



INTRODUCING THE STUNNING

Lancelot apartments

An exquisite collection of 1, 2 and 3 bedroom apartments situated in an outstanding position overlooking historic Winchester. In one of the city's most affluent and desirable locations, Knights Quarter boasts an impressive entrance boulevard, surrounded by magnificent grounds, combining striking architecture, spaciouly designed luxurious interiors and access to private courtyard gardens.

Development Plan



NORTH

MIDDLE ROAD

STEP TERRACE

PEDESTRIAN AND EMERGENCY VEHICLE ACCESS ONLY

ACCESS TO BASEMENT PARKING

LANDSCAPED GROUNDS

ROMSEY ROAD

ENTRANCE

CENTRAL SQUARE

ACCESS TO BASEMENT PARKING

ROYAL TERRACE TOWNHOUSES

GALAHAD APARTMENTS

LANCELOT APARTMENTS

GUINEVERE APARTMENTS

BEDIVERE APARTMENTS

4 - KNIGHTS QUARTER

5 - LANCELOT APARTMENTS

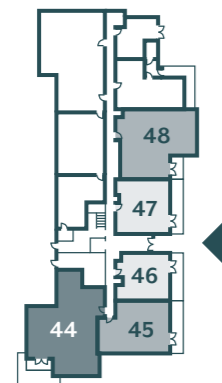
The site plan is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



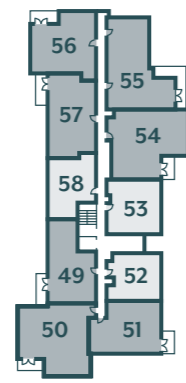
LANCELOT APARTMENTS

Welcome to the Lancelot Apartments. A stunning collection of 1, 2 and 3 bedroom apartments located at the heart of Knights Quarter.

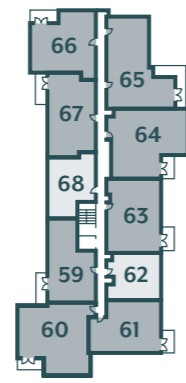
GROUND FLOOR



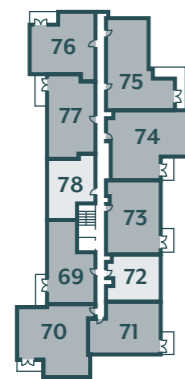
FLOOR 1



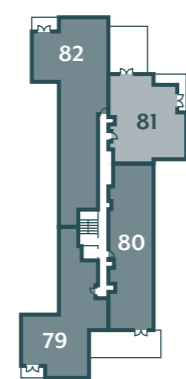
FLOOR 2



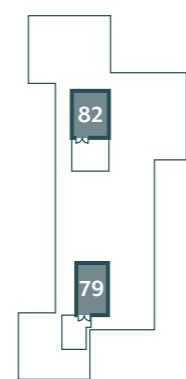
FLOOR 3



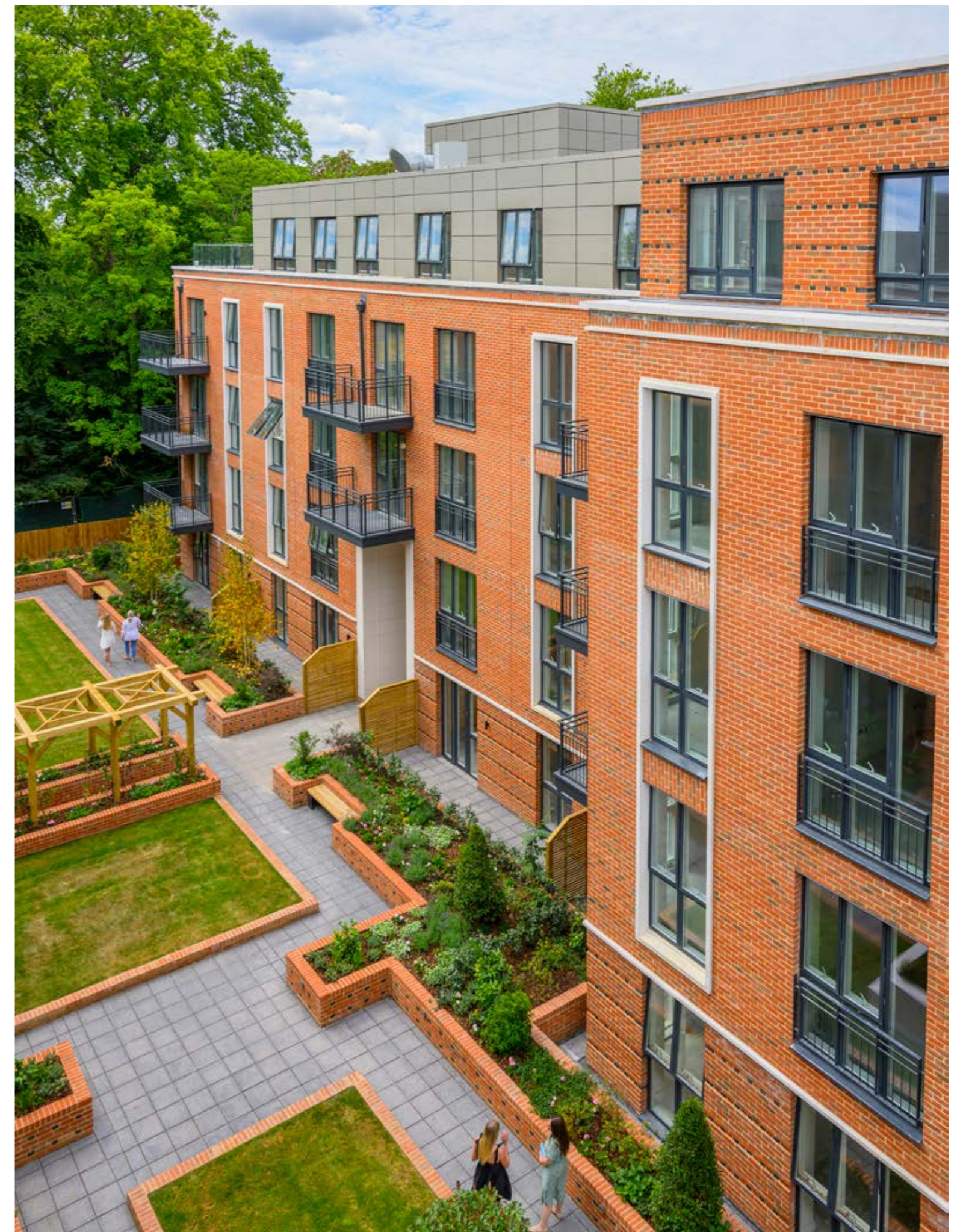
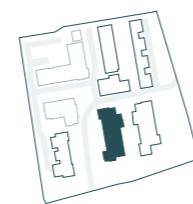
FLOOR 4



