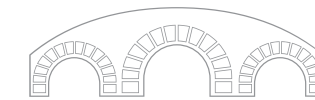




21 MARLOW ROAD, MAIDENHEAD SL6 7AA



MARLOW HOUSE

MAIDENHEAD

This exclusive, high specification development of just 16 apartments is set over 5 floors and offers a selection of one and two bedroom apartments in an enviable, central position, close to everything that Maidenhead and the surrounding area has to offer.

Each apartment has been intelligently planned to create the best accommodation flow possible in which to socialise and relax and an individual specification selected to maximise the appearance and long-term enjoyment of each newly created home.

Whether you're looking for a centrally located apartment for yourself or a rock-solid investment in an area that will see excellent capital growth due to the arrival of Crossrail, Marlow House has so much to offer. Many of the apartments boast elegant balconies where you can dine al fresco, unwind with a good book in the sunshine or simply watch the world go by.

Maidenhead is one of the fastest growing towns in the south east of England and the subject of a significant regeneration which will feature more than 30,000 sq ft of retail outlets, coffee shops, restaurants and offices.



MARLOW HOUSE
MAIDENHEAD



VILLAGE LIFE



Maidenhead has a huge amount to offer, and at Marlow House you're right in the centre of the action.

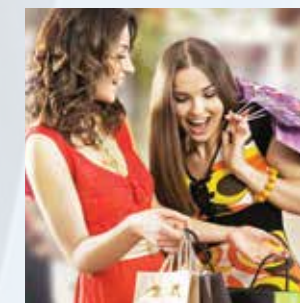
Whether you enjoy nights out with friends, going to the cinema or just people watching, you're sure to find what you're looking for in this friendly, bustling town. What's more, it's fantastically well connected when you're travelling further afield, either for business or pleasure.

EATING OUT

Maidenhead offers a selection of fine restaurants, with Chinese, Indian, Thai, Mexican and Italian all on the menu, as well as traditional English fayre. If you fancy something quick, both Pizza Express, The Bear or The Bell are just a stroll away, ideal for that impromptu evening treat.

There are three Michelin-starred restaurants close to Maidenhead. In Bray village, less than two miles away, you'll find Alain Roux's Waterside Inn and Heston Blumenthal's Fat Duck, whilst Tom Kerridge's The Hand and Flowers is found in Marlow, around 20 minutes' drive from Marlow House.

SPOILT FOR CHOICE



SHOPPING AND CULTURE

Independent boutiques sit alongside major high street names in Maidenhead centre, meaning you're always sure to find what you're looking for. The town has fantastic continental, farmers' and craft markets, all held on a regular basis.

Just a 17 minutes drive away you'll find Windsor Royal shopping centre which offers a wide variety of shops.

For a full-on retail experience, Westfield London in Shepherd's Bush is around 45 minutes away. There, you'll find more than 350 shops including designer brands.

Maidenhead has its own multi-screen Odeon cinema, with films also shown at Norden Farm Centre for the Arts. For live entertainment, the Theatre Royal in nearby Windsor offers a varied schedule of productions, many of which go on to London's West End. The National Trust Gardens at Cliveden and the Alexandra Gardens in Windsor play host to open-air plays during the summer.

EXCEPTIONAL CONNECTIVITY



Marlow House is situated just half a mile from Maidenhead train station, which is due to undergo a £6m regeneration in the coming years. In addition, the station is to become part of Crossrail, offering high frequency and high capacity services into the capital. Marlow House is directly opposite Kidwells Park, an open space in which to relax and unwind, as well as exercise.



AN ACTIVE LIFESTYLE

The Magnet Leisure Centre in Holmanleaze is close by and there you can swim, gym and take exercise classes to help your fitness. If outdoor activity is more your thing, head to Dorney Lake's rowing centre, or try out sailing, fishing, canoeing and windsurfing at Bray Lake.

You'll find an excellent selection of sporting clubs in Maidenhead, from cricket and rugby to bowls and tennis, while there is a range of golf courses within easy reach. If you prefer to spectate, take in a match at Maidenhead United Football Club or head to Royal Windsor Racecourse for a flutter on the horses.

