



SLOANE HOUSE

Aylesbury | Buckinghamshire

www.sloanehouse.co.uk

work
&
play



LIVE YOUR
BEST LIFE AT
SLOANE HOUSE



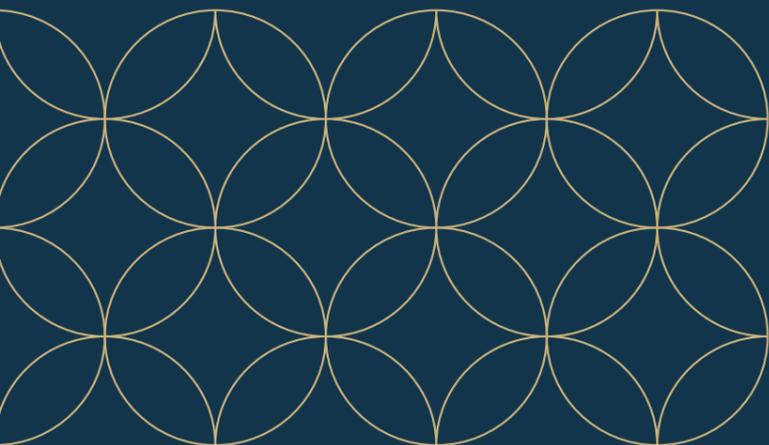
An exciting
collection of one
and two bedroom
apartments in the
town centre of
Aylesbury





BE WHERE YOU LOVE!

Aylesbury is the county town of Buckinghamshire, situated midway between High Wycombe and Milton Keynes. Surrounded by beautiful countryside, it's also only 26 miles away from Central London.



- 1. The Snug bar in Aylesbury
- 2. Aylesbury Waterside Theatre
- 3. The Rooftop Bar at The Manor

With a great variety of restaurants, cafes and bistros, there is something to please every taste. The pubs and bars in the town offer a great choice of nightlife and for those looking for a cultural fix there is also the Waterside Theatre and arts centre.

Aylesbury is a retail destination. It's three outdoor markets a week are complimented with 2 shopping centres offering a modern vibe and a bustling high street of well known brands and smaller boutiques.



STAYING CONNECTED

Whether you're travelling for work or pleasure, getting around from Sloane House is easy.



