



ELLINGTON COURT
MAIDENHEAD

BOYN VALLEY ROAD, MAIDENHEAD, BERKSHIRE SL6 4DT



Welcome to Ellington Court, Maidenhead



Maidenhead Bridge built 1777



Ellington Court is
set in the vibrant market
town of Maidenhead in
the Royal Borough
of Windsor

Ellington Court offers a choice of 1 & 2 bedroom apartments with allocated parking off Boyn Valley Road in Maidenhead.

Maidenhead enjoys a strategic and historic location with the Thames Valley, just 30 miles west of central London and in the heart of the M4 science and technology corridor on the river Thames. Other key towns in the region are within easy reach with Reading 15 miles to the west, Slough 5 miles to the east and Windsor approximately 7 miles to the south east.

Maidenhead railway station offers direct services to London Paddington, Slough, Reading and Didcot, with additional





connecting services to the midlands and south west. Once implemented, Maidenhead will be the penultimate western terminus of the Crossrail Elizabeth line and will offer a service that will provide a direct line into central London in under an hour.

For shopping, Maidenhead offers a range of more than 200 large and small shops, focussed around the pedestrianised High Street and adjoining traditional streets including well-known names such as Pandora, WHSmith, Marks & Spencer amongst others.

There is nearly £1 billion of investment is expected in Maidenhead town centre over the next 10 years with an ambitious regeneration plan including 100,000 sq.m. of office space, redeveloped streets and spaces, improved parking and transport interchange as well as an enhanced leisure and cultural offerings for the town.

Maidenhead already
offers enviable transport
connections with
Crossrail promising even
faster journey times