FLOOR 5

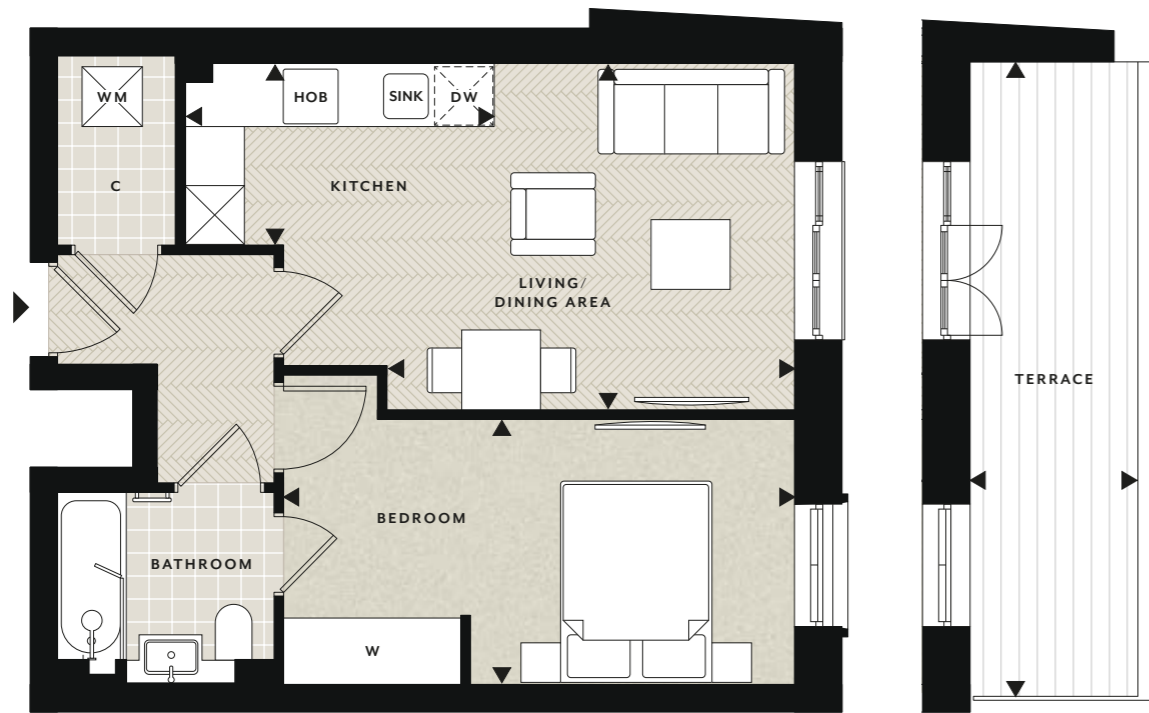


- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS



1 bedroom apartment

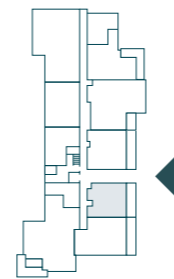
GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 46, 52, 62, 72



*Terrace to ground floor only
PLOT: 46

ACCOMMODATION

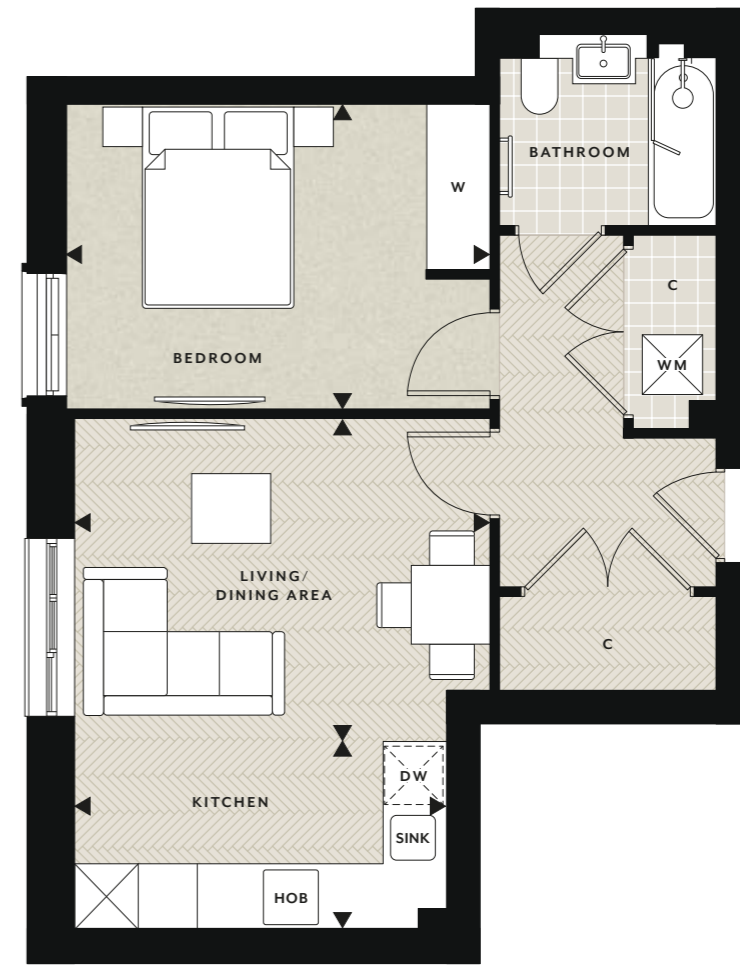
Living / Dining Area	4.14m x 3.52m	13'7" x 11'7"
Kitchen	3.15m x 1.85m	10'4" x 6'1"
Bedroom	5.19m x 2.70m	17'0" x 8'10"
Terrace*	6.47m x 1.70m	21'3" x 5'7"
Total Internal Area	46.17 sq m	497 sq ft



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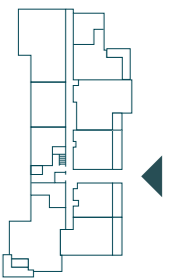
1 bedroom apartment

1ST, 2ND, 3RD FLOORS · PLOTS 58, 68, 78



ACCOMMODATION

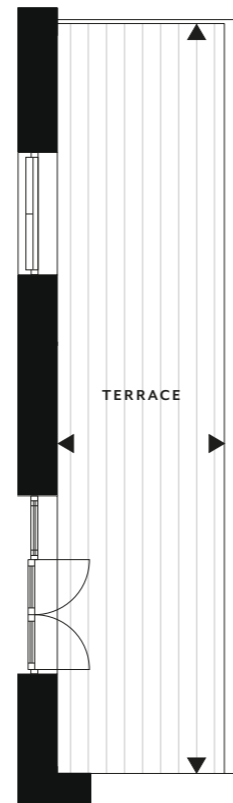
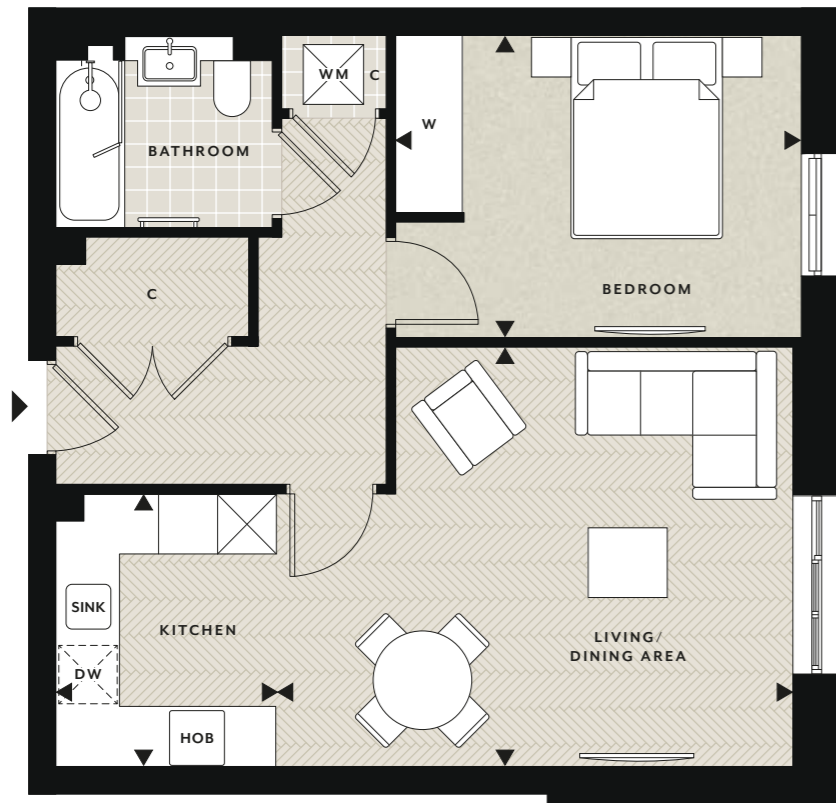
Living / Dining Area	4.22m x 3.28m	13'10" x 10'9"
Kitchen	3.78m x 1.90m	12'5" x 6'3"
Bedroom	4.31m x 3.10m	14'2" x 10'2"
Total Internal Area	49.89 sq m	537 sq ft



