



# THE FITZROY COLLECTION

— OLD BRACKNELL LANE —

Luxury Apartments









## THE SHOWCASE OF EXCELLENCE

The Fitzroy Collection is an all private and exclusive development of very spacious designed one, two and three bedroom apartments and penthouses from the prestigious and multi award winning Hodson Developments.

Built over two luxuriously finished buildings with securely gated underground car parking this development has been designed with a contemporary edge whilst the private apartments have been uniquely styled to incorporate the most up-to-date specification.

Each ground floor garden apartment benefits from a large private patio whilst the upper floors have oversized glass balconies, perfect for enjoying the expansive views over the rolling Berkshire countryside on a summer's day.

The Fitzroy Collection has been individually designed to create a variety of apartment layouts with exceptional build standards and finishes. Externally, mature landscaping and feature landscaping envelops the buildings creating a setting of fine, tranquil and secure living in one the most up-and-coming urban areas and only a few minutes' walk from Bracknell mainline train station and the new £250m regenerated town centre.

Hodson Developments, awarded UK Housebuilder of the Year in 2016, abide by a corporate ethos of customer focussed delivery and consistently exceed expectations with its thorough approach and fine attention to detail. It is this commitment to building excellence, combined with its stringent customer care programme, which truly sets Hodson Developments apart.











## THE BRACKNELL RENAISSANCE - £250M REGENERATION PROJECT OPENING IN 2017

Situated in the prime postal zone of RG12, which is heralded as one of the best places to live in Bracknell, the Fitzroy Collection is located quietly off Old Bracknell Lane and enjoys an enviable location, just a few minutes' walk from the mainline station and an easy 10 minute stroll to the new town centre.

Bracknell is currently undergoing one of the country's largest regeneration programmes, with £250m being invested to build an entirely new town centre and highway infrastructure for 2017.

At its heart will be The Lexicon, a fashionable new premium brand shopping district providing around 70 new shops, restaurants and leisure facilities including a new 12 screen Cineworld. As well as a new three level Fenwick Department Store, a new Topshop and H&M a number of stylish restaurants such as Carluccio's and Wagamama will sit alongside major established names such as a new Marks and Spencer and Waitrose offering a superior shopping experience to suit all tastes. This 'next generation' vibrant town centre will make Bracknell well and truly the areas go to destination for shopping, work and leisure.

As part of Bracknell's regeneration, the local infrastructure and road network has been enhanced to provide greater ease of access to the town centre and also to neighbouring areas. From the Fitzroy Collection you will be able to easily walk on the pedestrianised route from your apartment front door to The Lexicon.

The renaissance of Bracknell is one of the most ambitious development schemes in the country and is set to provide its occupants with not only exceptional new facilities but also additional business opportunities.

Bracknell enjoys a unique position sitting only a short distance from excellent road network hubs of the M25, M4, M3, M40 and A30. For travel further afield, Heathrow is just over 18 miles away and Gatwick is 49 miles. Superb work, leisure and shopping facilities are also available in the nearby towns of Ascot 3.7 miles, Windsor 10 miles, Guildford 16 miles, Reading 12 miles and Central London 30 miles by car.

Bracknell's superb rail links enable commuters to reach London Waterloo direct in an hour and Reading direct within 25 minutes. From Reading you have a new Cross Rail terminal with non-stop travel to London hubs such as Bond Street, Liverpool street, Paddington and Canary Wharf being a welcome reality.

The nearby County Parks such as Windsor Great Park or Virginia Water Lakes and the River Thames are idyllic settings for a leisurely walk or a weekend of activity. Boasting some of the very best nursery, primary and secondary schools it is little wonder why Bracknell is such a highly desirable place to live.