THE GREAT OUTDOORS

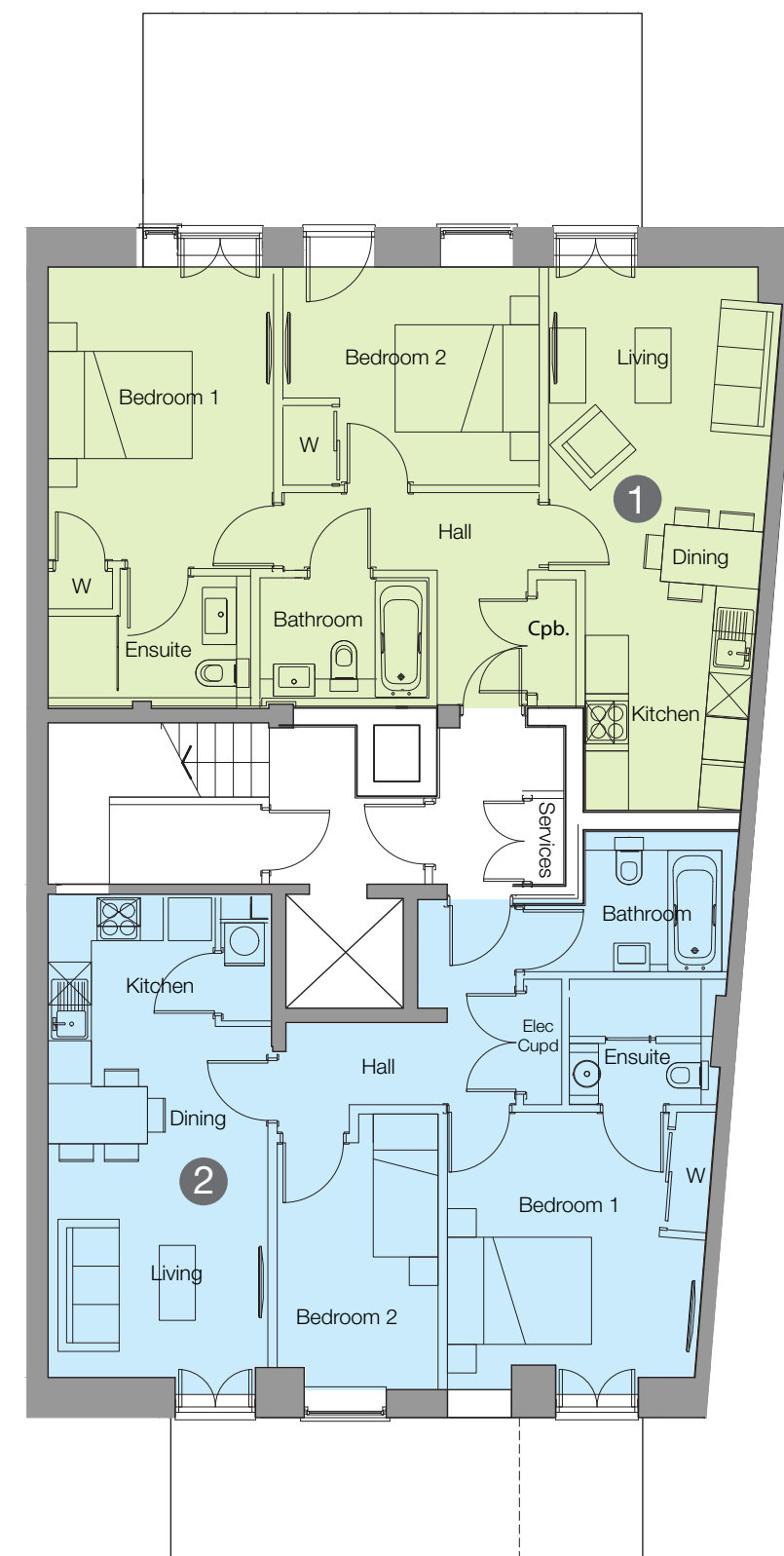
It couldn't be easier to enjoy time in the fresh air from your base at Marlow House. You can indulge in long, leisurely walks along the River Thames, taking you towards the pretty surrounding villages of Bray, Marlow and Cookham, home to Winter Hill Golf Club and the Cookham and Maidenhead Arts Trail, or follow the same routes on a bicycle for a truly idyllic afternoon.

The Thames at Maidenhead forms the border between Berkshire and Buckinghamshire, giving you stunning scenery to explore on both sides of the county fence. Amongst the attractions nearby is Ray Mill Island where you'll find an aviary, a weir and some beautiful gardens to explore.