CAR

Oxford	23 miles
Milton Keynes	20 miles
London	45 miles



TRAIN from Aylesbury station

London Marylebone	60 mins
High Wycombe	30 mins
Amersham	24 mins



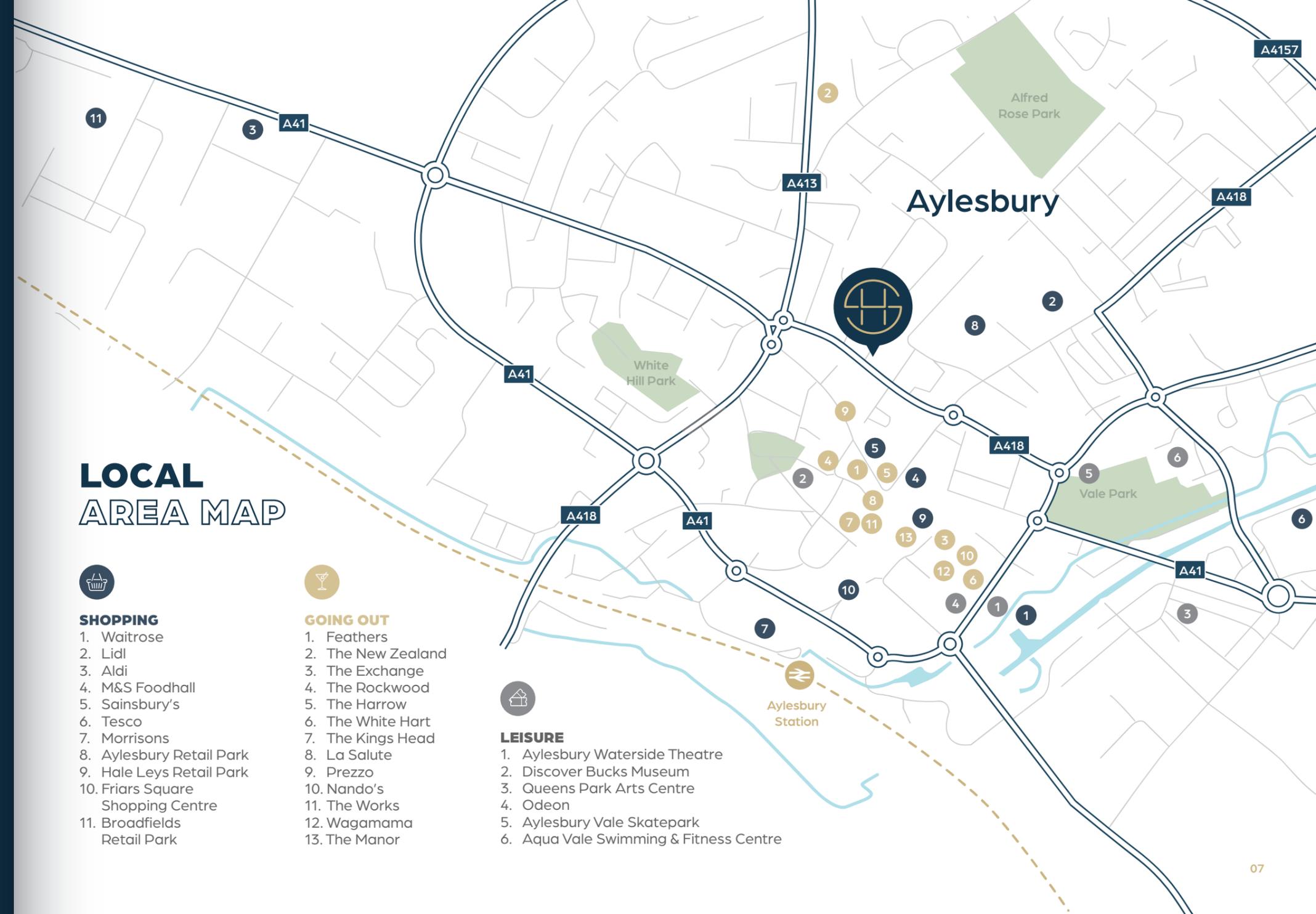
AIRPORT

Luton Airport	27 miles
Heathrow Airport	34 miles
Stansted Airport	60 miles

Details by car taken from www.google.co.uk.
Train information provided by National Rail.



6. View of Elizabeth Tower from across the Thames
 7. Chiltern Railways trains at Aylesbury station
 8. Luton Airport



LOCAL AREA MAP



SHOPPING

1. Waitrose
2. Lidl
3. Aldi
4. M&S Foodhall
5. Sainsbury's
6. Tesco
7. Morrisons
8. Aylesbury Retail Park
9. Hale Leys Retail Park
10. Friars Square Shopping Centre
11. Broadfields Retail Park



GOING OUT

1. Feathers
2. The New Zealand
3. The Exchange
4. The Rockwood
5. The Harrow
6. The White Hart
7. The Kings Head
8. La Salute
9. Prezzo
10. Nando's
11. The Works
12. Wagamama
13. The Manor



LEISURE

1. Aylesbury Waterside Theatre
2. Discover Bucks Museum
3. Queens Park Arts Centre
4. Odeon
5. Aylesbury Vale Skatepark
6. Aqua Vale Swimming & Fitness Centre



WELCOME TO **SLOANE HOUSE**

Sloane House is an exclusive development of 1 and 2 bedroom apartments, with private terraces on the 3rd floors, as well as a residents gym and lounge called 'The Hub'.

With open plan living and dining areas each apartment has been designed to be light, practical and above all, stylish. Everything is finished to the highest standard with your comfort in mind.

The historical town of Aylesbury has much to offer, whether you're looking for peace and quiet to relax and unwind or a mix of nightlife to enjoy life to the full.



*Computer generate images and lifestyle images are indicative only and subject to change.

**BUY
WITH JUST
5% DEPOSIT**



Backed by
HM Government



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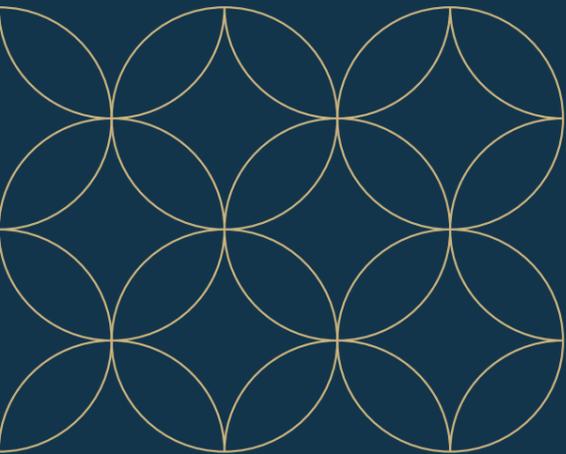


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STYLE ENVY!

