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# VANBURGH COURT

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STOKE ROAD, SLOUGH SL2 5AJ



A stunning  
new landmark  
for Slough

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**VANBURGH  
COURT**

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# VANBURGH COURT

Vanburgh Court is a striking, landmark development situated just 200 metres from Slough's Crossrail station and a short stroll from the town centre.

Each apartment will be finished to the highest specification. There is lift service to every floor, secure, underground parking and every apartment has a private, internal store.

Vanburgh Court is a superb place to call home and an exceptional investment for the future.

Each apartment comes with a 10 year, 'peace of mind' warranty.

Completion Summer 2019.





## AN UNRIVALLED LOCATION

Perfectly located, just 200 metres from Slough's Crossrail Station, Vanburgh Court is an ideal base location for local residents, workers and commuters.

The opening of Crossrail will create even quicker access to the capital, massively improving demand for property further in an already highly sought after location.

Slough's vibrant high street is just 5 minutes away, having seen a significant facelift in recent years, with more to come, planned as part of the Slough Regeneration project.

Slough is an exciting town, home to one of the largest trading estates in Europe, awash with business and employment opportunities, underpinning a strong local rental market.

Slough's already excellent transport links will receive a significant boost with a planned Slough to Heathrow rail connection will substantially reduce journey times to the airport.

Voted 'the best place to live and work in 2017'  
(Source: Job Site Glassdoor)

[www.emoov.co.uk/news/2017/10/12/slough-best-place-work-live](http://www.emoov.co.uk/news/2017/10/12/slough-best-place-work-live)





## AN AREA OF OPPORTUNITY

Slough produces nearly £8 Billion pounds in turnover and is ranked the 3rd most productive town in the UK. Slough is home to the highest number of international headquarters outside of the capital. O2, Unilever, Ferrari, Segro, Lego, Amazon & Honda are based in the town, with others relocating soon.

The Western rail access to Heathrow, completing by 2021, will decrease the journey time from Slough to Heathrow to just 6 minutes – this is expected to result in more than £800 million of economic activity and create 42,000 new jobs.

## HIGH RENTAL DEMAND

Slough is home to one of the largest industrial estates in Europe and has nearly 16,000 professional jobs within the area with a further 48,000 workers/residents commuting to London and other locations such as Heathrow Airport. As a result, Slough benefits from a high rental demand for property which is predicted to only increase further following the opening of Crossrail.

## ONGOING INVESTMENT & REGENERATION

Slough centre is the subject of a £450 Million regeneration programme, which in turn is predicted to create a further 5,000 new jobs for the area. Improvements already underway include new leisure facilities, an increase in commercial facilities and an enhanced shopping centre. Completion of the Slough regeneration programme is expected in 2018.

## LOCAL PROPERTY FACTS UNDERPINNING CONFIDENCE

Property in Slough rose by 39% in 2 years following the Crossrail extension announcement in 2014. Slough has seen property increases of 60% since Crossrail was given the go ahead in 2010. Prices along the Elizabeth Line are predicted to increase by 3.3% above local prices up to 2019.



## A GREAT PLACE TO LIVE

Herschel Park, a Grade II-listed Victorian public space and nature reserve, is within walking distance and this has recently undergone a £2.7m regeneration; Upton Court Park is within a short drive and provides sporting facilities, landscaped parkland and wetland areas. You can practice your swing at The South Buckinghamshire Lanes Golf Club and the prestigious Stoke Park, or keep fit at Montem or the state of the art forthcoming 'Centre' on Farnham Road that will boast an eight lane, 25 metre pool, poolside sauna and steam room, three exercise studios, treatment rooms and a café.

Venue@TheCurve is a multi-purpose performing space for live music, comedy gigs and film nights.

You will also find a large number of Michelin-starred restaurants a short drive away, including Heston Blumenthal's Fat Duck and The Hinds Head, both of which are situated in Bray. Slough has a fine selection of pubs, such as the Wheatsheaf which holds regular quiz nights and live music, plus the family-run Red Cow, one of the oldest pubs in the area.



## EVERYTHING CONNECTED

Vanburgh Court is superbly placed when it comes to transport links. In just 5 minutes by car you can be on the M4 with easy access to both London and Bristol. The M25 is approximately 20 minutes away by car, whilst the M40 can be reached in approximately 15 minutes.