AT THE CENTRE OF ALL

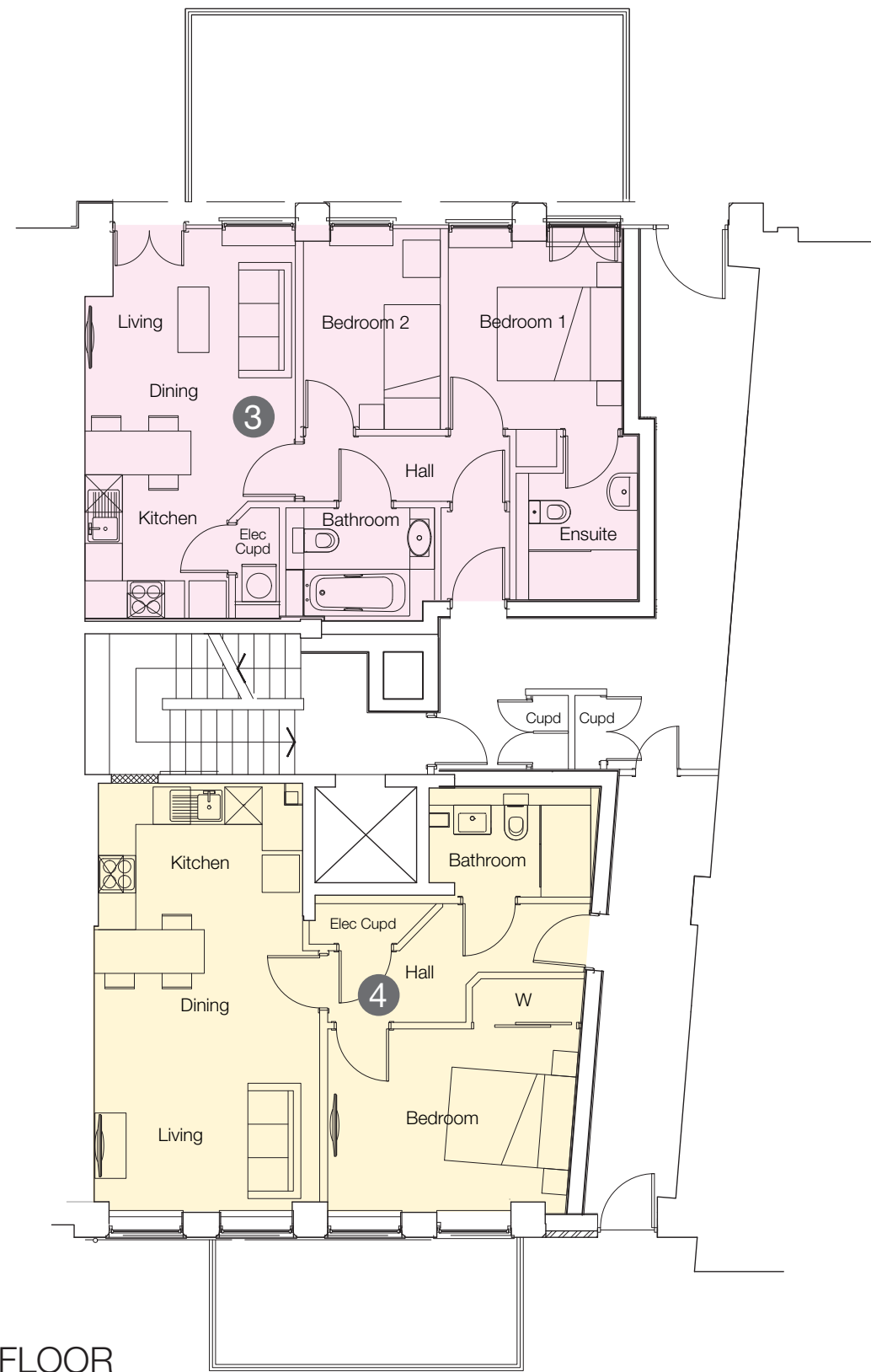
- | | | | |
|------------------|-----------------------------------|-----------------------------|----------------------------------|
| Amenities | Shopping | Restaurants and Bars | Leisure and Entertainment |
| 01 Barclays Bank | 07 Texaco Metro | 13 The Bell | 19 David Lloyd Leisure |
| 02 Lloyds Bank | 08 The Nicholsons Shopping Centre | 14 Francesco's | 20 Odeon Cinema |
| 03 HSBC | 09 Marks & Spencer | 15 The Hand & Flowers | 21 Desborough Bowling Club |
| 04 Halifax | 10 Boots | 16 The Bear | 22 Maidenhead Heritage Centre |
| 05 Toni & Guy | 11 Sainsbury's | 17 Prezzo | 23 Magnet Leisure Centre |
| 06 Park Pharmacy | 12 Waitrose | 18 Pizza Express | 24 Town Hall & Desborough Suite |



FLOOR PLANS

BASEMENT

Flat 1				Flat 2			
Living room	4.23 x 3.10	13'9" x 10'1"		Living room	3.16 x 4.23	10'4" x 13'9"	
Kitchen	3.13 x 2.40	10'3" x 7'9"		Kitchen	3.16 x 2.46	10'4" x 8'1"	
Bed 1	4.11 x 3.14	13'5" x 10'2"		Bed 1	3.77 x 3.70	12'1" x 12'1"	
Bed 2	3.59 x 3.07	11'7" x 10'		Bed 2	3.96 x 2.26	12'9" x 7'4"	