THE FITZROY COLLECTION IS AN ALL  
PRIVATE EXCLUSIVE DEVELOPMENT







## WELCOME HOME

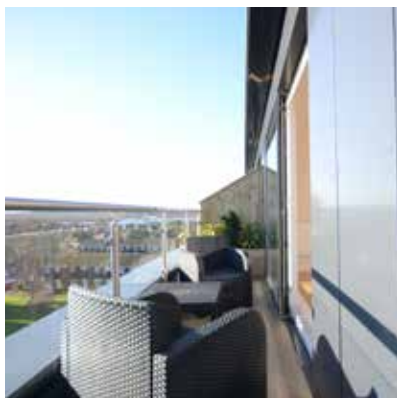
Internally, the Fitzroy Collection includes a large selection of luxuriously appointed and spacious one, two and three bedroom apartments and penthouses.

Each apartment offers elegantly proportioned open plan kitchens, dining and living spaces with natural light in abundance. A range of integrated appliances, sleek units and work surfaces creates a seamless look between the functionality of the kitchen space and the calm of the living area.

The apartments have luxury specification designer main bathrooms and en-suite bathrooms which have been specially selected to complement the cutting edge design of the development.

The superb homes at the Fitzroy Collection enjoy the benefit of extensive balcony spaces or garden patios, which wrap the building to create spacious outdoor dining and entertaining areas, as well as enhancing the free flow of light within.

# SUPERIOR SPECIFICATION AS STANDARD



## External Finishes

- Secure electric gated development with underground car park and cycle store
- Established landscaping to communal areas
- Path and patio areas in Heritage York Stone paving with feature landscaping
- Feature lighting to all external areas

## Kitchens

- Custom designed high specification kitchens
- Stainless steel sink bowl with chrome mixer taps
- Zanussi touch control ceramic hob with stainless steel splash-back, integrated oven with extractor hood, fridge/freezer and dishwasher.
- Integrated washer/dryer\*
- LED down-lighters and LED feature lights under high level units
- Polished chrome electric points above worktops
- Saloni ceramic floor tiling

## Bathroom and En-suites

- Duravit sanitaryware to all bathrooms and en-suites
- Contemporary Hansgrohe polished chrome brassware
- Thermostatic overhead chrome pressure shower with frameless glass shower screen and polished chrome fittings to all en-suite shower rooms
- Thermostatically controlled chrome shower, mixer system and glass screen above baths to all main bathrooms
- Chrome finish heated towel ladder rails - independently heated for summer use
- Mirrors with integrated lights and shaver sockets to all bathrooms and en-suites
- Saloni porcelain or ceramic tiles to the walls and floors

## Flooring

- "Cloud 9" extra soft underlay as standard
- Luxury carpet in a number of colour options
- Real-oak timber flooring to areas as specified
- Soundproof concrete flooring between floors of building (sound-tested to exceed UK Building Regulations performance standards)





### Electrical Installations

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- Each property features a comprehensive electrical system including LED recessed ceiling down-lighters in white finish
- Polished chrome finished switches and sockets in the kitchen
- Generous supply of socket outlets throughout
- Mains operated smoke detectors (with a battery back-up) with a heat detector to the kitchen
- Mechanical Ventilation and Heat Recovery system to all rooms
- External lighting to patios, balconies and terraces

### TV and Communications

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- Comprehensive and 'future proof' wiring system with television/plasma points located to the living room and all bedrooms
- Wall and floor TV/Plasma points wired to a communal Satellite system
- Television/Plasma points incorporate Satellite wiring enabling purchaser connection to Sky Plus / Sky HD from all rooms (subject to service provider)
- Telephone outlets to living rooms and all bedrooms
- CAT 5E wiring throughout

### Decoration and Finish

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- Internal walls and ceilings have a smooth plaster finish and emulsion paint finish

- Internal woodwork finished in satin wood paint
- All master bedrooms and some second bedrooms have built-in fully mirrored double wardrobes

### Terraces and Balconies

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- Penthouses have spacious wrap around terraces with a chrome and glass finish
- Apartments on floors 1 to 4 have large private balconies with a chrome and glass finish
- Apartments on the ground floors have direct access to large private patios with feature landscaping
- All balconies and terraces will receive external lighting

