

atmosphere<sup>®</sup>  
APARTMENTS

[www.atmosphereSL6.com](http://www.atmosphereSL6.com)



atmosphere<sup>®</sup>

homes for modern living

# atmosphere<sup>®</sup>

APARTMENTS

St James House, Clivemont Road, Maidenhead, SL6 7DY









## So...what is an Atmosphere apartment?

Atmosphere is all about easy, stylish and modern living.

As technology frees us from clutter; smart phones, tablets and the internet have transformed our way of life. We can live smarter at home than ever before.

Atmosphere was imagined for today's metropolitan lifestyles: a collection of sleek and compact apartments with thoughtfully streamlined layouts and cleverly optimised spaces.

Anchored around a south facing, landscaped communal garden, the apartments are designed with fresh, breezy interiors and crisp, contemporary finishes. Full height glazing helps to bring the outside in and maximise light, while selected premium apartments have the benefit of a private garden or terrace.

But it doesn't stop there: make your home at Atmosphere and you'll get private secure parking plus unlimited access to a fully equipped residents' gym and a state of the art cinema room with a big screen, surround sound and comfy sofas for the ultimate movie night.

That is Atmosphere - **A MODERN, SMARTER WAY TO LIVE.**









DREAM OF A BETTER WORLD  
WHERE CHICKENS CAN CROSS  
THE ROAD WITHOUT HAVING  
THEIR MOTIVES QUESTIONED



movie  
**NIGHTS**





**Imagine hosting a movie or games night with friends and watching all the action on a big screen - sink back into the comfy couches and take in a Hollywood blockbuster or perhaps the big match?**

The Atmosphere private residents' screening room is fully equipped with connected technology, allowing you to watch digital terrestrial TV, play DVDs as well as logging in to access all your favourite media streaming services - Netflix, Amazon, Apple TV etc.,

It's a great place to watch anything in style!



**fitter, happier and**  
**HEALTHIER**



**Whether you've made a New Year's resolution to hit the gym or you're a dedicated fitness fanatic - staying in shape is made easier when you live at Atmosphere.**

Why fork out for a gym membership when you can work out right here?

Atmosphere's private residents' fitness room is equipped with everything you need to get that body ready for the beach; rowing, cross training, running and more.

With unlimited access and no need to travel, it's easy to make keeping fit part of your lifestyle at Atmosphere.



a stunning  
**SPECIFICATION**

All Atmosphere apartments boast an impressive specification, featuring high quality brands and materials throughout.

## **KITCHEN AND APPLIANCES**

High gloss contemporary kitchen units with soft close doors and drawers  
Composite stone worktops  
Under unit LED lighting  
Undermounted sink unit by Blanco  
Chrome monobloc tap  
Tiled splashbacks  
Integrated Bosch oven, hob, microwave and extractor hood  
Integrated dishwasher and fridge/freezer

## **CONNECTIVITY**

All apartments are pre-wired to accept SKY TV and digital services including Freeview and DAB radio (services may require subscription)  
Pre-wired for high speed broadband (service may require subscription)  
Quadplex media plate to lounge  
Lounge pre-wired with data network cabling  
USB charging points on selected power sockets

## **SECURITY**

Video entry phone system to all apartments  
Key fob entry system to building entrance and car park  
CCTV to common areas

## **BATHROOM**

Mirrored, recessed vanity unit with timber surround, integral light and shaver socket  
Glass shower screen  
Contemporary white sanitaryware  
Chrome fixed head shower plus handheld spray attachment  
Chrome thermostatic bath/shower mixer  
WC with dual flush concealed cistern and soft close seat  
Chrome heated towel rail with programmable timer

## **GENERAL**

High quality aluminium double glazed windows  
Internal doors with modern horizontal grain veneer  
Internal front doors with double locking night latch and Euro deadlock  
Wide Angle 200 Degree Door Viewer  
Sliding, mirrored wardrobes  
999 year lease from 2018  
10 year building warranty

## **FLOORING AND DECOR**

Kitchen, Lounge, Dining Area, Entrance and Store Cupboard featuring engineered wood effect flooring  
Carpeted bedrooms  
Tiled bathroom  
Walls finished in matt white emulsion  
Timber work to flats and common areas finished in satin white