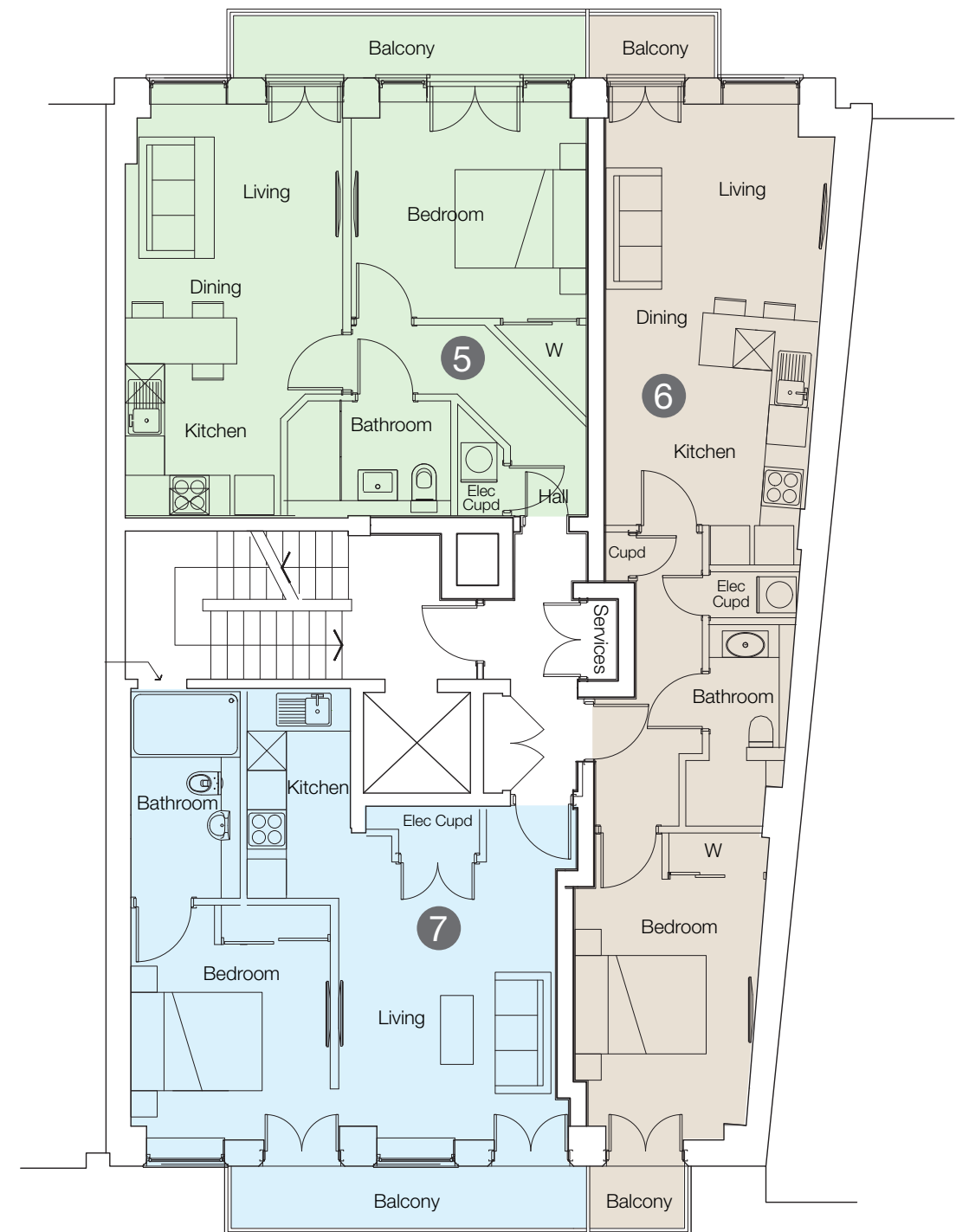
GROUND FLOOR

Flat 3

Kitchen/Living Room	6.33 x 3.40	20'9" x 11'2"
Bedroom 1	3.31 x 2.89	10'10" x 9'6"
Bedroom 2	3.31 x 2.16	10'10" x 7'1"

Flat 4

Kitchen/Living Room	6.71 x 3.56	22'0" x 11'8"
Bedroom	3.78 x 2.91	12'5" x 9'7"