### Security

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- Secure electric gated development
- Key fob or code door and gate activation
- Secure underground car parking and cycle store
- Brick wall and railing boundary to entire development
- Entry phone system to each apartment operating main front door and pedestrian gate
- External lighting at entrance points
- Approved increased security system available\*
- All apartment front doors have 'Secure by Design' standard security locks with security viewers fitted





All images above are of previous Hodson Developments properties

## Heating

- Each apartment has a highly efficient high-pressurised hot water storage cylinder. The programmable pressurised system provides high pressured hot and cold water for optimum use all day long upon request.
- A back up electric double immersion heater is fitted to the hot water cylinder
- Central heating system complete with a simple to use main programmer which operates the thermostatically controlled Ducasa Avant radiators

## External Windows and Doors

- All apartment front doors have post letter plates, no communal post boxes.
- Solid luxury white oak flush 'Secure by Design' apartment front doors which benefit from three-point Espagnolette locking systems and sound reducing specification for maximum security
- Sealed unit aluminium Velfac double glazed windows and external patio/ balcony doors with sound resistance and energy saving glass

## Internal Doors and Storage

- High specification white solid wood internal doors throughout apartment finished with polished chrome furnishings
- Double cupboards in the hallway for extra storage (most properties)

## Insulation

- Excellent levels of insulation provided to reduce utility bills
- Excellent levels of sound insulation (exceeds UK Building Regulations performance standards) to remove sound transmission from apartment to apartment
- Properties are air pressure tightness tested and certified to achieve minimal heat loss in the winter and avoid significant and unwanted overheating in summer

## Communal Areas

- Landscaped communal areas
- Underground car park and cycle store
- Lift to all floors
- 'Post box free' entrance foyer
- Luxury carpet to all communal areas

\* denotes - available as an optional extra

## Warranty

- Each home at the development has been independently surveyed and inspected throughout its construction by independent Building Inspectors. Upon build completion the property will be issued a Premier Guarantee 10 Year Buildmark Warranty for the purchaser's complete peace of mind. Please ask our Sales Consultants for further information.



# THE WESTBURY APARTMENTS

## GROUND FLOOR GARDEN APARTMENTS 1 - 4

APARTMENT	TOTAL AREA
1	601 sq ft
2	754 sq ft
3	987 sq ft
4	922 sq ft



DIMENSIONS OVERLEAF

# THE WESTBURY APARTMENTS

## GROUND FLOOR GARDEN APARTMENTS 1 - 4



THE FITZROY COLLECTION

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Luxury Apartments

APARTMENT 1	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>56.0 sq m</b>	<b>601 sq ft</b>
Living/Dining/Kitchen	5.15m x 5.26m	16'11" x 17'3"
Bedroom 1	5.15m x 2.8m	16'11" x 9'2"
Outside Terrace Space	34.0 sq m	365 sq ft
<b>APARTMENT 2</b>	<b>METRIC</b>	<b>IMPERIAL</b>
<b>TOTAL AREA</b>	<b>70.0 sq m</b>	<b>754 sq ft</b>
Living/Dining/Kitchen	6.64m x 4.12m	21'9" x 13'6"
Bedroom 1	4.12m x 3.44m	13'6" x 11'3"
Bedroom 2	3.2m x 2.7m	10'5" x 8'9"
Outside Terrace Space	38.0 sq m	409 sq ft

APARTMENT 3	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>92.0 sq m</b>	<b>987 sq ft</b>
Living/Dining/Kitchen	3.94m x 7.08m	21'11" x 23'6"
Bedroom 1	5.19m x 3.33m	17'0" x 10'11"
Bedroom 2	3.09m x 3.62m	10'1" x 11'11"
Bedroom 3	2.8m x 3.18m	9'2" x 10'5"
Outside Terrace Space	88.0 sq m	947 sq ft
<b>APARTMENT 4</b>	<b>METRIC</b>	<b>IMPERIAL</b>
<b>TOTAL AREA</b>	<b>86.0 sq m</b>	<b>922 sq ft</b>
Living/Dining/Kitchen	5.15m x 6.64m	16'11" x 21'10"
Bedroom 1	5.15m x 3.10m	16'11" x 10'2"
Bedroom 2	3.9m x 3.6m	12'8" x 12'4"
Outside Terrace Space	78.0 sq m	839 sq ft