## **HEATING AND ELECTRICAL**

Wi-fi controlled intelligent electric panel heaters  
Utility cupboard housing 150ltr hot water cylinder with plumbed space for washer/dryer below  
LED downlighters to kitchen and bathroom  
High level sockets and switches in brushed chrome  
Dimmer switches to selected rooms  
Mains powered smoke and heat detectors with battery backup  
NICEIC/ECA certified

## **COMMUNAL FACILITIES**

\* Private residents' screening room  
\* Private residents' fitness room  
Lockable storage units located in basement (available for purchase)  
Surface level and underground car parking, with secure gated access via fob

\* Paid for by annual service charge contributions.

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

private and secure  
**RESIDENTS'  
PARKING**



At Atmosphere, there is secure underground and surface parking for cars and bicycles. Use of the car park is exclusive for residents, with access via secure, fob operated electric gates at the rear of the building.



# need a bit more space

# WE'VE GOT IT COVERED

**Why have every nook and cranny of your home crammed with things you don't use from one month to the next? Suitcases, winter clothes, Christmas decorations, sports equipment...the list goes on.**

We all accumulate these bulky things and obviously they need to be kept somewhere, but why spoil your beautiful new home by filling it up with clutter?

At Atmosphere we have a clever solution - the option to purchase your own private, secure storage unit. Storage units are located in the basement, with access from the underground car park. Now you can keep all those things you don't need every day out of sight in a safe, secure place, allowing you to make the most of your new home and enjoy living clutter-free!

And remember any time you do need that suitcase...it's quick and simple to go and grab it!





why choose

**MAIDENHEAD?**



**Maidenhead is a great place to live, situated in an outstanding location just west of London and positioned on one of the most beautiful stretches of the River Thames.**

Atmosphere is just a few minutes' walk from the town centre, which is currently undergoing a £300 million regeneration programme which will bring yet more facilities to this already bustling town. The transport connections are superb, with the M4 motorway being a few minutes' drive away and the forthcoming Crossrail connection, which will slash travel times across London.

Maidenhead offers superb shopping with a great mix of big name and boutique retailers as well as a range of excellent arts and farmers' markets throughout the year. The Nicholson Shopping Centre and Bishops Centre Retail Park host trading names including Next, Topshop, Pandora, H&M, Nike and Mountain Warehouse.

There are countless options for leisure and entertainment in Maidenhead and the surrounding areas - cinemas, theatres and sport facilities abound - and of course London is easily accessible, whether you're commuting for work, a shopping expedition or a big night out.



M&S

next

H&M

Waitrose





outdoors and  
**ACTIVE**



**Maidenhead offers so much to the active leisure seeker. Located on the River Thames and with Taplow and Bray lakes nearby, there is no shortage of water related fun to be had! Take a leisurely river boat ride, learn to row at Eton Dorney, or head to the brilliant Wakeplus where you can try your hand at waterskiing and wakeboarding on a beautiful 30 acre lake.**

Historic Windsor Castle and the stunning surroundings of Windsor Great Park are just 20 minutes away, with fantastic walks and cycling opportunities, as well as the Lego Land Windsor Resort.

The centre of Maidenhead offers a huge variety of leisure facilities including the Magnet Centre with its 25m swimming pool, sports halls and the Tenpin Maidenhead bowling complex.

For an abundance of outdoor activities look no further than the 100 acre Braywick Park where you will find Rugby, Football, Archery, Hockey, an Athletics track and Golf centre. For a fun day out with a group of friends you could also try Delta Force Paintball, Absolute Combat Laser Tag and Go Karting, which are all available locally.



all the right

**CONNECTIONS**



With London Paddington just 20 minutes by train, and Heathrow Airport around 20 minutes drive, Maidenhead has long been on the radar for city commuters and business travellers.

With the opening of the forthcoming Elizabeth Line in 2019, Maidenhead will be even better connected. Sleek new trains will run to Tottenham Court Road, Farringdon, Liverpool Street, Canary Wharf and beyond, slashing journey times to the West End, City Fringe, Square Mile and Docklands.