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1 bedroom apartment

GROUND, 1ST FLOORS · PLOTS 47, 53



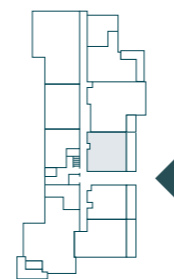
*Terrace to ground floor only
PLOT: 47

NORTH



ACCOMMODATION

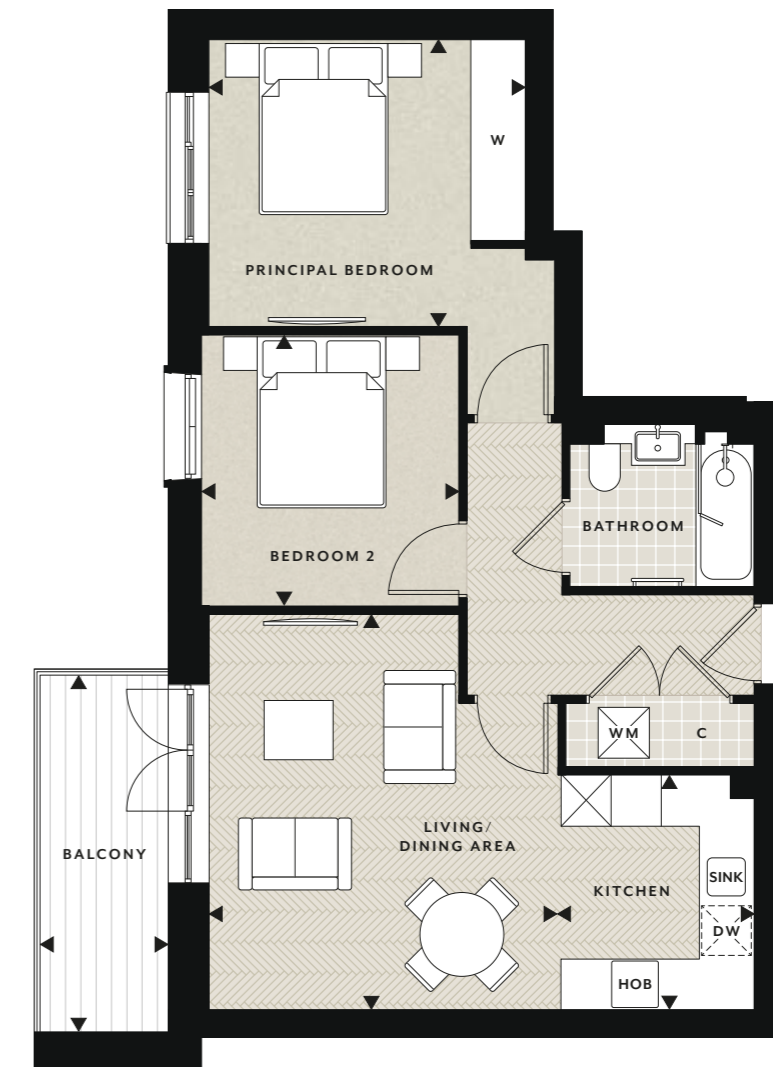
Living / Dining Area	5.24m x 4.26m	17'2" x 14'0"
Kitchen	2.77m x 2.25m	9'1" x 7'5"
Bedroom	4.12m x 3.08m	13'6" x 10'1"
Terrace*	7.64m x 1.70m	25'1" x 5'7"
Total Internal Area	56.04 sq m	603 sq ft



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2 bedroom apartment

1ST, 2ND, 3RD FLOORS · PLOTS 49, 59, 69

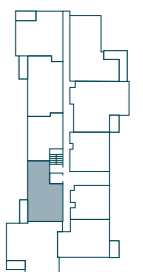


NORTH



ACCOMMODATION

Living / Dining Area	4.73m x 4.17m	15'6" x 13'8"
Kitchen	2.80m x 2.35m	9'2" x 7'9"
Principal Bedroom	3.78m x 3.43m	12'5" x 11'3"
Bedroom 2	3.25m x 3.08m	10'8" x 10'1"
Balcony	4.28m x 1.53m	14'1" x 5'0"
Total Internal Area	64.11 sq m	690 sq ft



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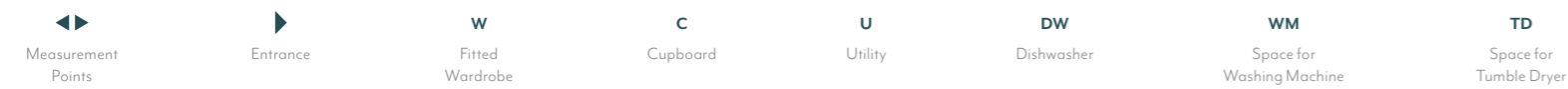
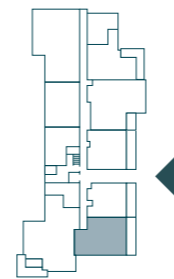
2 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 45, 51, 61, 71



ACCOMMODATION

Living / Dining Area	4.40m x 3.46m	14'5" x 11'4"	Balcony	3.06m x 1.53m	10'0" x 5'0"
Kitchen	2.76m x 2.50m	9'1" x 8'2"	Terrace*	7.79m x 1.70m	25'7" x 5'7"
Principal Bedroom	3.62m x 3.67m	11'11" x 12'0"	Total Internal Area	66.77 sq m	719 sq ft
Bedroom 2	3.55m x 3.01m	11'8" x 9'11"			



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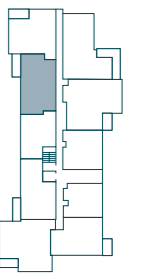
2 bedroom apartment