For the cyclist, designated cycle pathways run throughout the town and there are several bus routes. For the international traveller, Heathrow is approximately 15 minutes by car.



Whether you're travelling into the city on your daily commute or are making the most of London's exciting attractions, you'll find the transport links from Vanburgh Court are exceptional.

Your new home is a 2 minute walk from Slough Railway Station, which affords you links to London Paddington in less than 20 minutes. From December 2019, Crossrail's Elizabeth line will provide further high speed connections from Slough to central London.



DISTANCE FROM SLOUGH TRAIN STATION

- WINDSOR & ETON CENTRAL  
6 Minutes
- MAIDENHEAD  
7 Minutes
- HAYES & HARLINGTON  
10 Minutes
- EALING BROADWAY  
12 Minutes
- READING  
14 Minutes
- LONDON PADDINGTON  
17 Minutes
- HEATHROW AIRPORT  
39 Minutes



DISTANCE FROM SLOUGH CROSSRAIL

- WEST DRAYTON  
8 Minutes
- MAIDENHEAD  
9 Minutes
- EALING BROADWAY  
21 Minutes
- PADDINGTON  
28 Minutes
- BOND STREET  
32 Minutes
- TOTTENHAM COURT ROAD  
34 Minutes
- LIVERPOOL STREET  
39 Minutes
- CANARY WHARF  
46 Minutes

## KEY INVESTMENT STATS

By 2020 analysts predict that house prices in Slough will rise by 60%.  
(Source City A.M. & Emoov Research)

Slough is the third most productive town in the UK contributing £8 billion to the national economy.  
(Source: JLL)

Slough has Europe's largest trading estate with more than 4,600 businesses, including O2, Unilever, Ferrari and Honda.  
(Source: BBC News)

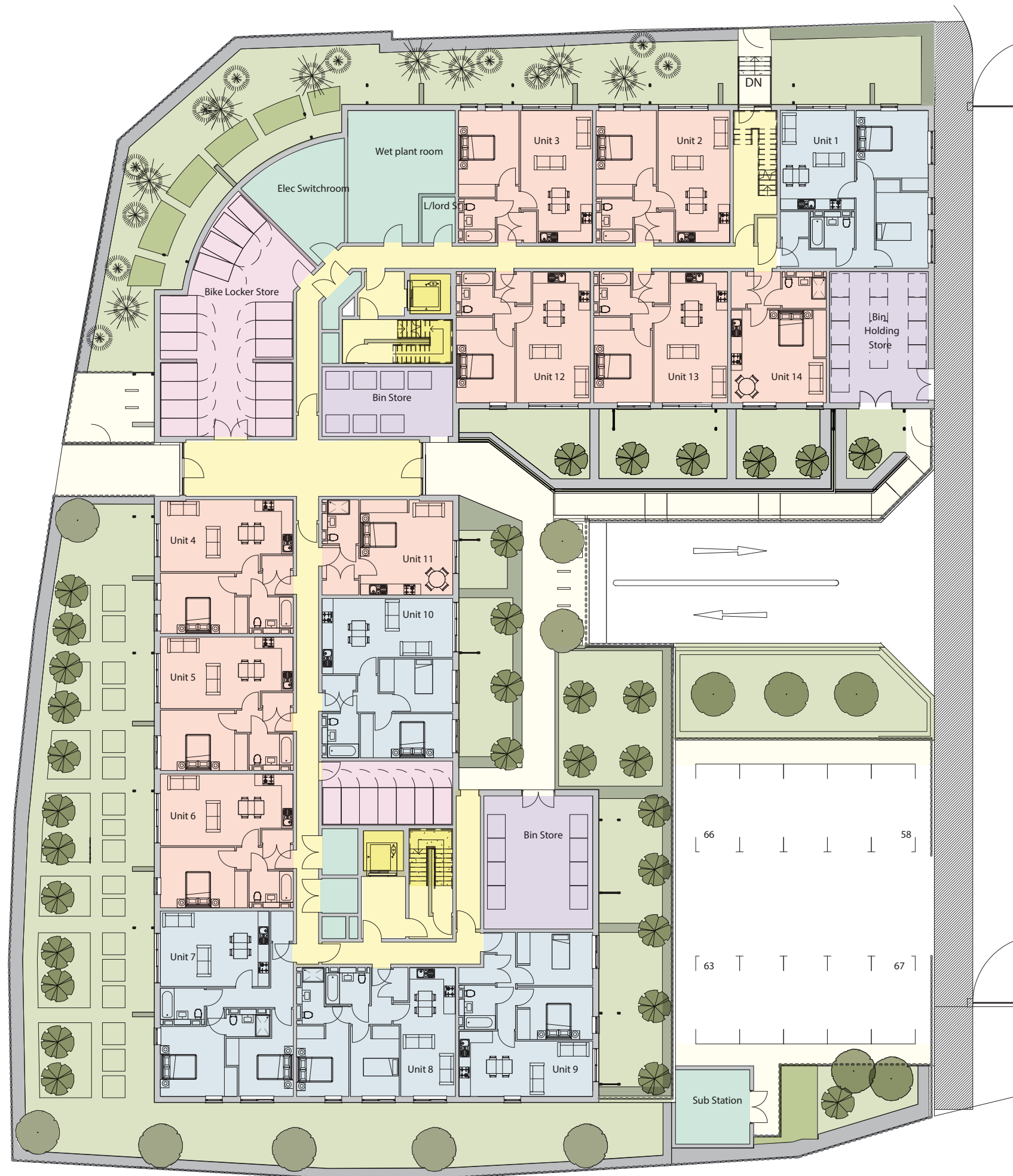
Over £1 billion being invested in Slough regeneration in over 39 sites across the borough.  
(Source: JLL)