Train and Crossrail travel times are calculated from Maidenhead station using National Rail Enquiries and crossrail.co.uk



food for  
**THOUGHT**





**From breakfast to bedtime, Maidenhead's huge selection of coffee shops, cafes, bars and restaurants offer something to suit any appetite, any time of day.**

Alongside the well known chains including Cafe Nero, Costa and Starbucks, you'll also find plenty of local independent favourites to choose from, serving up everything from morning coffee to evening cocktails. Boulter's Lock offers a riverside brasserie with stunning views, you could try Bianco Nero for an Italian or if you fancy an Indian, Maidenhead Spice is a great destination.

For real foodies seeking a special treat there are several Michelin-starred fine dining restaurants within a 10 - 15 minute drive, including The Fat Duck at Bray (Heston Blumenthal), The Hand and Flowers (Tom Kerridge) and The Waterside Inn (Alain Roux).





**entertainment**  
**ON TAP**



**Whatever your taste in entertainment and culture you'll find plenty of options for cinema, theatre, music and clubbing within easy reach of Atmosphere.**

Maidenhead has an 8 screen Odeon cinema and two local theatres - Desborough Theatre is in the town centre and Norden Farm Centre for the Arts is just a 10 minute drive away, offering film, theatre, music, visual arts and comedy.

There are numerous pubs offering live music and three nightclubs. Smokey Joe's is a live music venue with a relaxed, fun atmosphere, a rooftop balcony area and a luxurious VIP lounge bar. The Coppa Club is a great new destination in Maidenhead, offering a flexible space for drinks, dinner, events, meetings and more.

Only slightly further afield is Reading with more theatres, cinemas and of course the famous music festival.

If it's the lights of London you've got your eyes on, the new Crossrail connection will get you into the West End in a flash, where you can easily take in a dinner and show and make it back in time for the last train.

<b>PLOT 1</b>	ONE BEDROOM APARTMENT
Living Space	7.44 x 4.13m
Kitchen	3.28 x 3.18m
Bedroom	4.90 x 2.50m

<b>PLOT 2</b>	ONE BEDROOM APARTMENT
Living Space	6.55 x 5.89m
Bedroom	4.09 x 2.70m

<b>PLOT 3</b>	STUDIO
Studio Space	7.15 x 4.76m

<b>PLOT 4</b>	ONE BEDROOM APARTMENT
Living Space	7.15 x 3.09m
Bedroom	4.70 x 2.45m

<b>PLOT 5</b>	ONE BEDROOM APARTMENT
Living Space	7.15 x 3.09m
Bedroom	4.70 x 2.45m

<b>PLOT 6</b>	ONE BEDROOM APARTMENT
Living Space	7.15 x 3.09m
Bedroom	4.70 x 2.45m

<b>PLOT 7</b>	STUDIO
Studio Space	7.15 x 4.55m
Kitchen	2.30 x 2.14m

<b>PLOT 8</b>	STUDIO
Studio Space	6.30 x 4.10m
Kitchen	2.80 x 2.14m

<b>PLOT 9</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.57m
Bedroom	4.71 x 2.45m

<b>PLOT 10</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.77m
Bedroom	5.01 x 2.45m

<b>PLOT 11</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.78m
Bedroom	5.01 x 2.45m

<b>PLOT 12</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.78m
Bedroom	5.01 x 2.45m

<b>PLOT 13</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.78 m
Bedroom	5.01 x 2.45 m

<b>PLOT 14</b>	ONE BEDROOM APARTMENT
Living Space	5.93 x 3.47 m
Bedroom	4.08 x 2.69 m

<b>PLOT 15</b>	ONE BEDROOM APARTMENT
Living Space	6.44 x 3.19 m
Bedroom	4.28 x 2.53 m

<b>PLOT 16</b>	ONE BEDROOM APARTMENT
Living Space	6.43 x 2.85m
Bedroom	4.28 x 2.53m

<b>PLOT 17</b>	ONE BEDROOM APARTMENT
Living Space	6.43 x 2.85m
Bedroom	4.28 x 2.53m