# THE WESTBURY APARTMENTS

## FIRST AND SECOND FLOORS 5 - 14

APARTMENT	TOTAL AREA
5 & 10	629 sq ft
6 & 11	618 sq ft
7 & 12	652 sq ft
8 & 13	987 sq ft
9 & 14	922 sq ft



DIMENSIONS OVERLEAF

# THE WESTBURY APARTMENTS

FIRST AND SECOND FLOORS 5 - 14



THE FITZROY COLLECTION

— OLD BRACKNELL LANE —

Luxury Apartments

APARTMENTS 5 AND 10	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>58.4 sq m</b>	<b>629 sq ft</b>
Living/Dining/Kitchen	5.15m x 5.43 m	16'11" x 17'10"
Bedroom 1	5.15m x 2.8 m	16'11" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft
APARTMENTS 6 AND 11	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>57.4 sq m</b>	<b>618 sq ft</b>
Living/Dining/Kitchen	4.60m x 5.15m	15'1" x 16'11"
Bedroom 1	2.8m x 5.15m	9'2" x 16'11"
Outside Terrace Space	6.0 sq m	64 sq ft
APARTMENTS 7 AND 12	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>60.5 sq m</b>	<b>652 sq ft</b>
Living/Dining/Kitchen	5.19m x 7.66m	17'0" x 25'1"
Bedroom 1	3.21m x 4.16m	10'6" x 13'8"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 8 AND 13	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>92.0 sq m</b>	<b>987 sq ft</b>
Living/Dining/Kitchen	3.94m x 7.08m	12'11" x 23'6"
Bedroom 1	5.19m x 3.31m	17'0" x 10'11"
Bedroom 2	3.09m x 3.62m	10'1" x 11'11"
Bedroom 3	2.8m x 3.18m	9'2" x 10'5"
Outside Terrace Space	13.0 sq m	140 sq ft
APARTMENTS 9 AND 14	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>85.6 sq m</b>	<b>922 sq ft</b>
Living/Dining/Kitchen	5.15m x 6.64m	16'11" x 21'10"
Bedroom 1	5.15m x 3.10m	16'11" x 10'2"
Bedroom 2	3.93m x 3.68m	12'11" x 12'1"
Outside Terrace Space	6.0 sq m	64 sq ft



# THE WESTBURY APARTMENTS

## THIRD AND FOURTH FLOORS 15 - 26

APARTMENT	TOTAL AREA
15 & 21	629 sq ft
16 & 22	618 sq ft
17 & 23	652 sq ft
18 & 24	652 sq ft
19 & 25	618 sq ft
20 & 26	629 sq ft



DIMENSIONS OVERLEAF

# THE WESTBURY APARTMENTS

THIRD AND FOURTH FLOORS 15 - 26



THE FITZROY COLLECTION

— OLD BRACKNELL LANE —  
Luxury Apartments

APARTMENTS 15 AND 21	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>58.4 sq m</b>	<b>629 sq ft</b>
Living/Dining/Kitchen	5.15m x 5.43m	16'11" x 17'10"
Bedroom 1	5.20m x 2.80m	17'0" x 9'11"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 16 AND 22	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>57.4 sq m</b>	<b>618 sq ft</b>
Living/Dining/Kitchen	4.60m x 5.15m	15'1" x 16'11"
Bedroom 1	2.8m x 5.15m	9'2" x 17'0"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 17 AND 23	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>60.5 sq m</b>	<b>652 sq ft</b>
Living/Dining/Kitchen	5.19m x 7.66m	17'0" x 25'1"
Bedroom 1	3.21m x 4.2m	10'6" x 13'8"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 18 AND 24	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>60.5 sq m</b>	<b>652 sq ft</b>
Living/Dining/Kitchen	5.18m x 7.84m	17'0" x 25'9"
Bedroom 1	3.21m x 3.98m	10'6" x 13'1"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 19 AND 25	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>57.4 sq m</b>	<b>618 sq ft</b>
Living/Dining/Kitchen	4.60m x 5.15m	15'1" x 16'11"
Bedroom 1	2.8m x 5.2m	9'2" x 17'0"
Outside Terrace Space	13.0 sq m	140 sq ft