The Western rail access to Heathrow, completing by 2021, will decrease the journey time from Slough to Heathrow to just 6 minutes – this is expected to result in more than £800 million of economic activity and create 42,000 new jobs.  
(Source: [propertyGuru.com.sg](http://propertyGuru.com.sg))

Voted 'Best place' to work and live.  
(Job Site Glassdoor)







## GROUND FLOOR

### PLOT 1 – 750 sq ft

Living / Dining / Kitchen	13.17' x 17.82'	4.01m x 5.43m
Bedroom 1	12.93' x 14.4'	3.94m x 4.39m
Bedroom 2	9.34' x 15.78'	2.85m x 4.84m

### PLOTS 2, 3, 4, 5, 6 – 570 sq ft

Living / Dining / Kitchen	12.76' x 23.73'	3.89m x 7.23m
Bedroom	10.81' x 15.54'	3.30m x 4.74m

### PLOT 7 – 790 sq ft

Living / Dining / Kitchen	19.47' x 13.35'	5.93m x 4.07m
Bedroom 1	13.76' x 15.65'	4.20m x 4.77m
Bedroom 2	12.02' x 15.65'	3.66m x 4.77m

### PLOT 8 – 658 sq ft

Living / Dining / Kitchen	11.02' x 23.11'	3.36m x 7.04m
Bedroom 1	9.25' x 16.24'	2.82m x 4.95m
Bedroom 2	8.71' x 12.53'	2.66m x 3.82m

### PLOT 9 – 677 sq ft

Living / Dining / Kitchen	24' x 11.62'	7.32m x 3.54m
Bedroom 1	13.54' x 9.51'	4.13m x 2.90m
Bedroom 2	13.54' x 9.26'	4.13m x 2.82m

### PLOT 10 – 669 sq ft

Living / Dining / Kitchen	23.43' x 13.32'	7.14m x 4.06m
Bedroom 1	16.56' x 7.87'	5.05m x 2.40m
Bedroom 2	13.11' x 9.39'	4.00m x 2.86m

### PLOTS 11, 14 – 401 sq ft

Studio	18.20' x 17.11'	5.55m x 5.22m
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### PLOTS 12, 13 – 565 sq ft

Living / Dining / Kitchen	13.12' x 23.50'	4.00m x 7.16m
Bedroom	10.48' x 15.31'	3.20m x 4.67m



## FIRST FLOOR

### PLOTS 16, 17, 20, 21, 22, 23 – 570 sq ft

Living / Dining / Kitchen	12.76' x 23.73'	3.89m x 7.23m
Bedroom	10.81' x 15.54'	3.30m x 4.74m