<b>PLOT 18</b>	ONE BEDROOM APARTMENT
Living Space	6.43 x 2.85m
Bedroom	4.28 x 2.53m

<b>PLOT 19</b>	ONE BEDROOM APARTMENT
Living Space	6.09 x 3.10m
Bedroom	3.94 x 2.53m

<b>PLOT 20</b>	ONE BEDROOM APARTMENT
Living Space	6.10 x 3.11m
Bedroom	3.94 x 2.53m

<b>PLOT 21</b>	ONE BEDROOM APARTMENT
Living Space	6.10 x 3.20m
Bedroom	3.92 x 2.84m

<b>PLOT 22</b>	ONE BEDROOM APARTMENT
Living Space	7.29 x 3.84m
Bedroom	3.68 x 2.63m

<b>PLOT 23</b>	ONE BEDROOM APARTMENT
Living Space	6.43 x 2.97m
Bedroom	4.29 x 2.50m

<b>PLOT 24</b>	ONE BEDROOM APARTMENT
Living Space	6.45 x 3.10m
Bedroom	4.30 x 2.60m

<b>PLOT 25</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 3.96m
Bedroom	4.00 x 2.70m

<b>PLOT 26</b>	ONE BEDROOM APARTMENT
Living Space	7.08 x 2.76m
Bedroom	4.93 x 2.45m

<b>PLOT 27</b>	ONE BEDROOM APARTMENT
Living Space	7.08 x 2.77m
Bedroom	4.87 x 2.45m

<b>PLOT 28</b>	ONE BEDROOM APARTMENT
Living Space	6.16 x 4.95m
Bedroom	3.33 x 2.48m

<b>PLOT 29</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 4.94m
Bedroom	3.32 x 2.48m

<b>PLOT 30</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 2.78m
Bedroom	4.94 x 2.45m

<b>PLOT 31</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 2.78m
Bedroom	5.00 x 2.44m

<b>PLOT 32</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 2.60m
Bedroom	5.00 x 2.44m

<b>PLOT 33</b>	STUDIO
Studio Space	5.60 x 4.79m
Kitchen	3.00 x 2.06m

<b>PLOT 34</b>	ONE BEDROOM APARTMENT
Living Space	7.79 x 4.07m
Bedroom	4.27 x 2.70m

<b>PLOT 35</b>	STUDIO
Studio Space	7.79 x 5.76m

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5% and should not be used as reference for carpet sizes, appliances or furniture etc.,

CLIVEMONT ROAD



ENTRANCE

SUBSTATION

CLIVEMONT ROAD

CLIVEMONT ROAD

<b>PLOT 36</b>	ONE BEDROOM APARTMENT
Living Space	7.44 x 4.95m
Kitchen	2.89 x 2.26m
Bedroom	4.90 x 2.50m

<b>PLOT 37</b>	ONE BEDROOM APARTMENT
Living Space	6.55 x 5.89m
Bedroom	4.09 x 2.70m

<b>PLOT 38</b>	STUDIO
Studio Space	7.15 x 4.76m

<b>PLOT 39</b>	ONE BEDROOM APARTMENT
Living Space	7.15 x 3.09m
Bedroom	4.70 x 2.45m

<b>PLOT 40</b>	ONE BEDROOM APARTMENT
Living Space	7.15 x 3.09m
Bedroom	4.70 x 2.45m

<b>PLOT 41</b>	ONE BEDROOM APARTMENT
Living Space	7.15 x 3.09m
Bedroom	4.70 x 2.45m

<b>PLOT 42</b>	STUDIO
Studio Space	7.15 x 4.55m
Kitchen	2.30 x 2.14m

<b>PLOT 43</b>	STUDIO
Studio Space	6.30 x 4.10m
Kitchen	2.80 x 2.14m

<b>PLOT 44</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.57m
Bedroom	4.71 x 2.45m

<b>PLOT 45</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.77m
Bedroom	5.01 x 2.45m

<b>PLOT 46</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.78m
Bedroom	5.01 x 2.45m

<b>PLOT 47</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.78m
Bedroom	5.01 x 2.45m