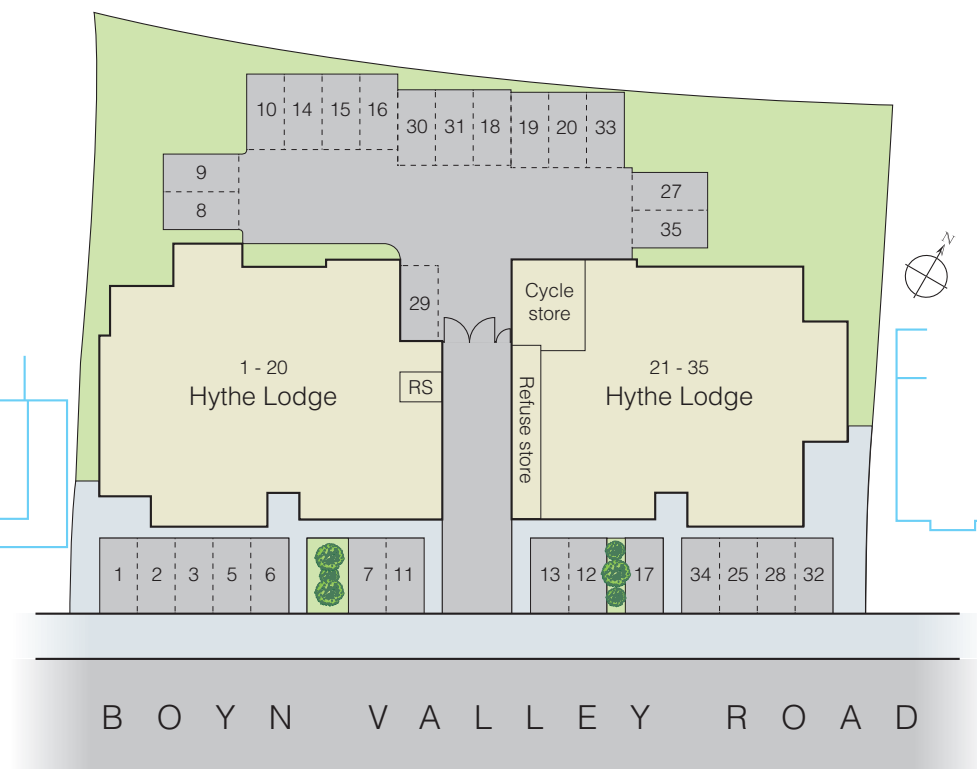


	Tesco Express 13 minutes. 0.6 mile	Claires Court Schools 13 minutes. 0.7 mile	Maidenhead Railway Station 15 minutes. 0.6 mile	Nicholsons Shopping Centre 15 minutes. 0.7 mile	Altwood Secondary School 18 minutes. 0.9 mile	St Edmunds Campion Primary School 20 minutes. 1 mile	Desborough College 20 minutes. 1.7 miles
	Tesco Express 4 minutes. 0.6 mile	Claires Court Schools 5 minutes. 0.7 mile	Altwood Secondary School 5 minutes. 0.9 mile	St Edmunds Campion Primary School 5 minutes. 1 mile	Nicholsons Shopping Centre 6 minutes. 1 mile	Maidenhead Railway Station 6 minutes. 1.2 miles	Sainsbury's Supermarket 6 minutes. 1.3 miles
	Maidenhead Golf Course 6 minutes. 1.7 miles	Desborough College 6 minutes. 1.7 miles	River Thames Maidenhead Bridge 6 minutes. 2 miles	Windsor Racecourse 14 minutes. 5.8 miles	Legoland Windsor Resort 20 minutes. 7.3 miles	M4 Motorway 6 minutes. 2.1 miles	M40 Motorway 12 - 16 minutes. 9.3 miles
	Slough Town Centre 18 minutes. 8.3 mile	Windsor Town Centre 19 minutes. 6.9 miles	High Wycombe Town Centre 16 minutes. 10.6 miles	Reading Town Centre 30 minutes. 13.4 miles	Oxford Town Centre 40-55 minutes. 34.4 miles	Heathrow Airport 24 minutes. 14.7 miles	Gatwick Airport 60-80 minutes. 50 miles
	Maidenhead Railway Station 5 minutes. 0.6 mile	Tesco Express 5 minutes. 0.6 mile	Nicholsons Shopping Centre 5 minutes. 0.7 mile	Altwood Secondary School 5 minutes. 0.9 mile	All Saints Junior School 6 minutes. 1 mile	St Edmunds Campion Primary School 6 minutes. 1 mile	Desborough College 8 minutes. 1.7 miles
	Slough 6 minutes	Reading 15 minutes	Windsor 16 minutes	London Paddington 25 minutes	Ealing Broadway 30 minutes	Didcot 32 minutes	Oxford 44 minutes

Train information from TFL. Driving and walking distances from Google maps.



Site Layout



RS: Refuse store

Please Note: This site plan is indicative only and is subject to change. Please also refer to the conveyance plan for plot boundary details and the extent of the land to be maintained by the management company.



Ground floor

(plots 1, 2, 3 & 5)



The Bisham (plot 1)

Kitchen/Dining/Lounge

23'5" x 12'11" (7138 x 3948mm)

Bedroom 1

15'8" x 9'0" (4763 x 2738mm)

The Cookham (plot 2)

Kitchen/Dining/Lounge

20'2" x 12'2" (6148 x 3700mm)

Bedroom 1

13'6" x 9'7" (4125 x 2913mm)

The Hurley (plot 3)

Kitchen/Dining/Lounge

20'3" x 12'3" (6160 x 3723mm)

Bedroom 1

13'2" x 8'9" (4010 x 2678mm)

The Waltham (plot 5)

Kitchen/Dining/Lounge

21'11" x 17'11" (6688 x 5462mm)

Bedroom 1

10'5" x 9'7" (3173 x 2911mm)



Affordable homes

L/c: Laundry cupboard

First floor

(plots 6, 7, 8, 9, 10, 11, 25, 27 & 28)



The Leland (plot 6)

Kitchen/Dining/Lounge

21'11" x 11'6" (6688 x 3513mm)

Bedroom 1

13'2" x 9'4" (4011 x 2850mm)

The Bisham (plot 7)

Kitchen/Dining/Lounge

23'5" x 12'11" (7138 x 3948mm)

Bedroom 1

15'8" x 9'0" (4763 x 2738mm)

The Cookham (plot 8)

Kitchen/Dining/Lounge

20'2" x 12'2" (6148 x 3700mm)

Bedroom 1

13'6" x 9'7" (4125 x 2913mm)

The Camlet (plot 9)

Kitchen/Dining/Lounge

20'3" x 12'3" (6160 x 3723mm)

Bedroom 1

10'7" x 9'1" (3221 x 2775mm)

