground Floor / Chipboard First Floor	•
Window Cills	White Satin MDF	•
Stairs	Timber Stair - White Satin MDF Strings	•
Balusters	White Satin Stop Chamfered Balusters	•
Newel Posts	White Satin Stop Chamfered Newels	•
Newel Caps	White Satin Flat Top Newel Caps	•
Handrail	White Satin Heavy Duty Handrail	•
Skirting	White Satin 94x14 MDF Grooved & Chamfered	•
Architrave	White Satin 69x18 MDF Grooved & Chamfered	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•
Ironmongery	Chrome SR100 Door Furniture	•
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•
Frontals	Bellway Band B options ~~~	•
Units	Frontal Matching Table Ends	•

rontals	Bellway Band B options ~~~	•
Jnits	Frontal Matching Table Ends	•
Vorktops	40mm Square Edge Worktops with upstand	•
(itchen Sink	Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	•
Jtility Sink	Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner)	•
Appliances Oven	Electrolux Single Oven KOFGH00BX	•
Appliances Hob	Electrolux 4 Burner Ceramic Hob EHF6140ISK & SS Splashback	•
Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	•
Appliances Fridge Freezer	Fridge Freezer Space Only	•
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	•
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	•
Cleake WC	Dogs DEDDA W/C with Canacalad Cistorn & DI 2 Flush Diata AAA	
	Vorktops  Sitchen Sink  Vitility Sink  Appliances Oven  Appliances Hob  Appliances Extractor  Appliances Fridge Freezer  Appliance Dishwasher	Vorktops  40mm Square Edge Worktops with upstand Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Single Oven KOFGH00BX Leisure Eaton Single Oven KOFGH00BX Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Single Bowl SS Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Bowl & Sink & Aquapace Tap (inc Sink Liner) Leisure Eaton Bowl & Find Liner Leisure Eaton Bo

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Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	•
Cloaks - Basin	Roca Wash Hand Basin ^	•
Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	•
Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	•
Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~	•
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•
Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim *** †††	•

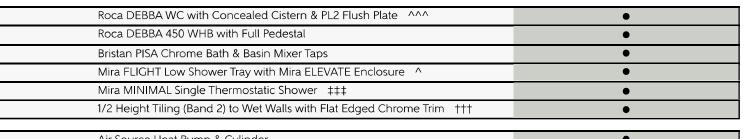
#### 3 Bedroom Homes

10 year WHBC warranty

En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^^	•
En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	•
En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ^	•
En-Suite - Snower Iray  En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡‡	•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †††	•
Hot Water	Air Source Heat Pump & Cylinder	•
Hot Water Radiators Ventilation	Stelrad Compact Steel Panel Radiators with Grilles	•
Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	•
Safety - Heat	Heat Detector DET #	•