1ST, 2ND, 3RD FLOORS · PLOTS 57, 67, 77



ACCOMMODATION

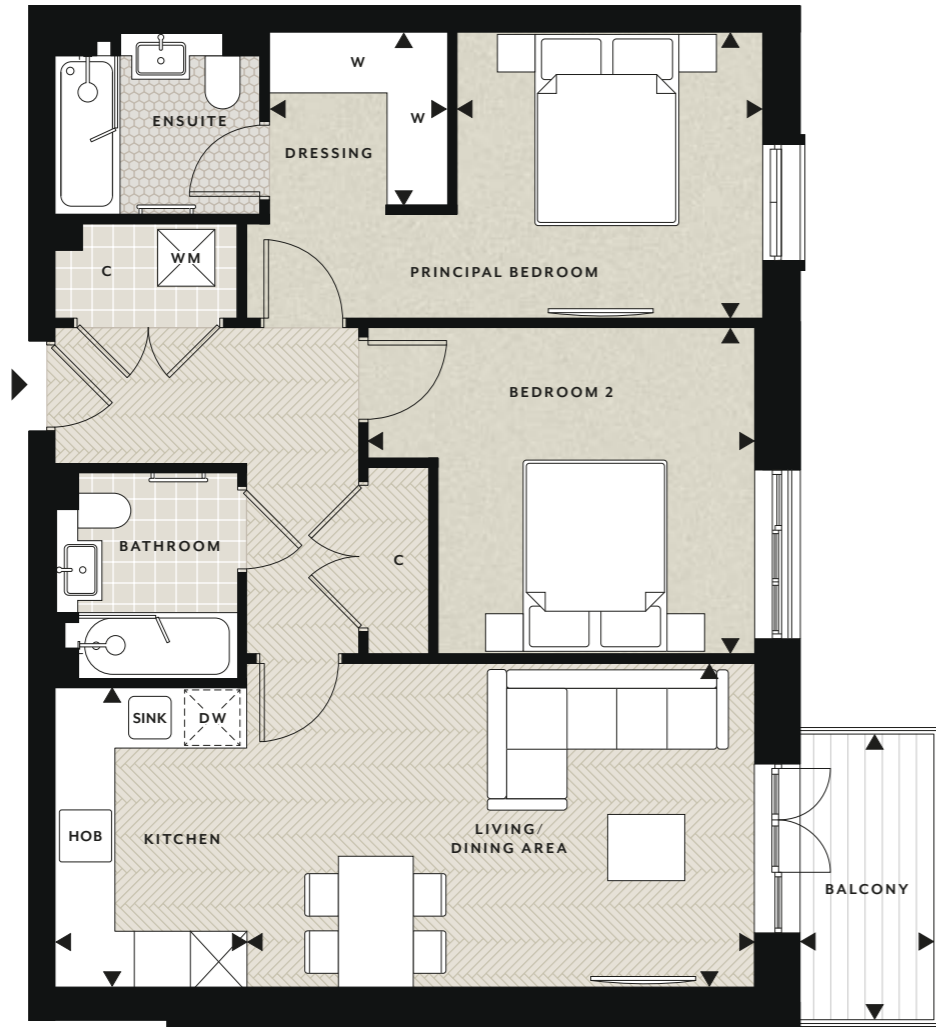
Living / Dining Area	4.84m x 4.25m	15'11" x 13'11"
Kitchen	3.36m x 2.27m	11'0" x 7'5"
Principal Bedroom	4.22m x 3.42m	13'10" x 11'3"
Bedroom 2	3.27m x 3.00m	10'9" x 9'10"
Balcony	4.28m x 1.53m	14'1" x 5'0"
Total Internal Area	72.88 sq m	785 sq ft



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2 bedroom apartment

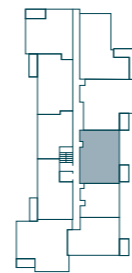
2ND, 3RD FLOORS • PLOTS 63, 73



ACCOMMODATION

Living / Dining Area	5.44m x 3.47m	17'10" x 11'5"
Kitchen	3.21m x 2.06m	10'6" x 6'9"
Principal Bedroom	3.28m x 3.07m	10'9" x 10'1"
Dressing Room	1.91m x 1.89m	6'3" x 6'2"

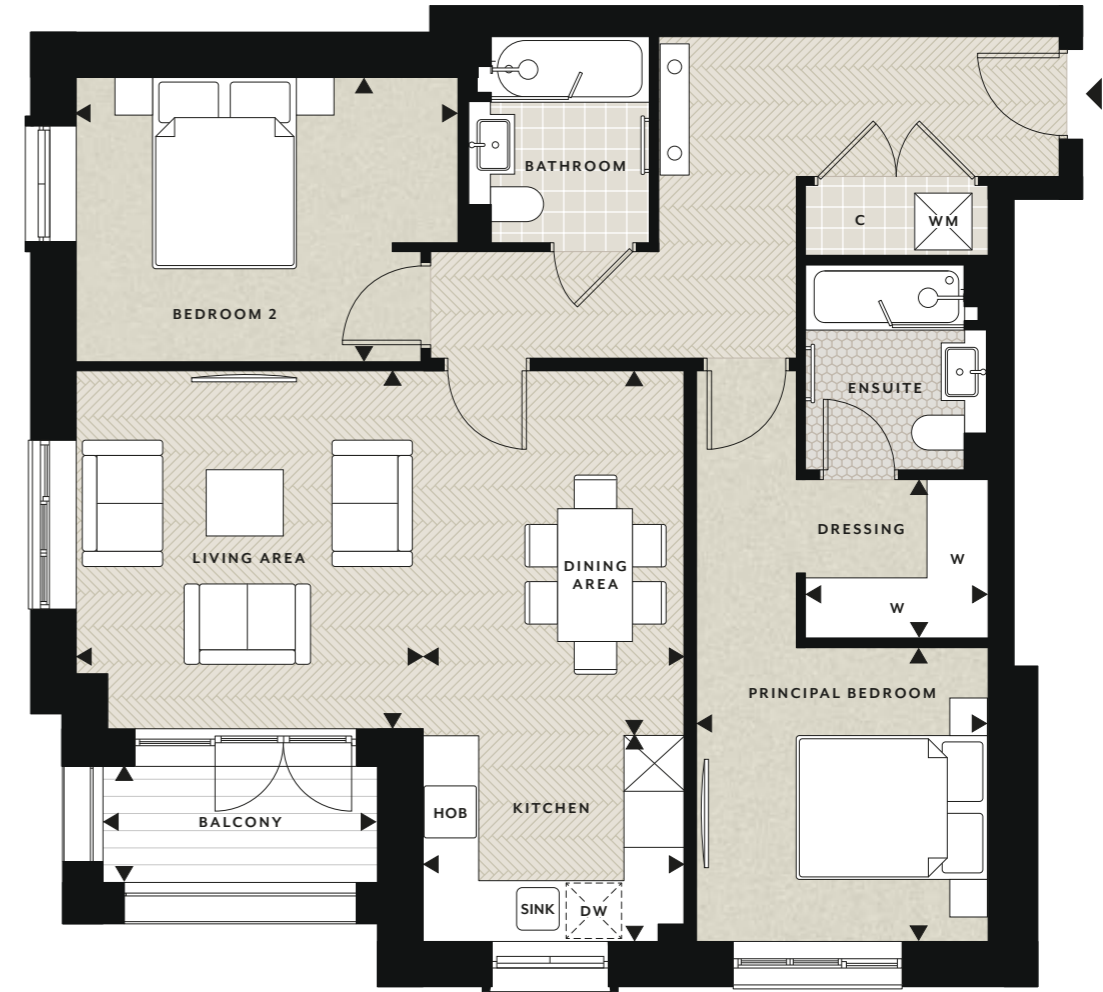
Bedroom 2	4.14m x 3.50m	13'7" x 11'6"
Balcony	3.06m x 1.43m	10'0" x 4'8"
Total Internal Area	76.94 sq m	828 sq ft