FIRST FLOOR

Flat 5

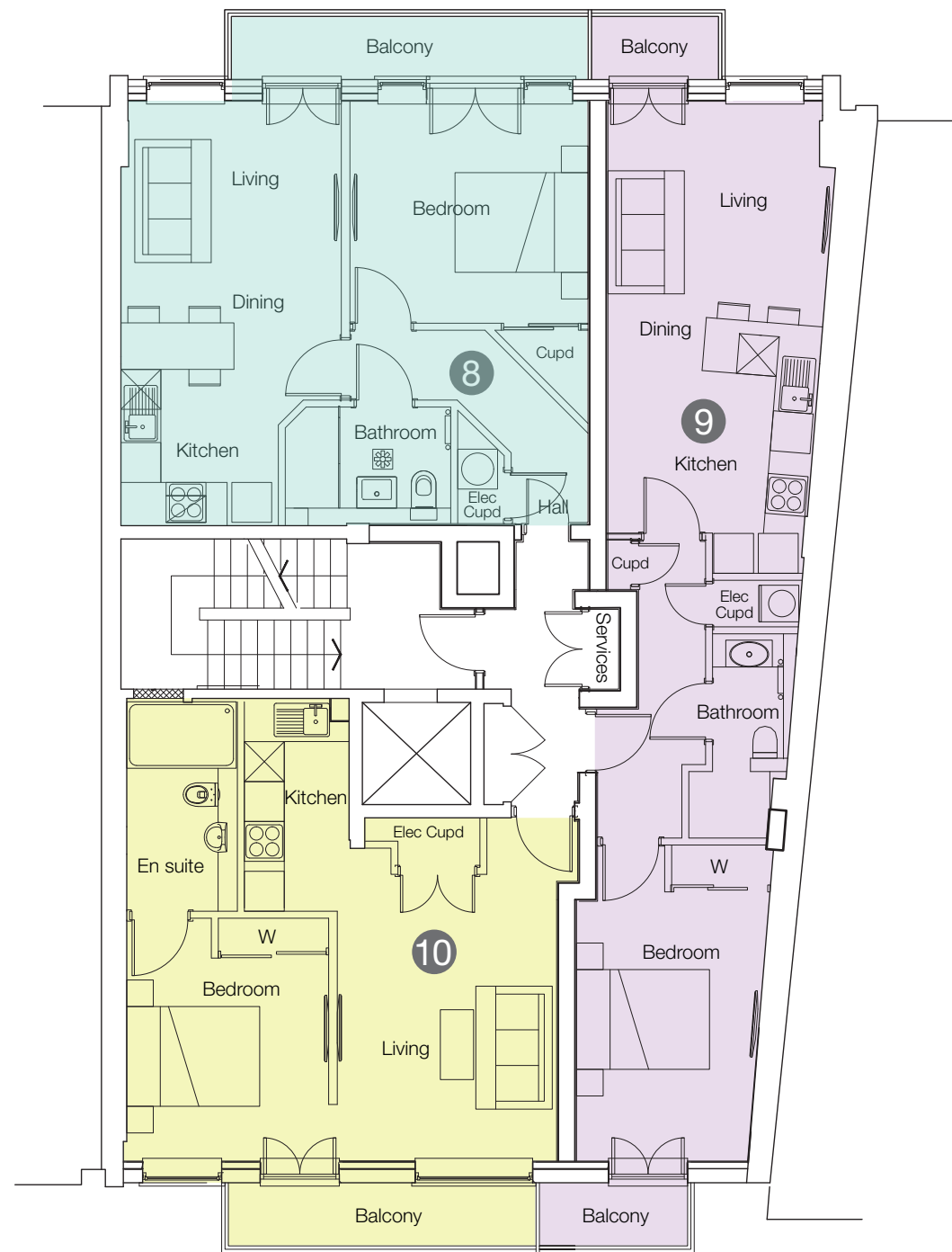
Kitchen/Living Room	6.37 x 3.31	20'11" x 10'10"
Bedroom	3.62 x 3.30	11'11" x 10'10"

Flat 6

Kitchen/Living Room	7.04 x 3.38	23'1" x 11'1"
Bedroom	4.73 x 2.81	15'6" x 9'3"