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•
Consumer Unit	Wylex Consumer Unit	•
Sockets & Switches	Electrium CASA White Fittings	•
Lighting	Pendant Fitting to Habitable Rooms	•
Lighting - Kitchen	White Recessed Spot Lights	•
Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•
Communications - TV	TV Point to Living Room & Bedroom 1	•
Communications - Data	Cat 6 Network Point to Living Room & Study	•
Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	•
Build Method	Masonry ###	•
Ecological	Hedgehog Highway fencing adaption	•
Number Plaque	Artisan Number Plaque	•
Footpath & Patio	Buff Riven PCC Flags 450x450x32's	•
Drives	Bitmac Black ##	•
Landscaping - Front	Medallion Turf & Landscape Planting ~	•
Landscaping - Rear	Rotovated Topsoil ~	•
EV Charging Terminal	Universal Socket 7kW * †	•

- \* refer site layout
- \*\* fire rated as necessary
- † electrical infrastructure upgrade maybe required
- ‡ at build stage
- ‡‡ consult with sales executive for specific development details
- ‡‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler
- ^ housetype dependent liaise with sales executive
- ^^ housetype dependent on particular 4 bed housetypes liaise with Sales Advisor
- ^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY
- ## plot dependent
- ### plot specific, refer site layout
- ~ refer site landscape layout
- ~~ semi recessed basin if AD M4(ii) applicable
- ~~~ soft close mechanism to doors & drawers





Safety - Heat	Heat Detector DET #	•
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•
Consumer Unit	Wylex Consumer Unit	•
Sockets & Switches	Electrium CASA White Fittings	•
Lighting	Pendant Fitting to Habitable Rooms	•
Lighting - Kitchen	White Recessed Spot Lights	•
Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•
Communications - TV	TV Point to Living Room & Bedroom 1	•
Communications - Data	Cat 6 Network Point to Living Room & Study	•
Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) ‡‡	•

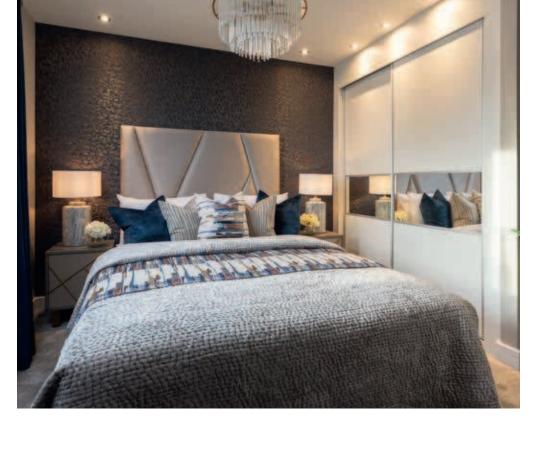


\*\*\* full height around bath where shower provided as standard

†† where layout allows

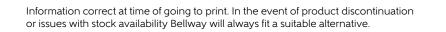
††† full height to shower enclosure

- # kitchen only









Apartments Specification

Bellway



	FINISHES		.,
Entrance Doors	Apartment Entrance Door White Gloss Fire Rated Solid Core	•	•
Ceilings	Crown White Matt Emulsion	•	•
Walls	Crown White Matt Emulsion	•	•
Window Cills	White Satin MDF	•	•
Skirting	White Satin 94x14 MDF Grooved & Chamfered	•	•
Architrave	White Satin 69x18 MDF Grooved & Chamfered	•	•
Internal Doors	White Pre Finished Vertical Panel Internal Doors	•	•
Ironmongery	Chrome SR100 Door Furniture	•	•

	KITCHEN		
Carcass	Premium Grade 18mm thk Colour Matched Carcass	•	•
Frontals	Bellway Band B options #	•	•
Units	Frontal Matching Table Ends	•	•
Worktops	40mm Square Edge Worktops with upstand	•	•
Kitchen Sink	Leisure Linear Bowl & Half SS Sink & TCAF3 Tap (inc Sink Liner)	•	•