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2 bedroom apartment

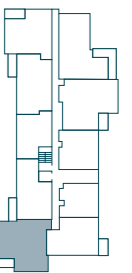
1ST, 2ND, 3RD FLOORS • PLOTS 50, 60, 70



ACCOMMODATION

Living Area	3.83m x 3.71m	12'7" x 12'2"
Dining Area	3.90m x 2.80m	12'10" x 9'2"
Kitchen	2.80m x 2.20m	9'2" x 7'3"
Principal Bedroom	3.15m x 3.12m	10'4" x 10'3"
Dressing Room	1.96m x 1.70m	6'5" x 5'7"

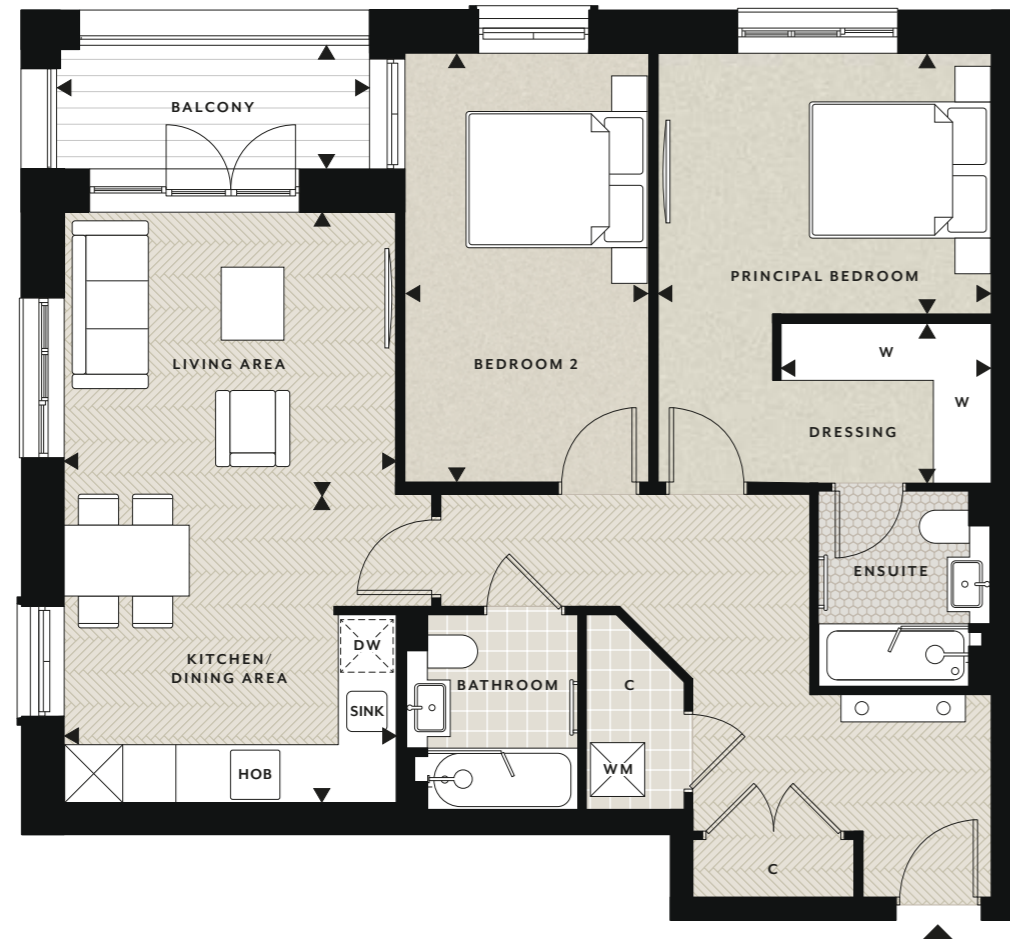
Bedroom 2	4.09m x 3.05m	13'5" x 10'0"
Balcony	2.94m x 1.25m	9'8" x 4'1"
Total Internal Area	85.27 sq m	918 sq ft



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2 bedroom apartment

1ST, 2ND, 3RD FLOORS · PLOTS 56, 66, 76

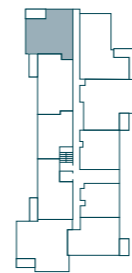


NORTH



ACCOMMODATION

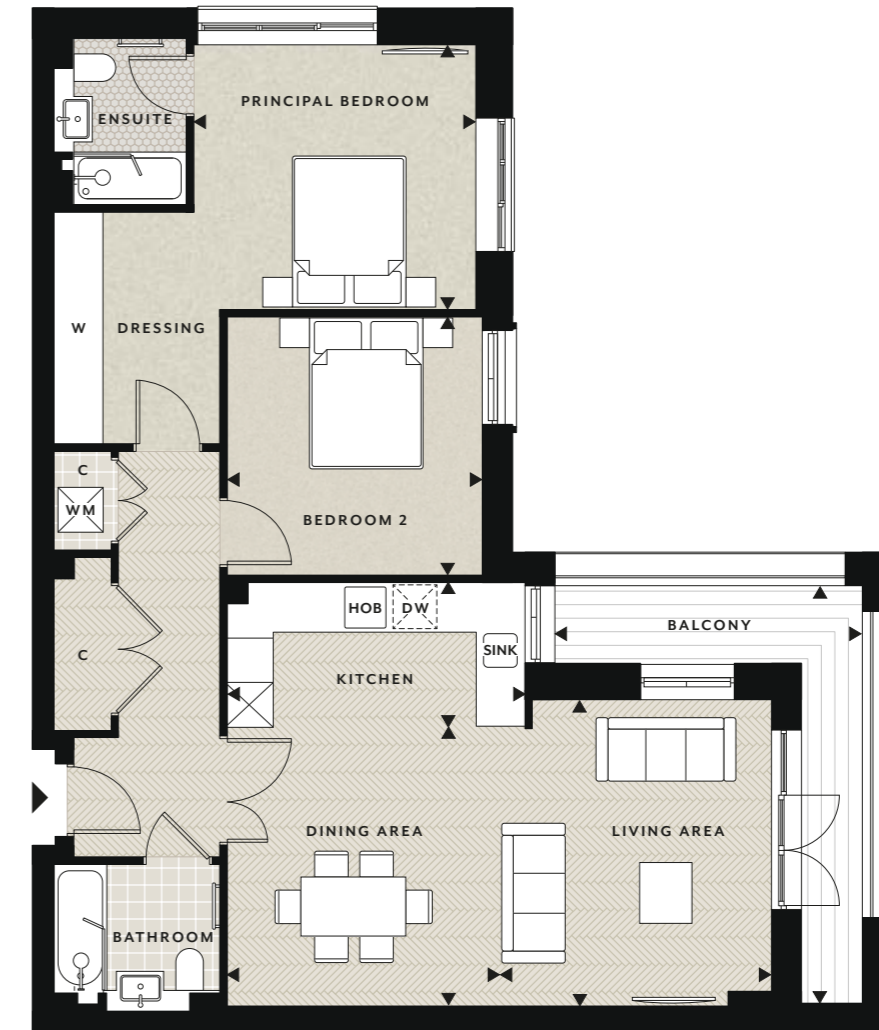
Living Area	3.75m x 3.19m	12'4" x 10'6"
Kitchen / Dining Area	3.75m x 3.48m	12'4" x 11'5"
Principal Bedroom	3.78m x 2.95m	12'5" x 9'8"
Bedroom 2	4.85m x 2.75m	15'11" x 9'0"
Balcony	3.54m x 1.40m	11'7" x 4'7"
Total Internal Area	85.71 sq m	923 sq ft