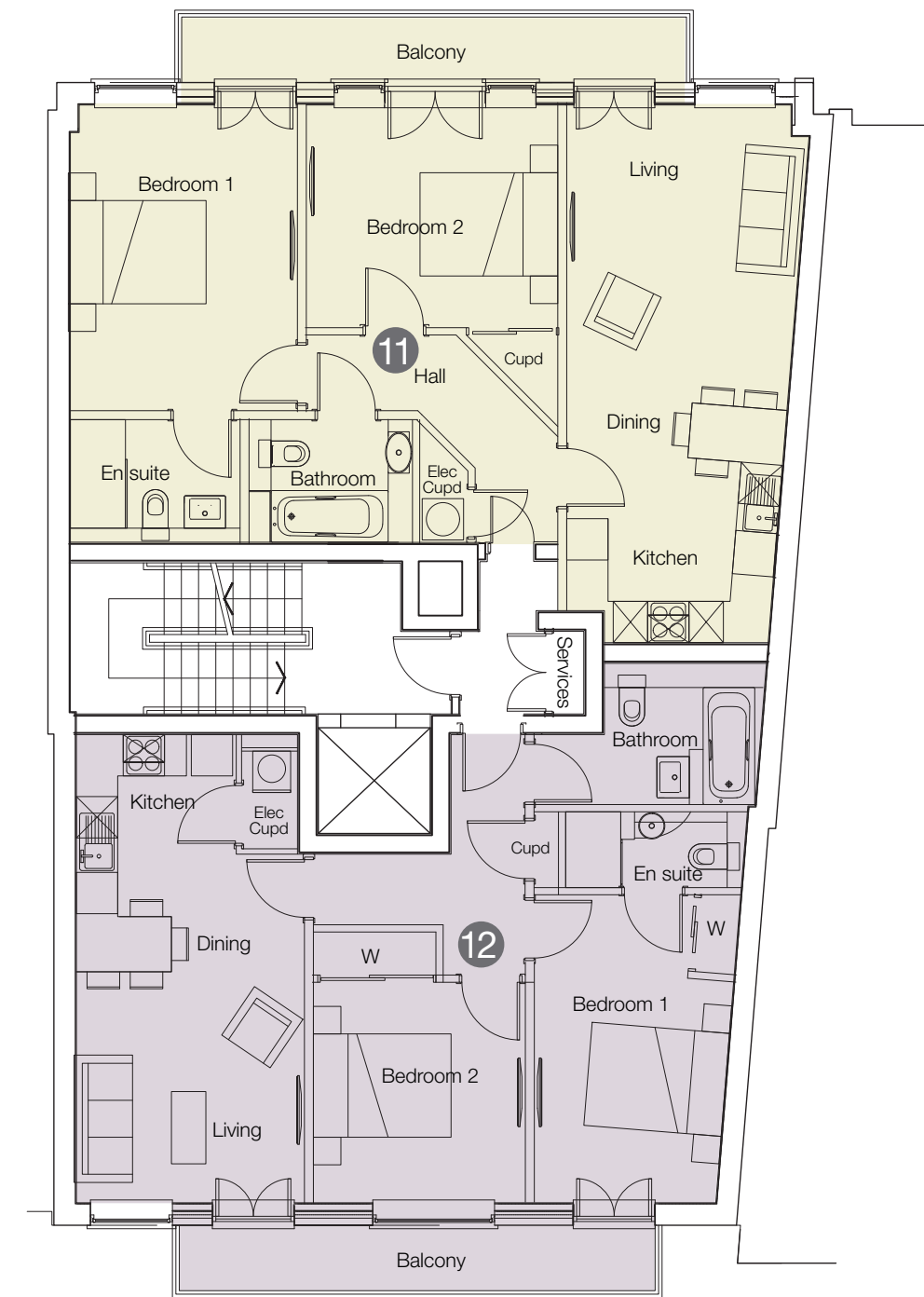
Flat 7

Living Room	3.93 x 3.31	12'11" x 10'10"
Kitchen	3.14 x 2.16	10'4" x 7'1"
Bedroom	3.50 x 3.00	11'6" x 9'10"



