

Montem Square

MONTEM LANE, SLOUGH, BERKSHIRE SL1 2QG

Bellway

WELCOME TO | Montem Square





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.



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

Houses Specification

Bellway



3 Bedroom Homes

FINISHES	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	●
KITCHEN	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	●
	Worktops	40mm Square Edge Worktops with upstand	●
	Kitchen Sink	Leisure Eaton Bowl & Half SS Sink & Aquapace Tap (inc Sink Liner)	●
	Utility 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)	●
WET ROOMS	Appliances Fridge Freezer	Fridge Freezer Space Only	●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●
	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

WET ROOMS	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 - 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	Air Source Heat Pump & Cylinder	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●
ELECTRICS	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	●
EXTERNALS & MISC	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

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

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ 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

kitchen 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





# Apartments Specification

**Bellway**





|                           |                                                                             | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------|-----------------------------------------------------------------------------|----------------------|----------------------|
| 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                 |                                                                             |                      |                      |
| 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    |                                                                       | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------|-----------------------------------------------------------------------|----------------------|----------------------|
| 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                       |                                                 | 1 Bedroom Apartments | 2 Bedroom Apartments |
|---------------------------------|-------------------------------------------------|----------------------|----------------------|
| 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     |                  | 1 Bedroom Apartments | 2 Bedroom Apartments |
|----------------------|------------------|----------------------|----------------------|
| Shared Parking Areas | Bitmac Black   ^ | ●                    | ●                    |
| Balcony              | Balcony   ###    | ●                    | ●                    |
| Build Method         | Masonry   ^^     | ●                    | ●                    |

\* full height around bath where shower provided as standard  
\*\* at build stage  
\*\*\* flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler  
† full height to shower enclosure  
†† housetype dependent - liaise with sales executive  
††† housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor  
± inc MIRA bath screen 1.1863.004  
‡‡ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY  
‡‡‡ kitchen only  
^ plot dependent  
^^ plot specific, refer site layout  
^^^ semi recessed basin if AD M4(ii) applicable  
# soft close mechanism to doors & drawers  
## System 4 ventilation in lieu of System 3 for specific plots - liaise with sales executive  
### where shown on layouts





# Communal Specification

**Bellway**





| FINISHES          |                                                    | Communal Areas |
|-------------------|----------------------------------------------------|----------------|
| 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                        | •              |

| MECHANICAL |                                                            |
|------------|------------------------------------------------------------|
| 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) |

| EXTERNALS & MISC       |                                                  | Communal Areas |
|------------------------|--------------------------------------------------|----------------|
| Refuse                 | Internal Refuse Store                            | •              |
| Smoke Control          | Smoke Control Fire Damper ^                      | •              |
| Shared Parking Areas   | Bitmac Black ‡                                   | •              |
| Landscaping - Communal | Communal Landscape Planting & Medallion 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 * †            | •              |

\* refer site layout  
\*\* fire rated as necessary  
\*\*\* inc passenger lift on apartment blocks of 4 stories or more ONLY  
† electrical infrastructure upgrade maybe required  
†† where layout allows  
††† Internal Binstores ONLY  
‡ plot dependent  
‡‡ refer communal layouts for specifics  
‡‡‡ refer site landscape layout  
^ where shown on layouts





# How to find us





# Montem Square

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**Bellway**