<b>PLOT 48</b>	ONE BEDROOM APARTMENT
Living Space	7.16 x 2.78m
Bedroom	5.01 x 2.45m

<b>PLOT 49</b>	ONE BEDROOM APARTMENT
Living Space	5.93 x 3.47m
Bedroom	4.08 x 2.69m

<b>PLOT 50</b>	ONE BEDROOM APARTMENT
Living Space	6.44 x 3.19m
Bedroom	4.28 x 2.53m

<b>PLOT 51</b>	ONE BEDROOM APARTMENT
Living Space	6.43 x 2.85m
Bedroom	4.28 x 2.53m

<b>PLOT 52</b>	ONE BEDROOM APARTMENT
Living Space	6.43 x 2.85m
Bedroom	4.28 x 2.53m

<b>PLOT 53</b>	ONE BEDROOM APARTMENT
Living Space	6.45 x 3.56m
Bedroom	4.29 x 2.53m

<b>PLOT 54</b>	ONE BEDROOM APARTMENT
Living Space	6.06 x 3.55m
Bedroom	3.94 x 2.53m

<b>PLOT 55</b>	ONE BEDROOM APARTMENT
Living Space	6.10 x 3.11m
Bedroom	3.94 x 2.53m

<b>PLOT 56</b>	ONE BEDROOM APARTMENT
Living Space	6.10 x 3.20m
Bedroom	3.92 x 2.84m

<b>PLOT 57</b>	ONE BEDROOM APARTMENT
Living Space	7.29 x 3.84m
Bedroom	3.68 x 2.63m

<b>PLOT 58</b>	ONE BEDROOM APARTMENT
Living Space	6.43 x 2.97m
Bedroom	4.29 x 2.50m

<b>PLOT 59</b>	ONE BEDROOM APARTMENT
Living Space	6.45 x 3.10m
Bedroom	4.30 x 2.60m

<b>PLOT 60</b>	ONE BEDROOM APARTMENT
Living Space	7.13 x 3.96m
Bedroom	4.02 x 2.71m

<b>PLOT 61</b>	ONE BEDROOM APARTMENT
Living Space	7.08 x 2.77m
Bedroom	4.93 x 2.45m

<b>PLOT 62</b>	ONE BEDROOM APARTMENT
Living Space	7.08 x 2.77m
Bedroom	4.87 x 2.45m

<b>PLOT 63</b>	ONE BEDROOM APARTMENT
Living Space	6.16 x 4.95m
Bedroom	3.33 x 2.48m

<b>PLOT 64</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 4.94m
Bedroom	3.32 x 2.48m

<b>PLOT 65</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 2.78m
Bedroom	4.94 x 2.45m

<b>PLOT 66</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 2.78m
Bedroom	5.00 x 2.44m