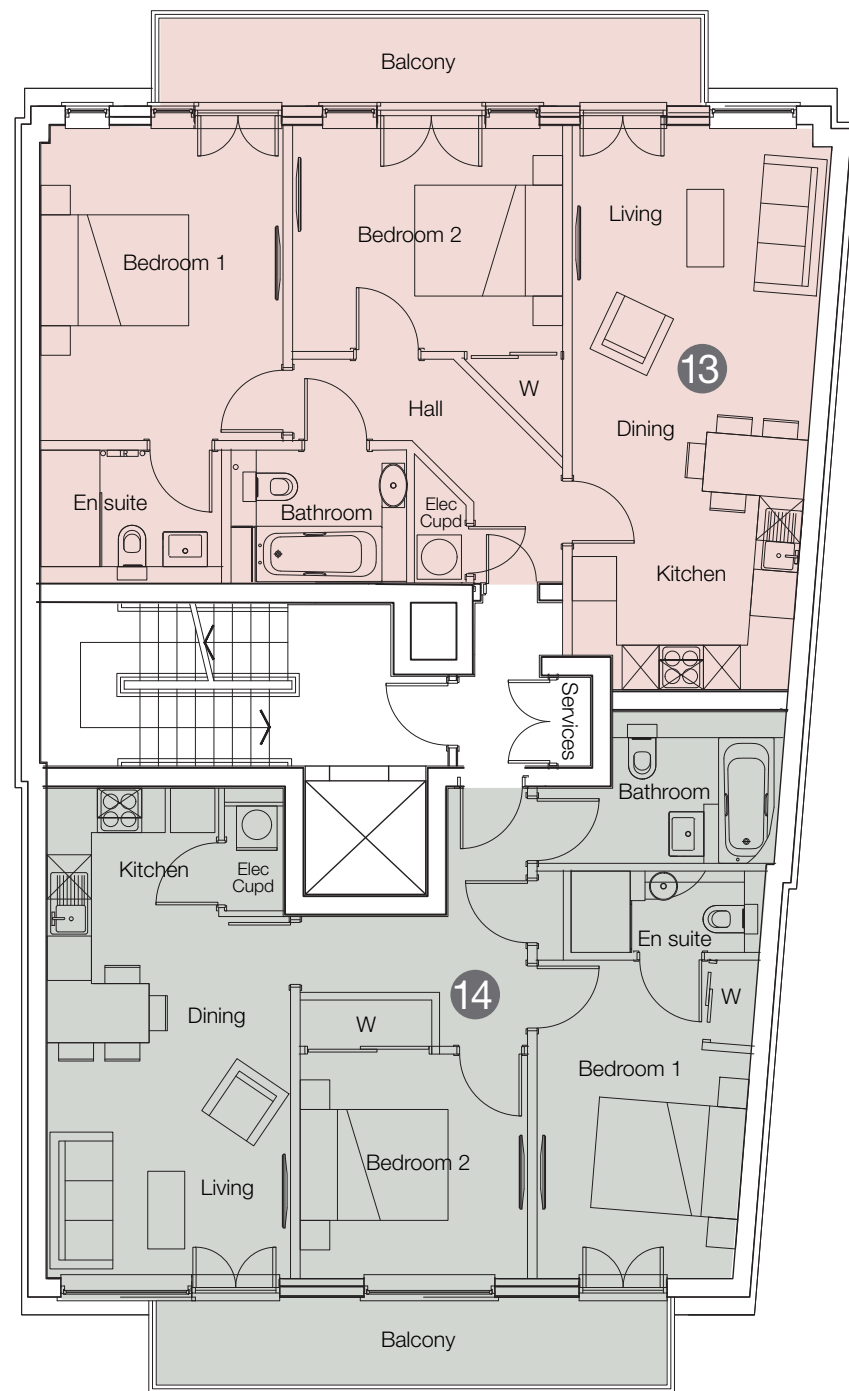
SECOND FLOOR

Flat 8			
Kitchen/Living Room	6.37 x 3.31	20'11 x 10'10	
Bedroom	3.62 x 3.30	11'11 x 10'10	
Flat 9			
Kitchen/Living Room	7.04 x 3.38	23'1 x 11'1	
Bedroom	4.73 x 2.81	15'6 x 9'3	
Flat 10			
Living Room	3.93 x 3.31	12'11 x 10'10	
Kitchen	3.14 x 2.16	10'4 x 7'1	
Bedroom	3.50 x 3.00	11'6 x 9'10	



THIRD FLOOR

Flat 11			
Kitchen/Living Room	7.40 x 3.41	24'3 x 11'2	
Bedroom 1	4.25 x 3.29	13'11 x 10'10	
Bedroom 2	3.65 x 3.00	12'0 x 9'10	
Flat 12			
Kitchen/Living Room	6.26 x 3.30	20'6 x 10'10	
Bedroom 1	3.93 x 2.89	12'11 x 9'6	
Bedroom 2	3.08 x 2.98	10'1 x 9'9	