Designed to create lasting style and comfort, which will be the envy of all your friends. Nothing has been left out, from the finishing touches inside the apartments, to the vibrant communal spaces on-site where you can socialise with others or just relax on your own.



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SPECIFICATION & FINISH

Sloane House boasts a specification of the highest order.

KITCHEN

- Contemporary kitchen units (upgrade options available)**
- Individually designed layouts
- Integrated fridge/freezer
- Integrated dishwasher
- Branded appliances
- Touch control hob
- Stainless steel multi-function oven
- Washer/dryer

INTERIOR FINISHES

- Contemporary internal doors with polished chrome door furniture
- Fitted Carpets as standard with Karndean 'wood effect' flooring upgrade options available**
- Built-in wardrobes to Master Bedroom****

BATHROOMS

- White semi-pedestal wall mounted basin with polished chrome mixer tap
- White bath with bath filler, stylish fixed wall mounted shower head and integrated polished chrome wall mounted triple mixer plate controls***
- Glass bath screen to baths where overhead shower provided
- Shower enclosure with stylish fixed wall mounted shower head, separate hand shower set and polished chrome wall mounted mixer plate controls***
- Modern close coupled white toilet
- Polished chrome ladder style heated towel rail to all bathrooms/shower rooms
- Fitted mirror
- Ceramic floor and wall tiling

PRIVATE GYM SUITE

- Residents only gym
- Fitted with latest modern equipment (treadmill, cycles and free weights)

ELECTRICAL FITTINGS & HOME ENTERTAINMENT

- Recessed LED ceiling downlighters throughout
- Television (Sky Q, terrestrial, DAB and FM radio) point to the primary reception room
- Return feed television points to master bedroom
- Wiring to facilitate telephone line to primary reception room
- Single grid switch to all kitchen appliances
- Hyperoptic Fibre Broadband

CAR PARKING

- Car parking options available by agreement. Speak to sales agent.

OTHER FEATURES

- Two communal roof terraces
- Two passenger lifts (one in each building)
- Secure bicycle storage

SAFETY & SECURITY

- Private audio door-entry system to all apartments
- Power and telephone points to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- Multi-point locking, spy hole and security chain to apartment entrance doors
- Mains hardwired smoke detectors, heat detectors and fitted with residential sprinkler system***

PEACE OF MIND

- All apartments benefit from a 10 year build Warranty (CML compliant)

MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

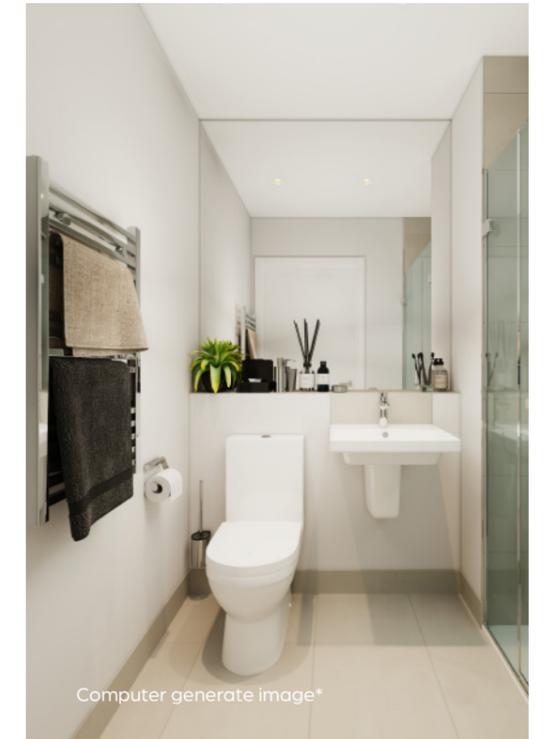
Subject to cut off date *As applicable.

****Where denoted on floor plan.

Please refer to specific apartment floor plan.