APARTMENTS 20 AND 26	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>58.4 sq m</b>	<b>629 sq ft</b>
Living/Dining/Kitchen	5.15m x 5.43m	16'11" x 17'10"
Bedroom 1	5.2m x 2.8m	17'0" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

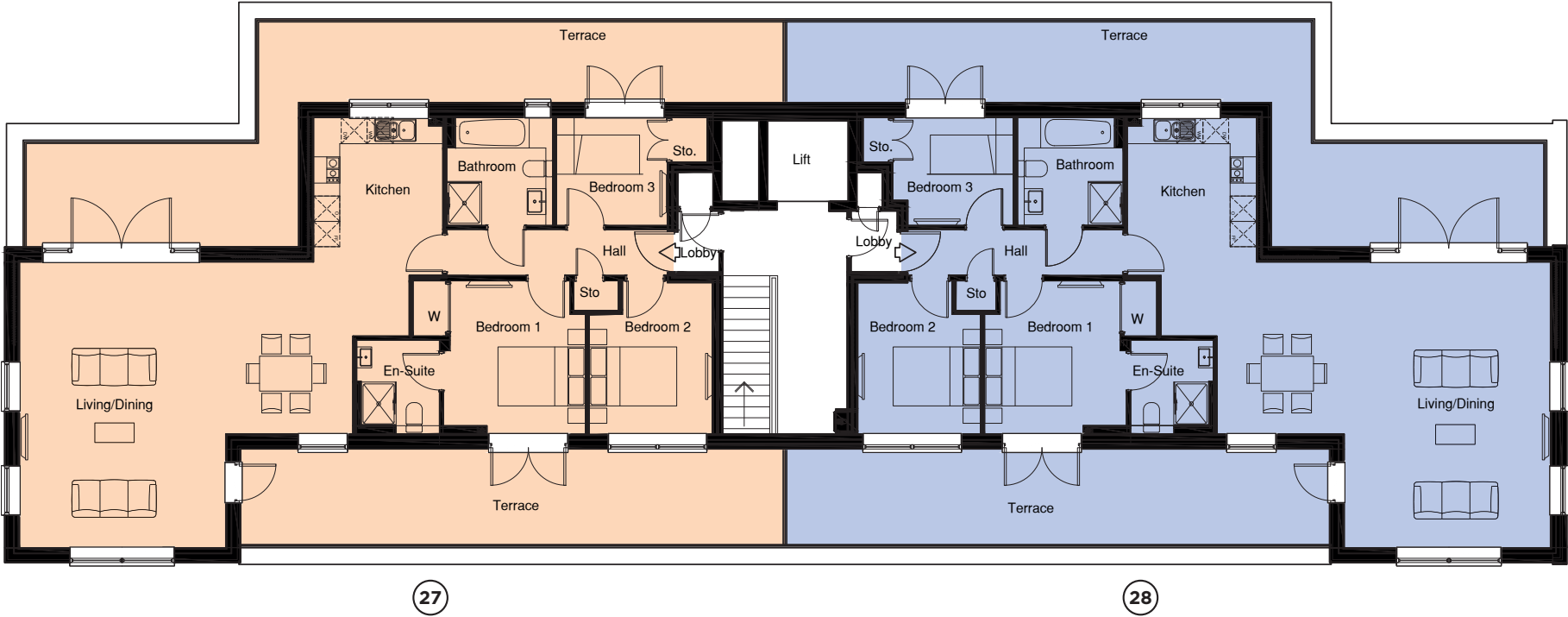




# THE WESTBURY APARTMENTS

FIFTH FLOOR PENTHOUSES 27 - 28

APARTMENT	TOTAL AREA
27	1193 sq ft
28	1193 sq ft



DIMENSIONS OVERLEAF



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## THE WESTBURY APARTMENTS

### FIFTH FLOOR PENTHOUSES 27 - 28

APARTMENT 27	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>110.8 sq m</b>	<b>1193 sq ft</b>
Living/Dining	6.54m x 7.62m	21'5" x 25'0"
Kitchen	3.30m x 2.95m	10'10" x 9'8"
Bedroom 1	3.9m x 3.50m	12'8" x 11'5"
Bedroom 2	3.9m x 2.80m	12'8" x 9'2"
Bedroom 3	2.6m x 2.6m	8'5" x 8'5"
Outside Terrace Space	64.0 sq m	688 sq ft

APARTMENT 28	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>110.8 sq m</b>	<b>1193 sq ft</b>
Living/Dining	6.54m x 7.62m	21'5" x 25'0"
Kitchen	3.30m x 2.95m	10'10" x 9'8"
Bedroom 1	3.9m x 3.50m	12'8" x 11'5"
Bedroom 2	3.9m x 2.80m	12'8" x 9'2"
Bedroom 3	2.6m x 2.6m	8'5" x 8'5"
Outside Terrace Space	64.0 sq m	688 sq ft