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2 bedroom apartment

1ST, 2ND, 3RD FLOORS · PLOTS 55, 65, 75

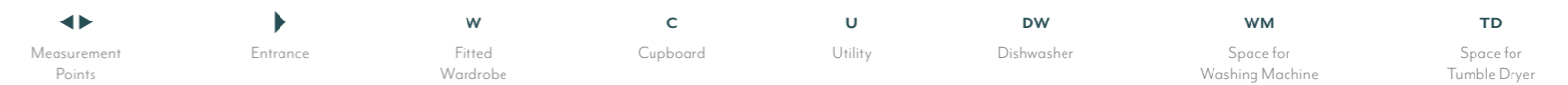
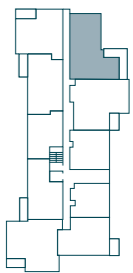


NORTH



ACCOMMODATION

Living Area	4.05m x 3.59m	13'3" x 11'9"	Bedroom 2	3.41m x 3.37m	11'2" x 11'1"
Dining Area	3.70m x 3.61m	12'2" x 11'10"	Balcony	5.52m x 4.06m	18'1" x 13'4"
Kitchen	3.93m x 1.90m	12'11" x 6'3"	Total Internal Area	88.01 sq m	947 sq ft
Principal Bedroom	3.73m x 3.50m	12'3" x 11'6"			



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2 bedroom apartment

GROUND, 1ST, 2ND, 3RD FLOORS · PLOTS 48, 54, 64, 74

2 bedroom apartment

4TH FLOOR · PLOT 81



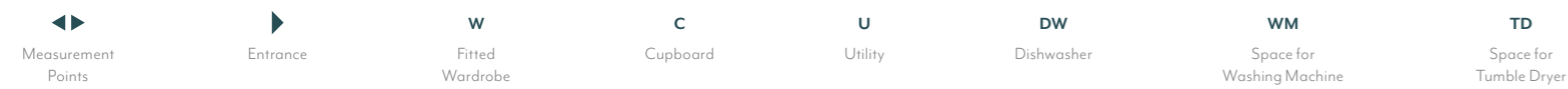
ACCOMMODATION

Living Area	5.00m x 3.77m	16'5" x 12'4"	Bedroom 2	3.61m x 2.86m	11'10" x 9'5"
Kitchen / Dining Area	4.50m x 3.10m	14'9" x 10'2"	Balcony	3.13m x 1.53m	10'3" x 5'0"
Principal Bedroom	3.72m x 3.12m	12'2" x 10'3"	Terrace*	3.16m x 1.70m	10'4" x 5'7"
Dressing Room	2.26m x 1.86m	7'5" x 6'1"	Total Internal Area	90.30 sq m	972 sq ft



ACCOMMODATION

Living / Dining Area	6.23m x 5.62m	20'6" x 18'6"
Kitchen	3.75m x 3.26m	12'4" x 10'8"
Principal Bedroom	4.52m x 3.00m	14'10" x 9'10"
Dressing Room	3.45m x 2.55m	11'4" x 8'4"
Bedroom 2	4.05m x 3.07m	13'3" x 10'1"
Balcony	4.96m x 4.06m	16'3" x 13'4"
Terrace	6.63m x 5.28m	21'9" x 17'4"
Total Internal Area	112.02 sq m	1206 sq ft



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3 bedroom apartment

GROUND FLOOR · PLOT 44

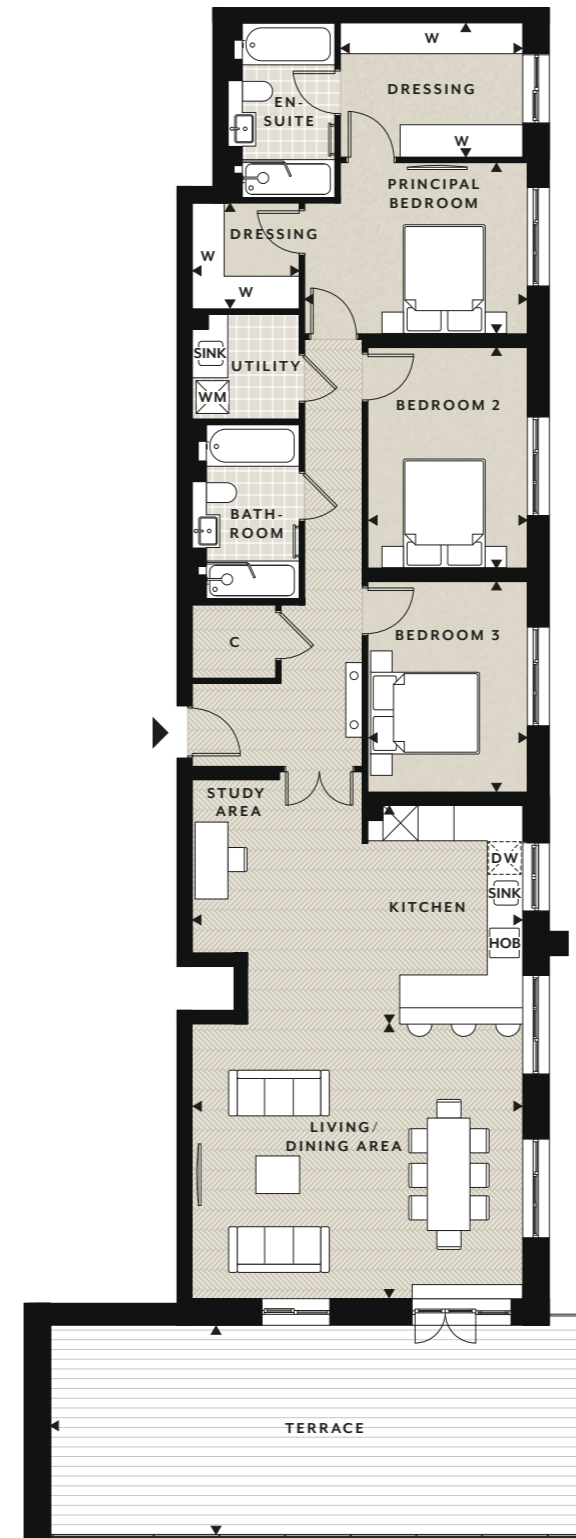


ACCOMMODATION

Living Area	3.83m x 3.71m	12'7" x 12'2"
Dining Area	3.90m x 2.80m	12'10" x 9'2"
Kitchen	2.80m x 2.20m	9'2" x 7'3"
Principal Bedroom	3.15m x 3.12m	10'4" x 10'3"
Dressing Room	1.96m x 1.70m	6'5" x 5'7"
Bedroom 2	3.62m x 3.28m	11'11" x 10'9"
Bedroom 3	4.09m x 3.05m	13'5" x 10'0"
Balcony	4.81m x 3.59m	15'9" x 11'9"
Total Internal Area	109.72 sq m	1181 sq ft

3 bedroom apartment

4TH FLOOR · PLOT 80



ACCOMMODATION

Living / Dining Area	6.04m x 5.02m	19'10" x 16'6"
Kitchen	6.04m x 4.00m	19'10" x 13'1"
Principal Bedroom	4.07m x 3.12m	13'4" x 10'3"
Dressing Room 1	3.33m x 2.46m	10'11" x 8'1"
Dressing Room 2	1.96m x 1.93m	6'5" x 6'4"
Bedroom 2	4.03m x 2.92m	13'3" x 9'7"
Bedroom 3	3.84m x 2.92m	12'7" x 9'7"
Terrace	10.00m x 3.83m	32'10" x 12'7"
Total Internal Area	137.99 sq m	1485 sq ft