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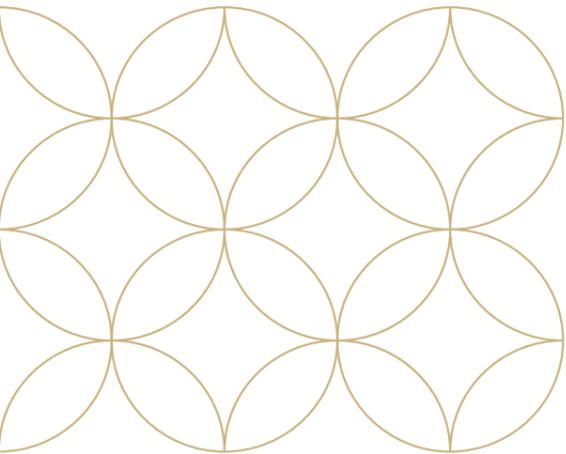
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**ENJOY LIFE TO THE FULL!
RELAX
HAVE FUN &
RECHARGE**

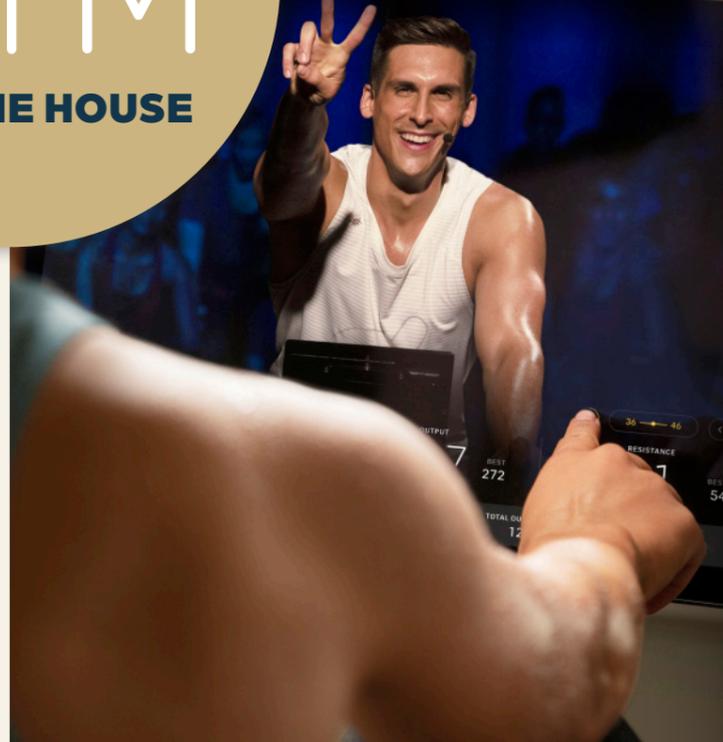
Sloane House brings a whole new meaning to what's usually included as standard. Our amenities are second to none and consider all aspects of a busy lifestyle, with creature comforts and mod cons all perfectly tailored for your comfort and convenience.



THE GYM
@SLOANE HOUSE

STAY FIT AND HEALTHY

Hitting the gym is easier with our on-site gym. It is fully equipped so you can just go in and begin work on maintaining, or increasing your levels of fitness. No need to book, you can visit whenever your schedule allows.



THE HUB
@SLOANE HOUSE



THE HUB

Working from home is becoming increasingly popular, and you can avoid the daily commute with our bookable workspace. The perfect situation for concentration and ideal for those online work meetings. By night, this area transforms in to our resident's lounge. Here you can chill out on your own, or socialise with others. Everything is included with a superfast wi-fi connection, large screen TV and even complementary tea and coffee facilities. For special occasions, there is also a function room and private dining area, so you can live it up or wind it down.

OUTDOOR TERRACE AREAS

At the end of the day, our outdoor terraces are the perfect place to socialise or simply relax with a cool drink. The area is well planned so you can find a space to kick back and sit alone in the sun, or mingle with others to forget the hectic pace of life outside.