Bedroom 2

11'9" x 8'9" (3585 x 2678mm)

The Hythe (plot 10)

Kitchen/Dining/Lounge

26'11" x 12'4" (8215 x 3768mm)

Bedroom 1

11'3" x 9'9" (3420 x 2975mm)

Bedroom 2

12'2" x 8'2" (3720 x 2500mm)

The Bray (plot 11)

Kitchen/Dining/Lounge

21'11" x 11'6" (6688 x 3500mm)

Bedroom 1

16'3" x 8'4" (4956 x 2550mm)

Bedroom 2

10'9" x 8'2" (3283 x 2500mm)

The Boulter (plot 25)

Kitchen/Dining/Lounge

24'0" x 15'9" (7308 x 4790mm)

Bedroom 1

14'3" x 10'0" (4336 x 3050mm)

Bedroom 2

10'8" x 9'2" (3247 x 2800mm)

The Boyne (plot 27)

Kitchen/Dining/Lounge

18'4" x 14'10" (5585 x 4533mm)

Bedroom 1

15'5" x 9'6" (4697 x 2888mm)

Bedroom 2

11'1" x 8'9" (3386 x 2655mm)

The Taplow (plot 28)

Kitchen/Dining/Lounge

23'5" x 13'1" (7138 x 3996mm)

Bedroom 1

16'7" x 8'10" (5043 x 2689mm)

Bedroom 2

11'5" x 8'1" (3473 x 2463mm)

L/c: Laundry cupboard

Second floor

(plots 12, 13, 14, 15, 16, 17, 29, 30, 31 & 32)



The Leland (plot 12)

Kitchen/Dining/Lounge

21'11" x 11'6" (6688 x 3513mm)

Bedroom 1

13'2" x 9'4" (4011 x 2850mm)

The Bisham (plot 13)

Kitchen/Dining/Lounge

23'5" x 12'11" (7138 x 3948mm)

Bedroom 1

15'8" x 9'0" (4763 x 2738mm)

The Cookham (plot 14)

Kitchen/Dining/Lounge

20'2" x 12'2" (6148 x 3700mm)

Bedroom 1

13'6" x 9'7" (4125 x 2913mm)

The Camlet (plot 15)

Kitchen/Dining/Lounge

20'3" x 12'3" (6160 x 3723mm)

Bedroom 1

10'7" x 9'1" (3221 x 2775mm)

Bedroom 2

11'9" x 8'9" (3585 x 2678mm)

The Hythe (plot 16)

Kitchen/Dining/Lounge

26'11" x 12'4" (8215 x 3768mm)

Bedroom 1

11'3" x 9'9" (3420 x 2975mm)

Bedroom 2

12'2" x 8'2" (3720 x 2500mm)

The Bray (plot 17)

Kitchen/Dining/Lounge

21'11" x 11'6" (6688 x 3500mm)

Bedroom 1

16'3" x 8'4" (4956 x 2550mm)

Bedroom 2

10'9" x 8'2" (3283 x 2500mm)

The Boulter (plot 29)

Kitchen/Dining/Lounge

24'0" x 15'9" (7308 x 4790mm)

Bedroom 1

14'3" x 10'0" (4336 x 3050mm)

Bedroom 2

10'8" x 9'2" (3247 x 2800mm)

The Furze (plot 30)

Kitchen/Dining/Lounge

26'11" x 12'4" (8215 x 3768mm)

Bedroom 1

12'4" x 9'10" (3758 x 3007mm)

Bedroom 2

12'4" x 8'1" (3758 x 2468mm)

The Boyne (plot 31)

Kitchen/Dining/Lounge

18'4" x 14'10" (5585 x 4533mm)

Bedroom 1

15'5" x 9'6" (4697 x 2888mm)

Bedroom 2

11'1" x 8'9" (3386 x 2655mm)

The Colt (plot 32)

Kitchen/Dining/Lounge

23'5" x 12'4" (7138 x 3760mm)

Bedroom 1

15'3" x 9'7" (4655 x 2926mm)

L/c: Laundry cupboard

Third floor

(plots 18, 19, 20, 33, 34 & 35)



The Winton (plot 18)

Kitchen/Dining/Lounge
22'8" x 15'4" (6917 x 4686mm)
Bedroom 1
12'2" x 11'11" (3713 x 3632mm)
Bedroom 2
11'11" x 8'8" (3632 x 2650mm)