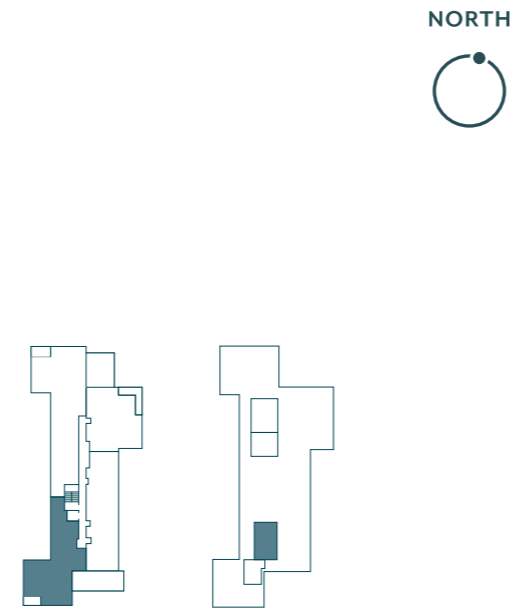
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3 bedroom apartment

4TH & 5TH FLOOR · PLOT 79



ACCOMMODATION

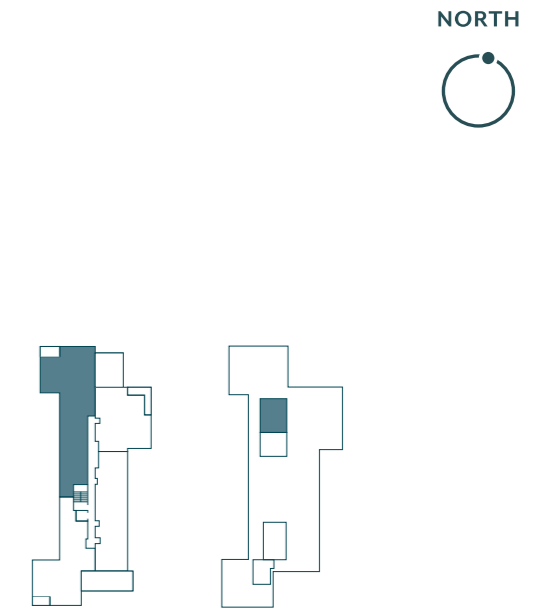
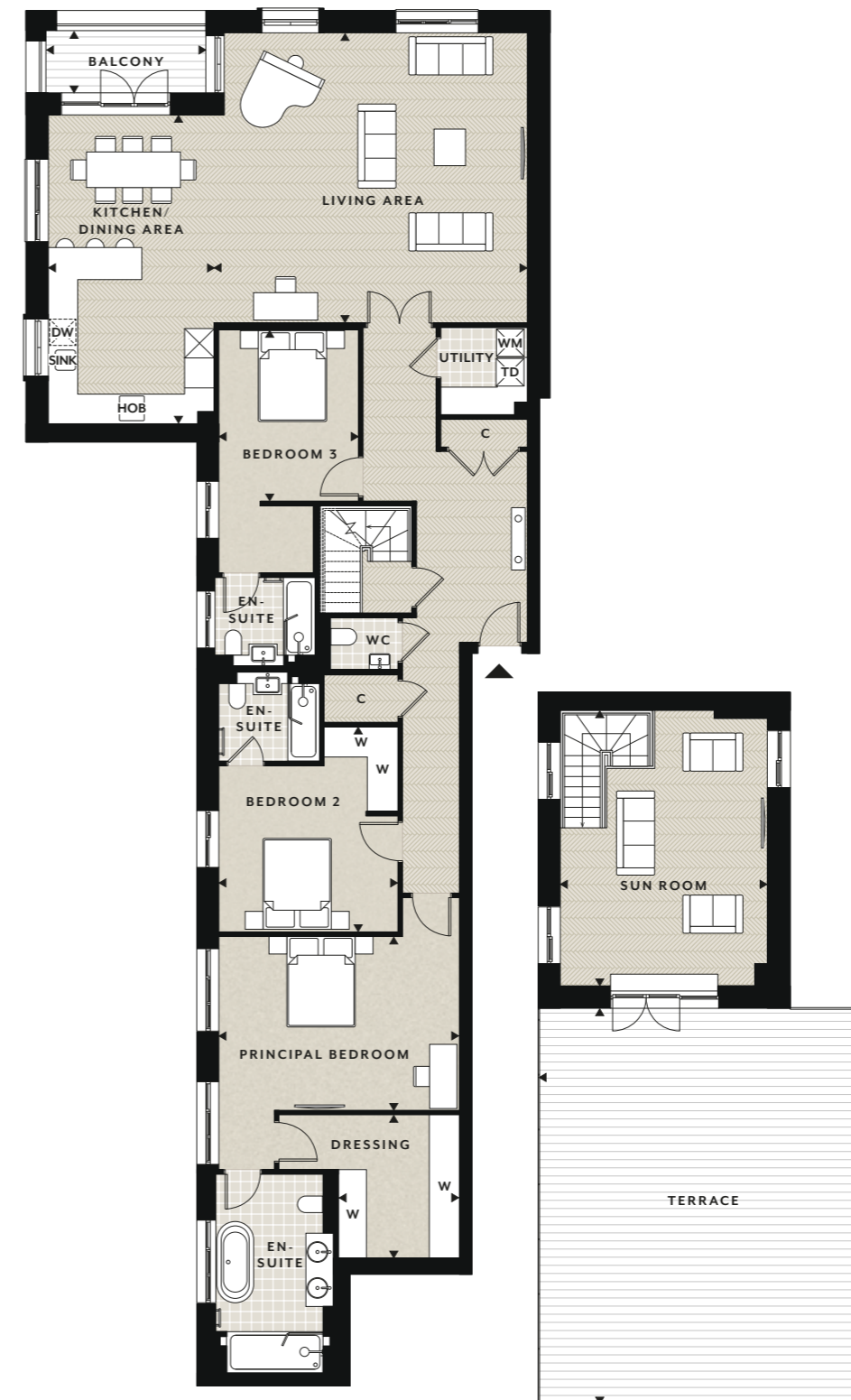
Living / Dining Area	5.76m x 4.86m	18'11" x 15'11"
Kitchen	3.72m x 3.26m	12'2" x 10'8"
Principal Bedroom	5.70m x 2.97m	18'8" x 9'9"
Dressing Room	3.46m x 2.28m	11'4" x 7'6"
Bedroom 2	4.18m x 3.33m	13'9" x 10'11"
Bedroom 3	3.72m x 3.33m	12'2" x 10'11"
Balcony	2.94m x 1.25m	9'8" x 4'1"
Sun Room	6.94m x 3.83m	22'9" x 12'7"
Terrace	8.25m x 7.51m	27'1" x 24'8"
Total Internal Area	160.69 sq m	1730 sq ft