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ONE BEDROOM LAYOUT EXAMPLES



TWO BEDROOM LAYOUT EXAMPLES





GROUND FLOOR



Apartment 01

Living/Kitchen	6.34m x 2.47m
Bedroom	4.72m x 2.86m
Bathroom	1.35m x 2.36m

Apartment 02

Living/Kitchen	7.70m x 3.99m
Bedroom 1	3.13m x 3.26m
Bedroom 2	3.17m x 1.86m
Bathroom	1.96m x 2.13m

Apartment 03

Living/Kitchen	5.73m x 5.18m
Bedroom	4.62m x 2.53m
Bathroom	1.50m x 2.61m

Apartment 04

Living/Kitchen	4.81m x 3.63m
Bedroom	3.24m x 2.71m
Bathroom	1.32m x 2.26m

Apartment 05

Living/Kitchen	4.47m x 3.80m
Bedroom	3.66m x 2.59m
Bathroom	1.56m x 2.45m

Apartment 06

Living/Kitchen	3.74m x 4.39m
Bedroom	3.58m x 3.12m
Bathroom	1.31m x 2.43m

Apartment 07

Living/Kitchen	3.11m x 6.16m
Bedroom	3.16m x 4.42m
Bathroom	3.62m x 1.94m

Apartment 08

Living/Kitchen	3.05m x 5.38m
Bedroom	2.58m x 3.94m
Bathroom	1.36m x 2.24m

Apartment 09

Living/Kitchen	3.42m x 5.38m
Bedroom	2.66m x 3.79m
Bathroom	1.34m x 2.21m

Apartment 10

Living/Kitchen	3.46m x 5.65m
Bedroom	2.66m x 3.78m
Bathroom	1.32m x 2.26m

Apartment 11

Living/Kitchen	2.63m x 5.65m
Bedroom	2.54m x 3.70m
Bathroom	1.36m x 2.39m

Apartment 12

Living/Kitchen	4.07m x 4.28m
Bedroom	3.20m x 3.20m
Bathroom	1.39m x 2.57m

Apartment 13

Living/Kitchen	3.85m x 4.19m
Bedroom	3.85m x 2.58m
Bathroom	2.24m x 1.39m

Apartment 14

Living/Kitchen	5.00m x 4.24m
Bedroom 1	3.53m x 2.72m
Bedroom 2	3.20m x 2.30m
Bathroom	2.20m x 1.94m

Apartment 15

Living/Kitchen	4.99m x 5.48m
Bedroom 1	3.47m x 2.71m
Bedroom 2	2.60m x 2.71m
Bathroom	2.34m x 1.33m

Apartment 16

Living/Kitchen	5.11m x 3.75m
Bedroom	3.76m x 2.95m
Bathroom	1.39m x 2.11m

Any furniture shown is not included. 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.



FIRST FLOOR



Apartment 17

Living/Kitchen	6.31m x 2.47m
Bedroom	4.72m x 2.86m
Bathroom	1.35m x 2.36m

Apartment 18

Living/Kitchen	7.70m x 3.99m
Bedroom 1	3.13m x 3.26m
Bedroom 2	3.13m x 1.85m
Bathroom	1.96m x 2.13m

Apartment 19

Living/Kitchen	4.18m x 5.23m
Bedroom 1	4.18m x 2.57m
Bedroom 2	2.05m x 3.86m
Bathroom	1.97m x 2.06m

Apartment 20

Living/Kitchen	4.89m x 3.59m
Bedroom	3.32m x 2.71m
Bathroom	1.37m x 2.39m

Apartment 21

Living/Kitchen	4.47m x 3.84m
Bedroom	4.09 x 2.54m
Bathroom	2.31m x 1.34m

Apartment 22

Living/Kitchen	3.79m x 4.39m
Bedroom	3.67m x 3.26m
Bathroom	1.36m x 2.56m

Apartment 23

Living/Kitchen	3.25m x 6.26m
Bedroom	3.64m x 4.45m
Bathroom	1.36m x 2.13m

Apartment 24

Living/Kitchen	3.08m x 6.96m
Bedroom	2.68m x 3.48m
Bathroom	1.33m x 2.31m

Apartment 25

Living/Kitchen	3.45m x 6.91m
Bedroom	2.69m x 4.11m
Bathroom	1.34m x 2.31m

Apartment 26

Living/Kitchen	3.48m x 5.76m
Bedroom	2.70m x 3.84m
Bathroom	1.37m x 2.34m

Apartment 27

Living/Kitchen	2.68m x 5.71m
Bedroom	2.55m x 3.76m
Bathroom	1.35m x 2.40m

Apartment 28

Living/Kitchen	4.11m x 4.34m
Bedroom	3.20m x 3.31m
Bathroom	2.20m x 1.32m

Apartment 29

Living/Kitchen	3.85m x 4.19m
Bedroom	3.85m x 2.58m
Bathroom	2.19m x 1.36m

Apartment 30

Living/Kitchen	5.11m x 4.30m
Bedroom 1	3.62m x 2.69m
Bedroom 2	3.30m x 2.27m
Bathroom	2.20m x 1.94m