Appliances Oven	Electrolux Single Oven KOFGH00BX	•	•
Appliances Hob	Electrolux 4 Burner Ceramic Hob EHF6140ISK & SS Splashback	•	•
Appliances Extractor	Cooker Hood Extractor LFC316X	•	•
Appliances Fridge Freezer	Fridge Freezer Space Only	•	•
Appliance Dishwasher	Removeable Unit (inc Feed & Waste) **	•	•
Appliance Washing Machine	Washing Machine Space within A/C (inc Feed & Waste)	•	•

	WET ROOMS	l	
Bathroom - Storage	Recessed Storage Shelving	•	•
Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ##	•	•
Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ^^^	•	•
Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	•	•
Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	•	•
Bathroom - Shower	Over Bath Mira MINIMAL Single Thermostatic Shower ‡	•	
Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim * †	•	•
En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL1 Flush Plate ##		•
En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal		•
En-Suite - Brassware	Bristan PISA Chrome Basin Mixer Taps		•
En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ††		•
En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ***		•
En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged Chrome Trim †		•

	MECHANICAL		
Hot Water	Hot Water Heat Pump Cylinder	•	•
Controls	Heaters individually controlled	•	•
Radiators	Electric Panel Heaters	•	•
Towel Warmers	Flat Chrome to Bathroom	•	•
Ventilation	Window Trickle Vents with Mechanical Extract Fans (System 3) MEV ##	•	•

	ELECTRICS		
Safety - Heat	Heat Detector DET ###	•	•
Communications - Access	Audio Entry System	•	•
Home Working	Dedicated Power, USB & Data Points	•	•
Safety - Fire	Optical Smoke Detectors LD2 D2 DET	•	•
Consumer Unit	Wylex Consumer Unit	•	•
Sockets & Switches	Electrium CASA White Fittings	•	•
USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	•	•
Shaver / Toothbrush Point	Bathroom ONLY	•	•
Lighting	Pendant Fitting to Habitable Rooms	•	•
Lighting - Kitchen	White Recessed Spot Lights	•	•
Lighting - Bathroom & En-Suites	White Recessed Spot Lights	•	•
Communications - TV	TV Point to Living Room & Bedroom 1	•	•
Communications - Voice	Telephone Point to Living Room	•	•
Communications - Data	Cat 6 Network Point to Living Room & Bedroom 1	•	•
Communications - Satellite	Dual Connection Satellite Points to Living Room	•	•
Broadband	Ultrafast Fibre Connectivity Openreach	•	•

	EXTERNALS & MISC		
Shared Parking Areas	Bitmac Black ^	•	•
Balcony	Balcony ###	•	•
Build Method	Masonry ^^	•	•

<sup>\*</sup> full height around bath where shower provided as standard

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Bellway will always fit a suitable alternative.









<sup>\*\*</sup> at build stage

<sup>\*\*\*</sup> flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

<sup>†</sup> full height to shower enclosure

<sup>††</sup> housetype dependent - liaise with sales executive