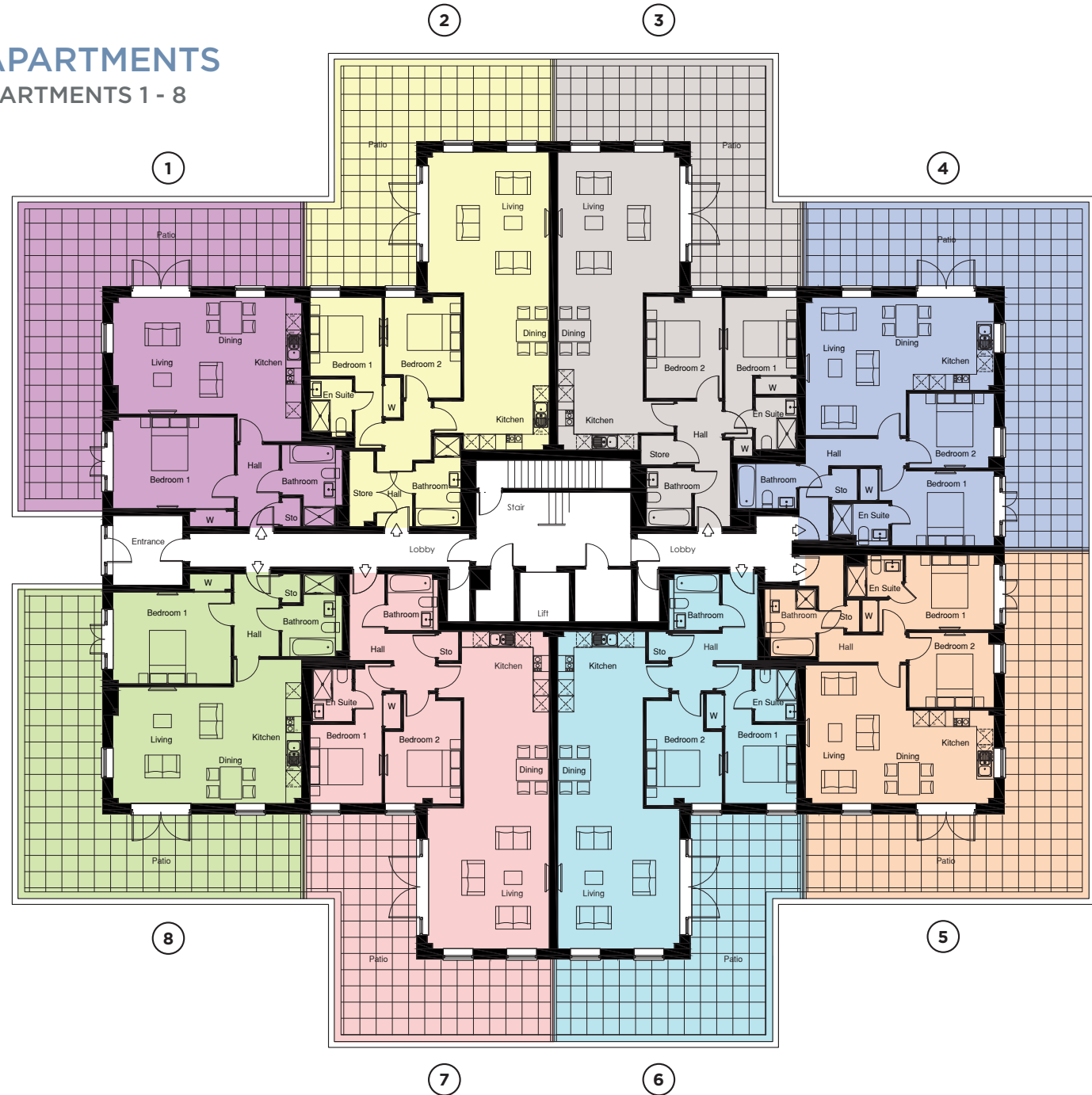


# THE DORCHESTER APARTMENTS

## GROUND FLOOR GARDEN APARTMENTS 1 - 8

### APARTMENT TOTAL AREA

1	702 sq ft
2	958 sq ft
3	958 sq ft
4	812 sq ft
5	801 sq ft
6	961 sq ft
7	961 sq ft
8	702 sq ft



DIMENSIONS OVERLEAF

# THE DORCHESTER APARTMENTS

## GROUND FLOOR GARDEN APARTMENTS 1 - 8



THE FITZROY COLLECTION  
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Luxury Apartments

APARTMENT 1	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>65.2 sq m</b>	<b>702 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.38m	23'0" x 17'8"
Bedroom 1	4.52m x 3.42m	14'0" x 11'3"
Outside Terrace Space	60.0 sq m	645 sq ft
APARTMENT 2	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.0 sq m</b>	<b>958 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.10m	14'11" x 36'6"
Bedroom 1	2.8m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.76m	9'3" x 12'4"
Outside Terrace Space	44.0 sq m	473 sq ft
APARTMENT 3	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.0 sq m</b>	<b>958 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.10m	14'11" x 36'6"
Bedroom 1	2.8m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.83m	9'3" x 12'7"
Outside Terrace Space	44.0 sq m	473 sq ft