Apartment 31

Living/Kitchen	5.01m x 5.48m
Bedroom 1	3.47m x 2.77m
Bedroom 2	2.60m x 2.77m
Bathroom	2.12m x 2.19m
En-Suite	2.34m x 1.33m

Apartment 32

Living/Kitchen	5.18m x 3.74m
Bedroom	3.79m x 2.95m
Bathroom	1.32m x 2.11m

Apartment 33

Living/Kitchen	4.38m x 4.92m
Bedroom	3.60m x 3.68m
Bathroom	2.08m x 1.37m

Apartment 34

Living/Kitchen	4.76m x 4.92m
Bedroom	4.03m x 2.62m
Bathroom	2.32m x 1.41m

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SECOND FLOOR



Apartment 35

Living/Kitchen	6.32m x 2.47m
Bedroom	3.94m x 2.86m
Bathroom	1.35m x 2.36m

Apartment 36

Living/Kitchen	7.82m x 3.97m
Bedroom 1	3.13m x 3.26m
Bedroom 2	3.14m x 1.85m
Bathroom	1.96m x 2.13m

Apartment 37

Living/Kitchen	4.13m x 5.20m
Bedroom 1	4.13m x 2.53m
Bedroom 2	2.05m x 3.83m
Bathroom	1.97m x 2.10m

Apartment 38

Living/Kitchen	4.84m x 3.63m
Bedroom	3.27m x 2.71m
Bathroom	1.37m x 2.39m

Apartment 39

Living/Kitchen	4.74m x 3.84m
Bedroom	4.04m x 2.54m
Bathroom	2.31m x 1.34m

Apartment 40

Living/Kitchen	3.79m x 4.40m
Bedroom	3.62m x 3.21m
Bathroom	1.36m x 2.56m

Apartment 41

Living/Kitchen	3.25m x 6.20m
Bedroom	3.62m x 4.45m
Bathroom	1.36m x 2.13m

Apartment 42

Living/Kitchen	3.11m x 6.90m
Bedroom	2.68m x 3.37m
Bathroom	1.33m x 2.31m

Apartment 43

Living/Kitchen	3.42m x 6.90m
Bedroom	2.68m x 4.09m
Bathroom	1.34m x 2.31m

Apartment 44

Living/Kitchen	3.48m x 6.10m
Bedroom	2.70m x 3.82m
Bathroom	1.37m x 2.34m

Apartment 45

Living/Kitchen	2.68m x 5.74m
Bedroom	2.55m x 3.74m
Bathroom	1.34m x 2.40m

Apartment 46

Living/Kitchen	4.11m x 4.32m
Bedroom	3.26m x 3.31m
Bathroom	2.20m x 1.34m

Apartment 47

Living/Kitchen	3.55m x 4.14m
Bedroom	4.12m x 2.75m
Bathroom	2.19m x 1.36m

Apartment 48

Living/Kitchen	5.14m x 4.24m
Bedroom 1	3.60m x 2.69m
Bedroom 2	3.41m x 2.26m
Bathroom	2.20m x 1.94m

Apartment 49

Living/Kitchen	4.99m x 5.48m
Bedroom 1	3.47m x 2.84m
Bedroom 2	2.60m x 2.77m
Bathroom	2.12m x 2.19m
En-Suite	2.34m x 1.33m

Apartment 50

Living/Kitchen	5.16m x 3.74m
Bedroom	3.76m x 2.95m
Bathroom	1.33m x 2.11m

Apartment 51

Living/Kitchen	4.38m x 4.87m
Bedroom	3.60m x 3.63m
Bathroom	2.08m x 1.37m

Apartment 52

Living/Kitchen	4.76m x 4.87m
Bedroom	4.03m x 2.63m
Bathroom	2.32m x 1.41m

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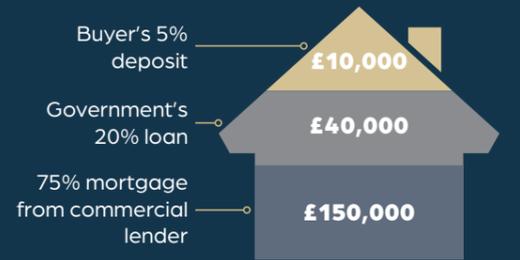
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BUY WITH JUST A 5% DEPOSIT

A Sloane House apartment could be yours, with just a 5% deposit with Help to Buy!