<sup>†††</sup> housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

<sup>‡</sup> inc MIRA bath screen 1.1863.004

<sup>‡‡</sup> inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

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<sup>‡‡‡</sup> kitchen only

<sup>^</sup> plot dependent

<sup>^^</sup> plot specific, refer site layout

<sup>^^^</sup> semi recessed basin if AD M4(ii) applicable

<sup>#</sup> soft close mechanism to doors & drawers

<sup>##</sup> System 4 ventilation in lieu of System 3 for specific plots - liaise with sales executive

<sup>###</sup> where shown on layouts

Communal Specification

Bellway



	FINISHES	Comm
Mat Wells	Needle Punch Matting	•
Entrance Doors	GRP Insulated Door	•
Mail Box	Recessed Wall Mounted 300x100x380 Internal	•
Information Board	Building Information Board	•
Safety Signage	Safety Signage	•
Loft Hatch	Loft Hatch - Hinged Drop Down (lockable) ** ††	•
Ceilings	Crown White Matt Emulsion GTQ41 ‡‡	•
Walls	Crown White Matt Emulsion	•
Floors	Carpeted Lobbies & Carpeted Corridors Band 1	•
Window Cills	White Satin MDF	•
Stairs	Concrete Stairs - White Gloss MDF Strings	•
Balusters	Wrought Iron Balustrade - White Gloss	•
Newel Posts	Wrought Iron Newel - Box Section - White Gloss	•
Handrail	Moulded Plastic Handrail - Black	•
Skirting	White Satin 94x14 MDF Grooved & Chamfered	•
Architrave	White Satin 69x18 MDF Grooved & Chamfered	•
Internal Doors	White Gloss Fire Rated Solid Core inc Vision Panel	•
Ironmongery	Chrome SR100 Door Furniture	•

Radiators	Wiring & Blanking Plate for Tubular Heater (GF Lobby ONLY)	•
	ELECTRICS	
Passenger Lift	Passenger Lift (Orona) ***	•
Safety - Fire	Fire Alarm	•
Consumer Unit	Wylex Consumer Unit	•
Sockets & Switches	Lockable Sockets	•
Lighting	Nimbus Lighting to Communal Areas White	•
Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	•

MECHANICAL

	EXTERNALS & MISC	O
Refuse	Internal Refuse Store	•
Smoke Control	Smoke Control Fire Damper ^	•
Shared Parking Areas	Bitmac Black ‡	•
Landscaping - Communal	Communal Landscape Planting & Medalion Turf ‡‡‡	•
Dry Riser	Dry Riser ^	•
Cycle Store	Cycle Store (secured) *	•
Maintenance	Bib Tap to Binstore †††	•
Number Plaque	Artisan Number Plaque	•
Footpath & Patio	Buff Riven PCC Flags 450x450x32's	•
EV Charging Terminal	Pod Point 7kw Solo PAYG Universal * †	•

<sup>\*</sup> refer site layout

††† Internal Binstores ONLY

#### ‡ plot dependent

‡‡ refer communal layouts for specifics

#### ‡‡‡ refer site landscape layout

^ where shown on layouts









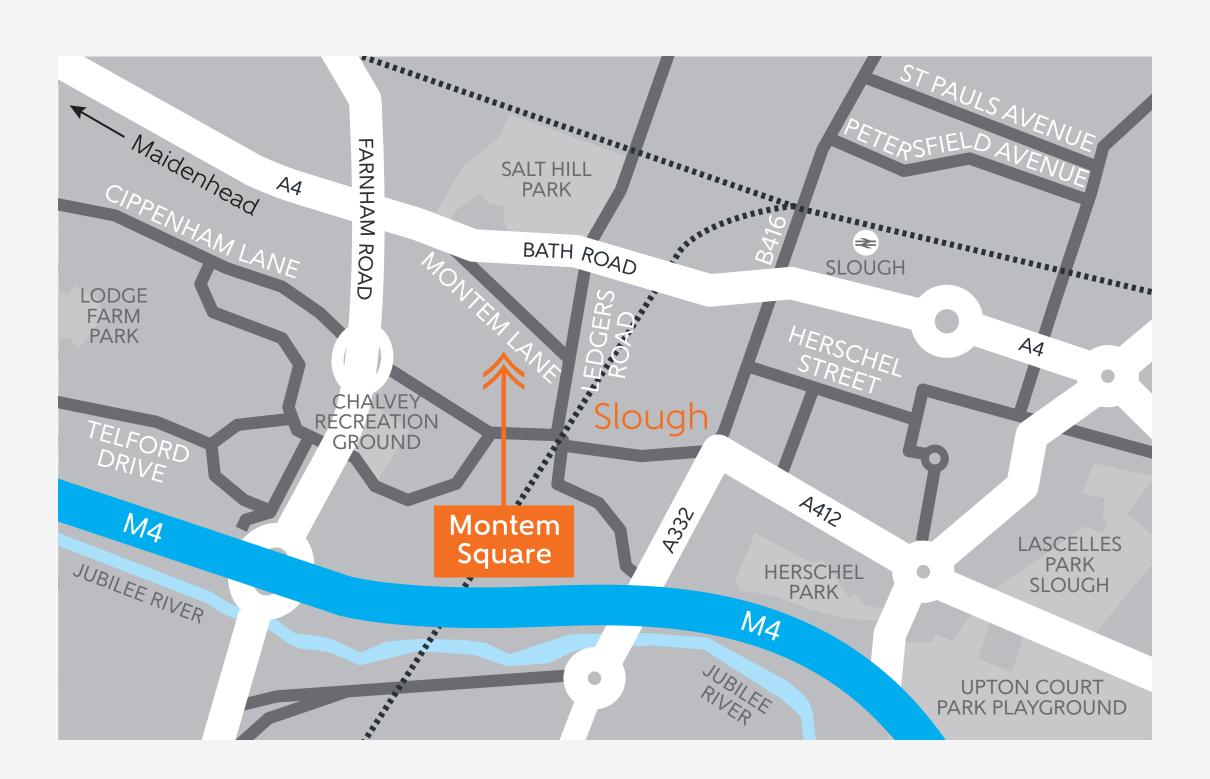
<sup>\*\*</sup> fire rated as necessary

<sup>\*\*\*</sup> inc passenger lift on apartment blocks of 4 stories or more ONLY

<sup>†</sup> electrical infrastructure upgrade maybe required

<sup>††</sup> where layout allows

### How to find us





# Montem Square

MONTEM LANE, SLOUGH, BERKSHIRE SL1 2QG 01753 260 082