### PLOT 18 – 726 sq ft

Living / Dining / Kitchen	20.95' x 17.59'	6.39m x 5.36m
Bedroom 1	8.86' x 14.96'	2.70m x 4.56m
Bedroom 2	9.99' x 11.29'	3.04m x 3.44m

### PLOT 19 – 538 sq ft

Living / Dining / Kitchen	17.59' x 20.59'	5.36m x 6.28m
Bedroom	12.37' x 11.33'	3.77m x 3.45m

### PLOT 24 – 790 sq ft

Living / Dining / Kitchen	19.47' x 13.35'	5.93m x 4.07m
Bedroom 1	13.76' x 15.65'	4.20m x 4.77m
Bedroom 2	12.02' x 15.65'	3.66m x 4.77m

### PLOT 25 – 658 sq ft

Living / Dining / Kitchen	11.02' x 23.11'	3.36m x 7.04m
Bedroom 1	9.25' x 16.24'	2.82m x 4.95m
Bedroom 2	8.71' x 12.53'	2.66m x 3.82m

### PLOT 26 – 677 sq ft

Living / Dining / Kitchen	24' x 11.62'	7.32m x 3.54m
Bedroom 1	13.54' x 9.51'	4.13m x 2.90m
Bedroom 2	13.54' x 9.26'	4.13m x 2.82m

### PLOT 27 – 584 sq ft

Living / Dining / Kitchen	24.48' x 11.66'	7.46m x 3.55m
Bedroom	13.62' x 11.79'	4.15m x 3.60m

### PLOT 28 – 672 sq ft

Living / Dining / Kitchen	23.43' x 13.44'	7.14m x 4.10m
Bedroom 1	16.56' x 7.87'	5.05m x 2.40m
Bedroom 2	13.11' x 9.39'	4.00m x 2.89m

### PLOT 29 – 672 sq ft

Living / Dining / Kitchen	23.43' x 13.44'	7.14m x 4.10m
Bedroom 1	16.56' x 7.78'	5.05m x 2.40m
Bedroom 2	13.11' x 9.47'	4.00m x 2.89m

### PLOTS 30, 31 – 565 sq ft

Living / Dining / Kitchen	13.12' x 23.50'	4.00m x 7.16m
Bedroom	10.48' x 15.31'	3.20m x 4.67m

### PLOT 32 – 831 sq ft

Living / Dining / Kitchen	15.84' x 23.50'	4.83m x 7.16m
Bedroom 1	10.60' x 13.63'	3.23m x 4.15m
Bedroom 2	0.17' x 12.33'	3.10m x 3.76m



## INTERIORS

### Kitchens

- High quality cabinets and grey quartz work surfaces supplied by Paula Rosa Kitchens
- Grey cabinets with graphite carcasses
- Porcelain tiled splashbacks
- Induction hobs, ovens and extractor fans
- Fridge/freezer, dishwasher and washer/dryer
- Engineered oak flooring

### Bathrooms

- Dark grey washbasins with gloss white sinks and Grohe mixer taps
- Alpine white Harmony Moon back to wall toilets
- Alpine white baths with 2 panel folding shower screens
- Grohe shower systems with thermostat and slide rail Bath plinth
- LED lighting
- Fitted mirrors
- Dark grey & dark anthracite wall tiles and bath panel
- All bathrooms include heated towel rails, vanity units
- Recessed tile niche within all bathroom/shower areas