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3 bedroom apartment

4TH & 5TH FLOOR · PLOT 82



ACCOMMODATION

Living Area	6.85m x 6.35m	22'6" x 20'10"
Kitchen / Dining Area	6.76m x 3.64m	22'2" x 11'11"
Principal Bedroom	5.26m x 3.80m	17'3" x 12'6"
Dressing Room	3.14m x 2.65m	10'4" x 8'8"
Bedroom 2	4.49m x 3.91m	14'9" x 12'10"
Bedroom 3	3.75m x 3.05m	12'4" x 10'0"
Balcony	3.50m x 1.36m	11'6" x 4'6"
Sun Room	6.03m x 4.54m	19'9" x 14'11"
Terrace	8.65m x 7.16m	28'5" x 23'6"
Total Internal Area	220.12 sq m	2369 sq ft



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LANCELOT SPECIFICATION

Individually designed kitchen

- Contemporary styled kitchen
- Karonia Mistral Aria work surface with feature tiled splashback
- Siemens Built-in multi-functional fan assisted oven
- Siemens Built-in microwave oven
- Siemens 60cm Induction hob
- Integrated extractor (chimney extractor where hob is within the island unit)
- Siemens Integrated fridge/freezer
- Caple Integrated wine cooler
- Siemens Integrated dishwasher (selected plots)
- Space and plumbing for separate washer/dryer within utility cupboard
- Stainless steel single bowl sink with mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

PENTHOUSE SPECIFICATION

- Silestone work surface
- Stainless Steel one and a half bowl sink
- Miele Built-in multi-functional fan assisted oven
- Miele Built-in combination microwave oven
- Miele 76cm Induction hob
- Space and plumbing for separate washer/dryer within utility cupboard
- Plots with separate utility rooms incorporate co-ordinating cabinetry with laminated work surface and plumbing for washer/dryer



Quality bathrooms

- Contemporary styled bathrooms with white sanitaryware
- Mistral counter tops
- Washbasin with deck mounted taps
- Bespoke cabinetry to all bathrooms with mirror above and feature lighting
- Walk-in shower with fixed head to principal ensuite
- Bath with shower and screen to bathroom
- Bath with shower when separate walk-in/enclosed shower is included within bathroom/ensuite
- WC with dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

Heating, electrical & lighting

- Electric panel radiators with individual thermostat with integrated timer
- Centralized mechanical extract ventilation to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- Shaver sockets provided to bathroom and ensuite(s)
- LED downlights to hall, kitchen/living area, all bedrooms and bathrooms
- LED pendant lighting to dining area



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Interior finishes

- Two panelled entrance door in wood finish with satin brass handle
- Two panel satin white finished door with brushed nickel or brass finish door furniture
- Full height wardrobes with shaker hinged doors or walk in wardrobe to the principal bedroom (refer to individual apartment drawing)
- Satin paint finish to all internal joinery
- Herringbone laminate wood effect flooring to hall and kitchen/living/dining area
- Tiled floor to bathrooms
- Fitted carpets to all bedrooms

PENTHOUSE SPECIFICATION

- Feature tiled floor to entrance hall
- Painted Timber staircase with twisted spindle leading to sun room with glass balustrade to top section entering sun room (where applicable)



Communal areas

- Video door entry phone system linked from entrance door
- Clear toughened glass finish balustrades with stainless steel handrail and supports from basement to first floor. Metal balustrade and handrail to all other floors
- Communal secure postal boxes located on ground floor
- Tiled entrance hall, with carpeted upper floor, stairs and landings
- Lift to all apartments finished in stainless steel with mirror and tiled floor
- Emergency telephone to lift
- 13 amp single power sockets (for cleaning equipment)
- Lighting controlled by movement sensors
- Mains operated smoke detectors to all floors
- Residents Gymnasium
- Secure cycle storage area
- Communal satellite dish
- External lighting, wall mounted downlights to balconies and terraces
- Landscaped public areas
- Enclosed refuse and additional communal cycle storage
- Landlords external water supply
- Secure basement parking provided for apartments and penthouses
- Infrastructure to support electric car charging
- Concierge Service

Security and peace of mind

- High security apartment entrance door with multi point locking system
- Video entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery back up, fitted to hall
- 10 Year NHBC Buildmark Scheme
- 2 year Berkeley warranty



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Home entertainment & communications

- TV points to living and all bedrooms
- Wired for Sky Q to living area
- Communal Digital TV aerial/Satellite dish and distribution amplifier provided
- Telephone point to living room
- Cat 6 pre-wired Home Network points provided to living and principal bedroom in two bedroom apartments and some one bed apartments (refer to individual apartment drawings)
- USB Charging Points provided to kitchen and all bedrooms

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Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



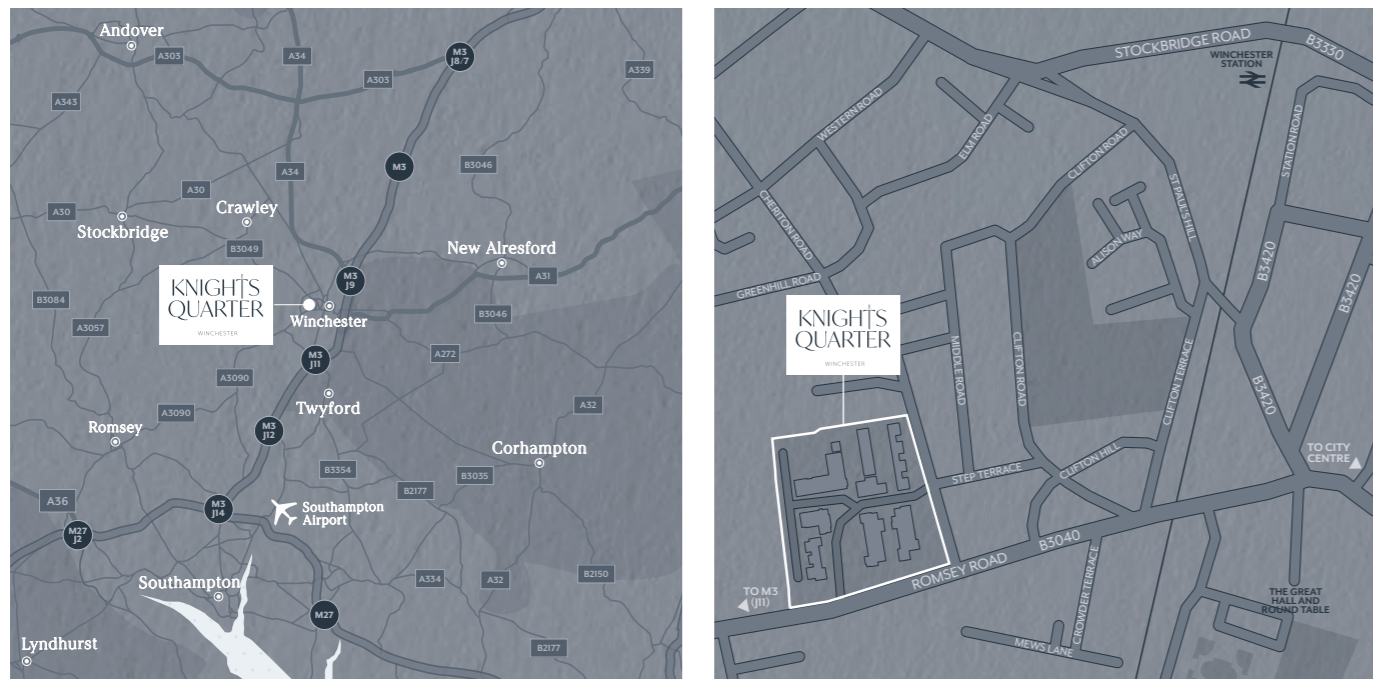
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