APARTMENT 4	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>75.4 sq m</b>	<b>812 sq ft</b>
Living/Dining/Kitchen	7.04m x 3.50m	23'1" x 11'6"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.2m x 2.8m	10'5" x 9'2"
Outside Terrace Space	64.0 sq m	688 sq ft

APARTMENT 5	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>74.4 sq m</b>	<b>801 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.18m	23'0" x 17'0"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	64.0 sq m	688 sq ft
APARTMENT 6	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.3 sq m</b>	<b>961 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.80m	14'11" x 38'9"
Bedroom 1	2.8m x 6.02m	9'2" x 18'5"
Bedroom 2	2.83m x 3.91m	9'3" x 12'10"
Outside Terrace Space	44.0 sq m	473 sq ft
APARTMENT 7	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.3 sq m</b>	<b>961 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.82m	14'11" x 38'9"
Bedroom 1	2.8m x 5.62m	9'2" x 18'2"
Bedroom 2	2.83m x 3.84m	9'3" x 12'7"
Outside Terrace Space	44.0 sq m	473 sq ft
APARTMENT 8	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>65.2 sq m</b>	<b>702 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.38m	23'0" x 17'8"
Bedroom 1	4.52m x 3.42m	14'0" x 11'3"
Outside Terrace Space	60.0 sq m	645 sq ft