L/c: Laundry cupboard

The Cox (plot 19)

Kitchen
9'8" x 11'11" (2950 x 3663mm)
Dining/Lounge
16'7" x 15'4" (5056 x 4671mm)
Bedroom 1
14'9" x 10'5" (4492 x 3168mm)
Bedroom 2
11'8" x 8'3" (3545 x 2508mm)

The Bray (plot 20)

Kitchen/Dining/Lounge
21'11" x 11'6" (6688 x 3500mm)
Bedroom 1
16'3" x 8'4" (4956 x 2550mm)
Bedroom 2
10'9" x 8'2" (3283 x 2500mm)

The Altwood (plot 33)

Kitchen/Dining/Lounge
22'8" x 14'7" (6917 x 4458mm)
Bedroom 1
12'12" x 9'8" (3713 x 2950mm)

The Wick (plot 34)

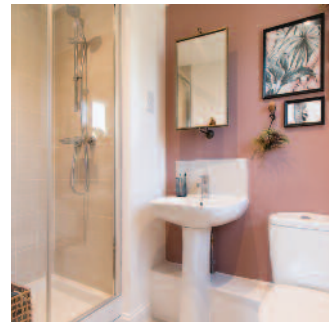
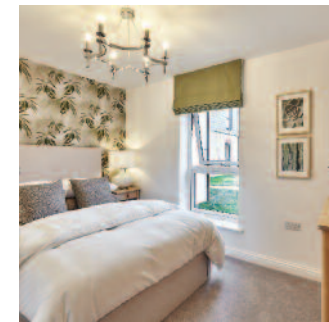
Kitchen/Dining/Lounge
24'0" x 14'4" (7308 x 4377mm)
Bedroom 1
14'2" x 10'0" (4313 x 3038mm)

The Platt (plot 35)

Kitchen/Dining/Lounge
20'6" x 15'4" (6240 x 4676mm)
Bedroom 1
12'1" x 11'2" (3668 x 3401mm)
Bedroom 2
11'2" x 9'2" (3401 x 2800mm)

Computer Generated Images are typical of the homestyle. All dimensions are for guidance only and are subject to change during construction, they should not be used for carpet sizes, appliance spaces or items of furniture. Kitchen layouts are for guidance only. Please refer to the kitchen drawings.

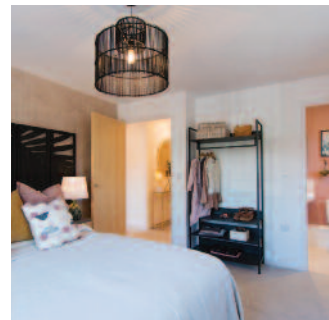
The Specification



Included as standard in your new home

General	
■ Ash veneered front entrance door with chrome ironmongery.	✓
■ Allocated parking space.	✓
■ Internal Ash veneered doors with chrome ironmongery.	✓
■ White emulsion to walls.	✓
■ All woodwork to be a white acrylic finish.	✓
■ Smooth ceilings throughout.	✓
■ Electric heating.	✓
■ Pressurised water system.	✓
■ Grey PVC-u double-glazed windows and French doors where applicable.	✓
■ Communal external water tap.	✓
■ Turfed gardens planted in accordance with planning requirements.	✓
■ Secure mailboxes.	✓
■ Audio entry-phone system.	✓
■ Cycle store.	✓
■ 10 year N.H.B.C. warranty.	✓
■ 2 years Abbey Homes Customer Care.	✓
■ Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork.	✓
■ Apartment block includes two lifts.	✓
Kitchen and appliances	
■ Contemporary soft close kitchen units.	✓
■ Matching work surfaces and upstands.	✓
■ Electric hob.	✓
■ Stainless steel splashback.	✓