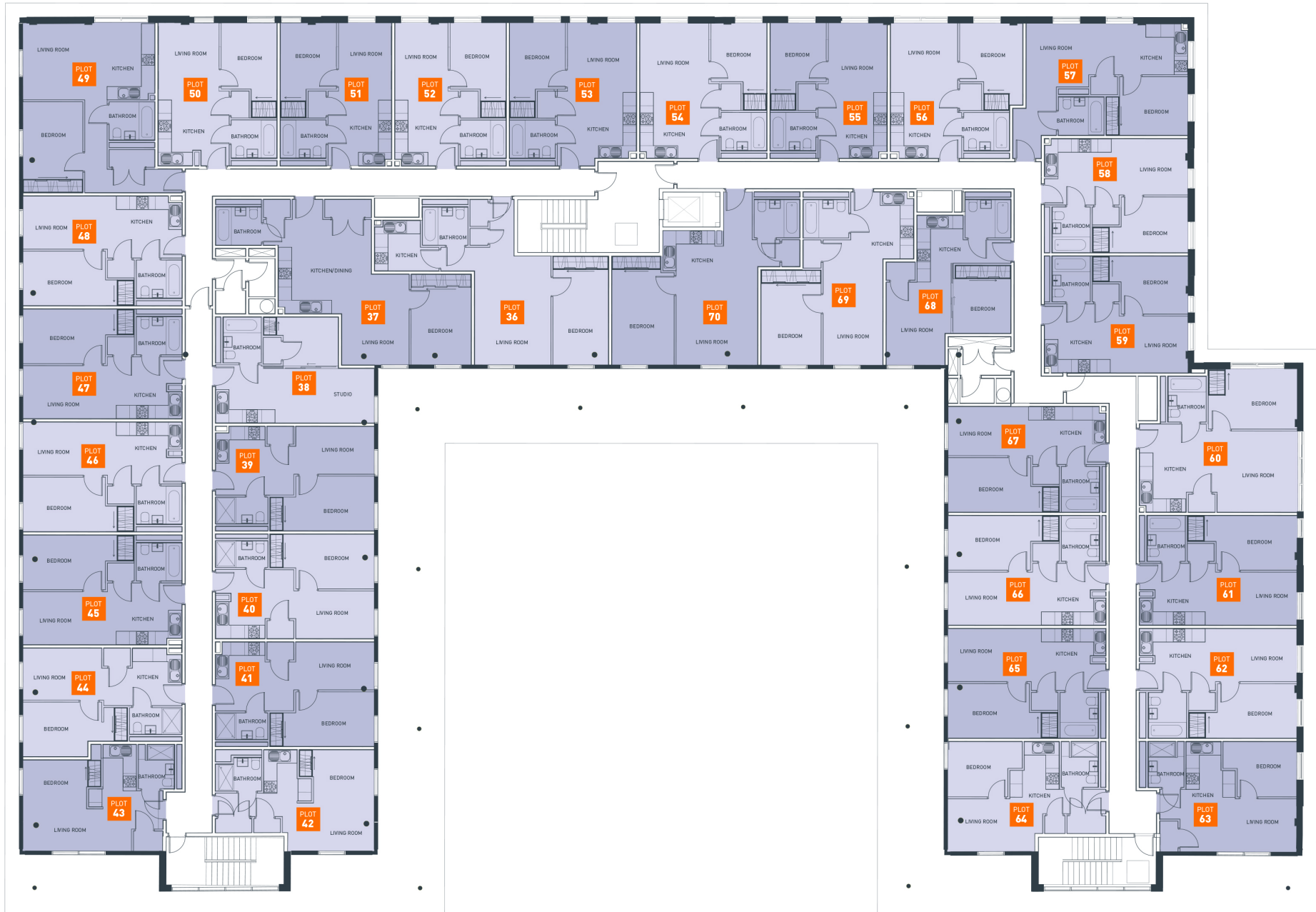
<b>PLOT 67</b>	ONE BEDROOM APARTMENT
Living Space	7.09 x 2.60m
Bedroom	5.00 x 2.44m

<b>PLOT 68</b>	STUDIO
Studio Space	5.60 x 4.79m
Kitchen	3.00 x 2.06m

<b>PLOT 69</b>	ONE BEDROOM APARTMENT
Living Space	7.79 x 4.07m
Bedroom	4.27 x 2.70m

<b>PLOT 70</b>	ONE BEDROOM APARTMENT
Living Space	7.79 x 5.27m
Bedroom	4.90 x 2.80m

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5% and should not be used as reference for carpet sizes, appliances or furniture etc.,



# NEED SOME HELP TO GET ON THE HOUSING LADDER?

With Help to Buy, you can buy a new Montreaux home with just 5% deposit - whether you're a first-time buyer or you're moving on from your existing home.