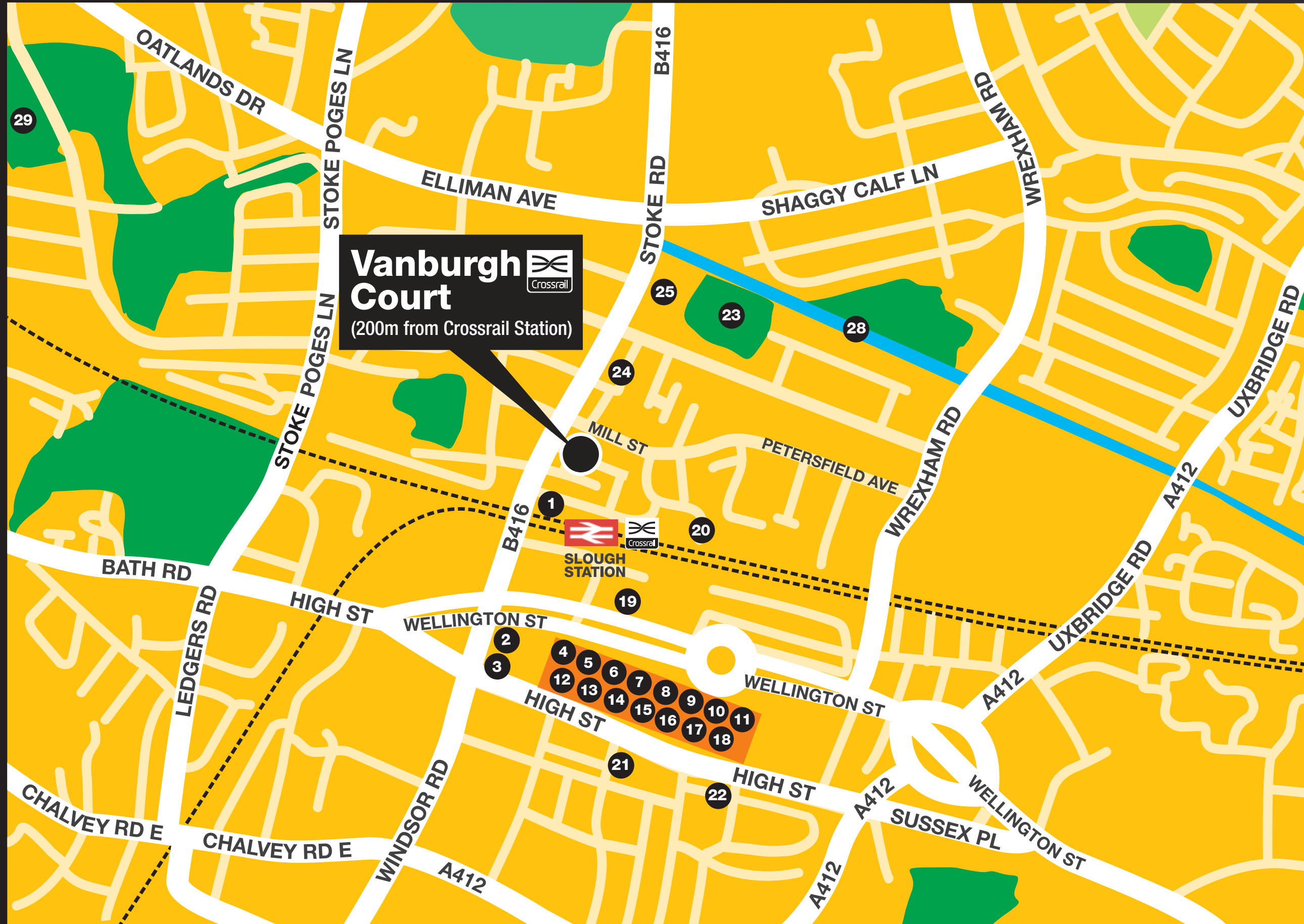
### Floorings and general finishes

- Floor coverings throughout all apartments
- Premier white front and internal doors
- Bright, stainless steel door furniture
- Steel faceplates and switches
- 3 step, bespoke skirting
- Downlighting to many areas
- Brushed stainless steel sockets throughout

### Additional details

- 10 year premier 'peace of mind' warranty
- Secure 2 x 1m storage area for each apartment
- Secure underground parking (available on request)
- Full furniture packs (available on request)

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.



- 1 Slough Crossrail Station
- 2 The Curve
- 3 Slough Museum
- 4 Queensmere Observatory Shopping Centre
- 5 Debenhams
- 6 TK Maxx
- 7 Costa Coffee
- 8 H&M
- 9 Vodafone
- 10 Sports Direct
- 11 Blue
- 12 Primark
- 13 Santander
- 14 Barclays Bank
- 15 Shoe Zone
- 16 JK Nails
- 17 Wilko
- 18 easyGym
- 19 Tesco Extra
- 20 Holiday Inn Express
- 21 McDonalds
- 22 Admiral Casino
- 23 Bower Playing Fields
- 24 The Grill Garden & Shisha Lounge
- 25 St Paul's Church
- 26 Salt Hill Park
- 27 Baylis Memorial Park
- 28 Grand Union Canal
- 29 'Centre' State of the art Leisure Centre



## 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

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