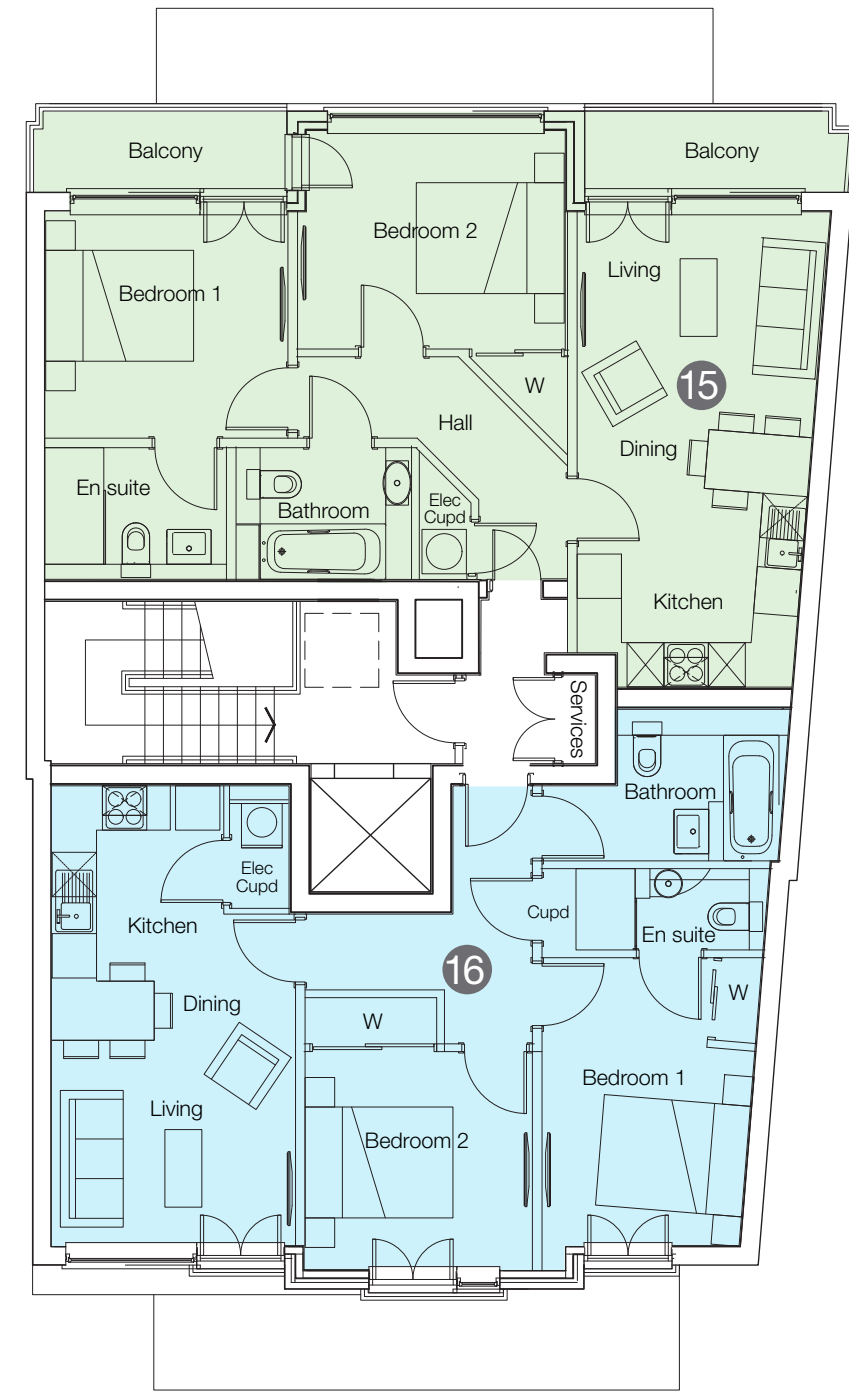
FOURTH FLOOR

Flat 13

Kitchen/Living Room	7.40 x 3.41	24'3" x 11'2"
Bedroom 1	4.25 x 3.29	13'11" x 10'10"
Bedroom 2	3.65 x 3.00	12'0" x 9'10"

Flat 14

Kitchen/Living Room	6.26 x 3.30	20'6" x 10'10"
Bedroom 1	3.93 x 2.89	12'11" x 9'6"
Bedroom 2	3.08 x 2.98	10'1" x 9'9"



FIFTH FLOOR

Flat 15

Kitchen/Living Room	7.40 x 3.41	24'3" x 11'2"
Bedroom 1	3.29 x 3.08	10'10" x 10'1"
Bedroom 2	3.65 x 3.00	12'0" x 9'10"

Flat 16

Kitchen/Living Room	6.26 x 3.30	20'6" x 10'10"
Bedroom 1	3.93 x 2.89	12'11" x 9'6"
Bedroom 2	3.08 x 2.98	10'1" x 9'9"



STYLISHLY
CONTEMPORARY

SUPERIOR SPECIFICATION



Kitchens

- High quality cabinets and work surfaces supplied by Schmidt Kitchens
- Kashmir or Marvel Concrete kitchen cabinets
- Kashmir or Aluminium Grey plinths
- Opal White worktops
- Siemens induction hobs
- Siemens ovens
- Siemens extractor fans
- Siemens microwave
- Siemens fridge/freezer, dishwasher and washer/dryer

Bathrooms

- Villeroy & Boch washbasins
- Villeroy & Boch single lever mixer taps
- Villeroy back to wall toilets
- Villeroy & Boch baths with 2 panel folding shower screens
- Grohe shower systems with thermostatic slide rail
- Chrome heated towelrails

General

- Orta White front and internal doors
- Bright, stainless steel door furniture
- Steel faceplates and switches
- 3 step, bespoke skirting
- Downlighting to many areas
- 10 year premier 'peace of mind' warranty
- Secure parking (available on request)

The images are from 'Marlow House Show Home' and are intended to give you an idea of the quality of finish that we are so very proud of.







ABOUT MACKENZIE HOMES

Mackenzie Homes, founded in 2000, solely focuses on building attractive homes that blend sympathetically into the existing environment and satisfy local housing needs.

At a time when the structural shortage in mainstream residential units production constitutes one of the key challenges to the economic and demographic development of Greater London, we believe that local expertise in sourcing sites and developing strong value new homes in the Western corridor, gives us a unique competitive edge.

We specialize on schemes aiming at delivering 50 to 150 units, perfectly set in their local environment and benefiting from good public transport access with a particular focus on Crossrail, the incoming high frequency, high capacity railway for London.

Mackenzie Homes has built a reputation for being progressive in terms of innovation and sustainability and has delivered strong results, profitable and consistent growth, with total project developments doubling yearly. The company will continue to pride itself on having the diverse knowledge and skills required to operate in our chosen markets;

- High quality apartments
- Bespoke luxury homes
- Large scale residential and mixed use schemes
- Greater West London area focus



All information correct at time of going to print. Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Any mention of leisure or entertainment facilities does not imply any mutual recommendation or endorsement. Journey times, where shown, are taken from a variety of sources including Google and TFL and may vary depending on travel conditions and time of day. Photography used to illustrate the internal specification at this development is representative only.