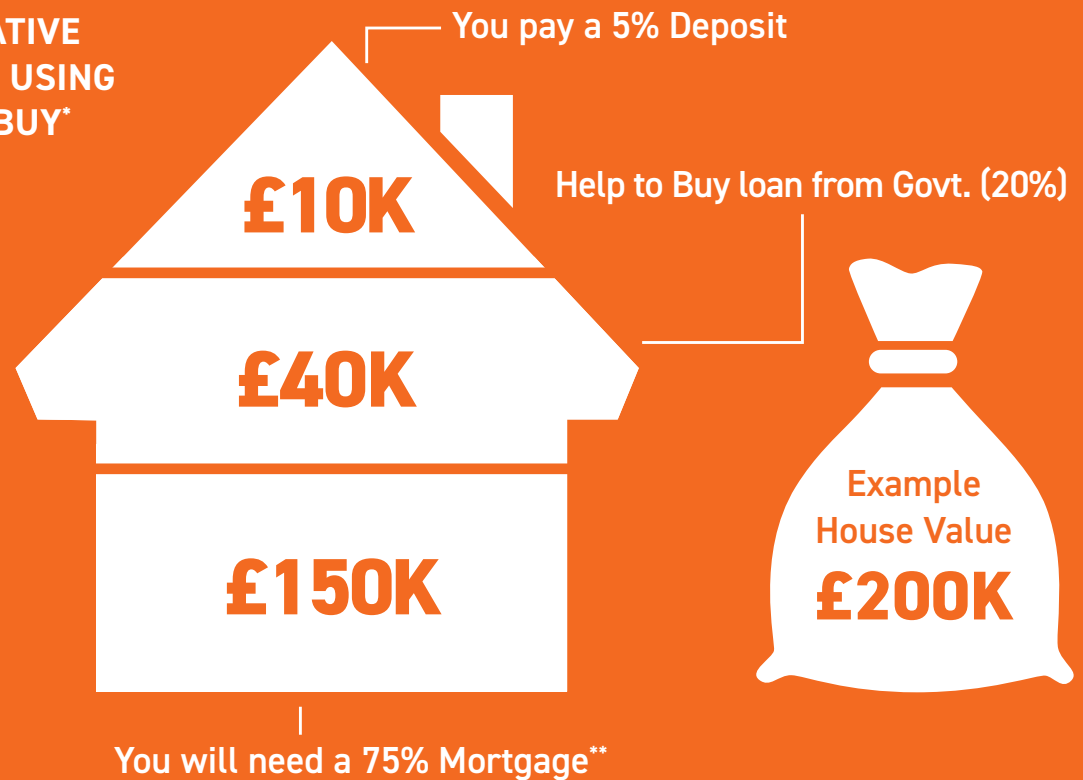
The Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. The Help to Buy: Equity Loan is interest-free for 5 years and can be repaid at any time or on the sale of the home. For more information, please visit: [www.helptobuy.gov.uk](http://www.helptobuy.gov.uk)





# securing your new home is easier than you think...

ILLUSTRATIVE  
EXAMPLE USING  
HELP TO BUY\*



When the home in this illustrative example is subsequently sold, you'd receive 80% of the price and the remaining 20% would be used to pay back the government loan. You'd need to pay off your mortgage with your share of the money.

\* Terms apply, subject to eligibility. \*\* The mortgage contract will be secured by a mortgage on the property. Your home may be repossessed if you do not keep up repayments on your mortgage. You may have to pay an early repayment charge to your existing lender if you remortgage.

# Why choose a Montreaux home?

**Montreaux is a UK company specialising in designing and developing contemporary, high-quality properties in prime locations.**

Our developments are distinguished by impeccable attention to detail, modern design and cutting-edge technology that consistently produces properties of an excellent standard.

The concept behind each project we undertake is to provide a classic architectural approach combined with the latest interior trends. This creates a stunning space, effortlessly blending much desired practicality with style.

Montreaux undertake all stages of a development project, from initial concepts through to the completed build. Our in-house experts design everything down to the finest detail and carefully manage the build process from start to finish, with a dedication to deliver high quality, aspirational properties that people are proud to call home.

Our commitment to excellence continues long after you have completed your purchase and moved in to your new home. A ten-year new build warranty and a two-year defects repair policy is provided as standard on all our properties and a 24-hour aftercare team is on hand to give you peace of mind, providing prompt and helpful assistance whenever you need it.



**MONTREAUX**

[www.montreaux.co.uk](http://www.montreaux.co.uk)





MONTREAU

[www.montreaux.co.uk](http://www.montreaux.co.uk)

**Telephone:** 03333 700 300 **Email:** [sales@montreaux.co.uk](mailto:sales@montreaux.co.uk)