■ Extractor hood.	✓
■ Electric single oven.	✓
■ Integrated dishwasher and space only for a fridge/freezer.	✓
■ Plot 19 will be provided with an integrated fridge and an integrated freezer.	✓
■ Laundry cupboard plumbed to accommodate a washing machine.	✓
■ Integrated washer dryer to plots 6, 11, 12, 17, 20, 30 & 33.	✓
Bathrooms and en-suites	
■ Contemporary white sanitaryware with chrome fittings.	✓
■ Porcelenosa ceramic wall tiles.	✓
■ Recessed chrome downlighters.	✓
■ Shaver point to bathrooms and en-suites.	✓
■ Heated towel rail.	✓
Electrical	
■ Mains operated smoke detectors.	✓
■ Telephone socket to living room and bedrooms.	✓
■ Television socket to living room and bedrooms.	✓
■ Double switched power-points throughout.	✓
■ Communal TV satellite digital and FM system point.	✓
■ Wiring for Sky Q.	✓
■ All BT sockets will be a combined telephone and RJ45 socket with CAT6 cabling providing connection to fibre optic high speed internet.	✓
■ Un-switched fused spur to be provided for future installation of an alarm.	✓
■ Photovoltaic panels will be provided.	✓
■ External light provided to the communal entrance door.	✓



Help to make your move easier



If you are a first time buyer, the Government backed '**Help to Buy**' scheme is available and can help you get onto the property ladder with an equity loan of up to 20%.



Backed by
HM Government

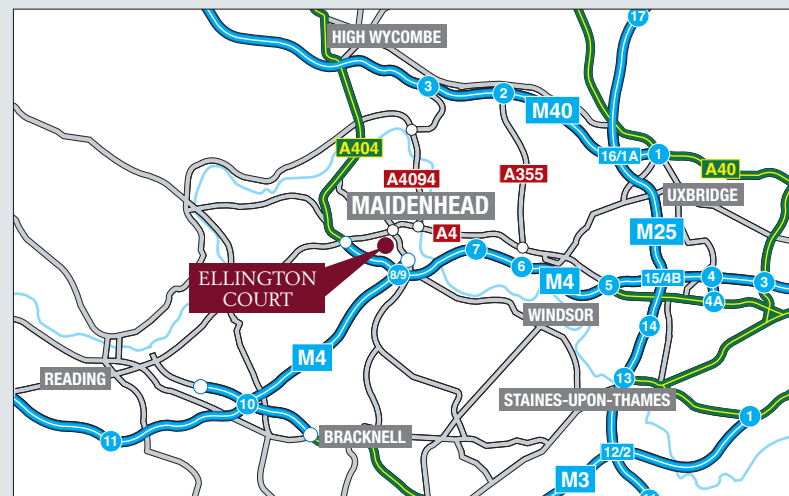
- With the Help to Buy scheme, you'll need just 5% deposit to buy a new home.
- The Government will lend you up to 20% of the value of your new build home via an equity loan.
- You will only need to secure up to a 75% mortgage.
- The Help to Buy equity loan can be repaid at any time or on the sale of your home.

The scheme is subject to conditions.

The Site Sales Representative will provide you with a copy of the Help to Buy Buyers Guide.



Beautiful homes, attractively priced



Abbey New Homes is a subsidiary of Abbey plc whose principal activities are residential housing development in the UK, Ireland and the Czech Republic.

For two generations, the sales sign in front of our Abbey New Homes developments has become a familiar sight in the South East of England. With many thousands of homes and satisfied customers to our credit, we continue to offer 'Beautiful Homes, Attractively Priced'.

As a responsible developer we endeavour to provide information that portrays as accurate a picture as possible of your future home and we would like to point out the following:

Whilst every care is taken to ensure accuracy of all published material, we reserve the right to amend or improve the specification, materials, floor layouts and site plans. Any alteration will be clearly shown on a separate sales information sheet available in the site sales office. Please note that interior images shown in this particular brochure are indicative only and are taken from other Abbey

Developments interiors. The landscaping shown on the site layout is indicative of a matured development and, as with all new developments, is subject to approval by the Local Authority.

The artist has also tried to give some indication of how extra planting could be used to enhance the appearance of your home. As we try to provide as much variety as possible, the configuration of homes, garage positions, brick colours, windows, external treatments and levels can vary from plot to plot. We can therefore only give typical illustrations.

Thank you for visiting Ellington Court. If you require any further information please refer to the site sales representatives who will be happy to help you choose a house of which to be proud.

Ellington Court, Boyn Valley Road, Maidenhead, Berkshire SL6 4DT

A development by **Abbey Developments Limited**

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