With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Help to buy available... How it works
Example house value: £200,000



Backed by HM Government

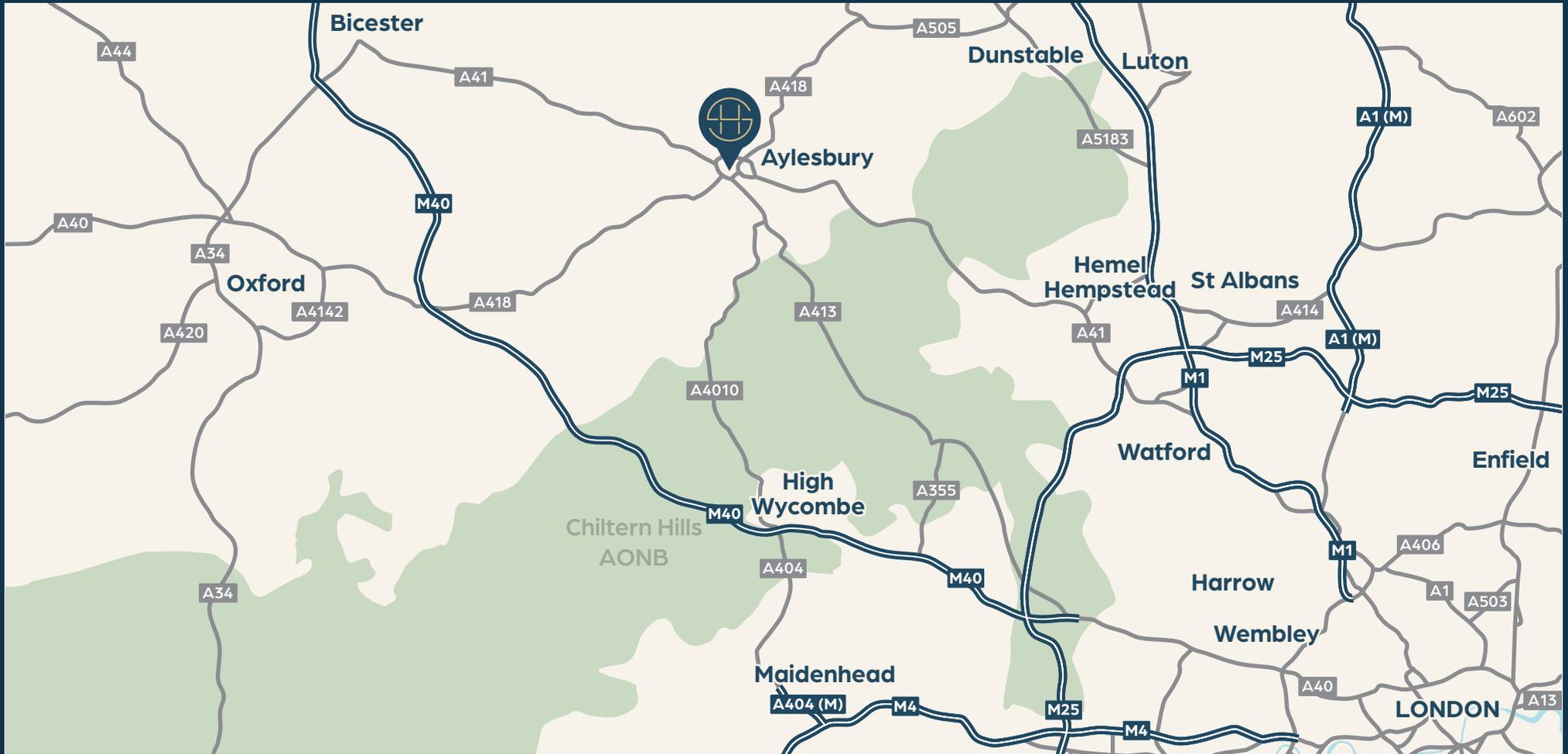


LIVE
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LIFE AT
**SLOANE
HOUSE**



We are a privately owned property developer and investor, committed to delivering innovative, high specification and contemporary living spaces across London and the South East.





For more information please visit
www.sloanehouse.co.uk

Connells

For sales enquiries
call **01296 395 111**

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