# THE DORCHESTER APARTMENTS

## FIRST AND SECOND FLOORS 9 - 24

### APARTMENT TOTAL AREA

9 & 17	958 sq ft
10 & 18	812 sq ft
11 & 19	801 sq ft
12 & 20	961 sq ft
13 & 21	961 sq ft
14 & 22	801 sq ft
15 & 23	812 sq ft
16 & 24	958 sq ft



DIMENSIONS OVERLEAF



# THE DORCHESTER APARTMENTS

## FIRST TO FOURTH FLOORS 9 - 24



THE FITZROY COLLECTION  
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APARTMENTS 9 AND 17	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.0 sq m</b>	<b>958 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.10m	14'11" x 36'6"
Bedroom 1	2.80m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.83m	9'3" x 12'7"
Outside Terrace Space	7.5 sq m	80 sq ft

APARTMENTS 10 AND 18	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>75.4 sq m</b>	<b>812 sq ft</b>
Living/Dining/Kitchen	7.04m x 3.50m	23'1" x 11'6"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 11 AND 19	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>74.4 sq m</b>	<b>801 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.18m	23'0" x 17'0"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 12 AND 20	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.3 sq m</b>	<b>961 sq ft</b>
Living/Dining /Kitchen	4.55m x 11.80m	14'11" x 38'9"
Bedroom 1	2.8m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.91m	9'3" x 12'10"
Outside Terrace Space	7.5 sq m	80 sq ft

APARTMENTS 13 AND 21	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.3 sq m</b>	<b>961 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.80m	14'11" x 38'9"
Bedroom 1	2.8m x 5.62m	9'2" x 18'1"
Bedroom 2	2.83m x 3.91m	9'3" x 12'10"
Outside Terrace Space	7.5 sq m	80 sq ft

APARTMENTS 14 AND 22	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>74.4 sq m</b>	<b>801 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.16m	23'0" x 16'11"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 15 AND 23	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>75.4 sq m</b>	<b>812 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.16m	23'0" x 16'11"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 16 AND 24	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.0 sq m</b>	<b>958 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.10m	14'11" x 36'6"
Bedroom 1	2.8m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.83m	9'3" x 12'7"
Outside Terrace Space	7.5 sq m	80 sq ft



# THE DORCHESTER APARTMENTS

## THIRD AND FOURTH FLOORS 25 - 40

### APARTMENT TOTAL AREA

25 & 33	958 sq ft
26 & 34	812 sq ft
27 & 35	801 sq ft
28 & 36	961 sq ft
29 & 37	961 sq ft
30 & 38	801 sq ft
31 & 39	812 sq ft
32 & 40	958 sq ft



DIMENSIONS OVERLEAF

# THE DORCHESTER APARTMENTS

## FIRST TO FOURTH FLOORS 25 - 40



THE FITZROY COLLECTION  
— OLD BRACKNELL LANE —  
Luxury Apartments

APARTMENTS 25 AND 33	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.0 sq m</b>	<b>958 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.10m	14'11" x 36'6"
Bedroom 1	2.80m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.83m	9'3" x 12'7"
Outside Terrace Space	7.5 sq m	80 sq ft

APARTMENTS 26 AND 34	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>75.4 sq m</b>	<b>812 sq ft</b>
Living/Dining/Kitchen	7.04m x 3.50m	23'1" x 11'6"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 27 AND 35	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>74.4 sq m</b>	<b>801 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.18m	23'0" x 17'0"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 28 AND 36	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.3 sq m</b>	<b>961 sq ft</b>
Living/Dining /Kitchen	4.55m x 11.80m	14'11" x 38'9"
Bedroom 1	2.8m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.91m	9'3" x 12'10"
Outside Terrace Space	7.5 sq m	80 sq ft

APARTMENTS 29 AND 37	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.3 sq m</b>	<b>961 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.80m	14'11" x 38'9"
Bedroom 1	2.8m x 5.62m	9'2" x 18'1"
Bedroom 2	2.83m x 3.91m	9'3" x 12'10"
Outside Terrace Space	7.5 sq m	80 sq ft

APARTMENTS 30 AND 38	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>74.4 sq m</b>	<b>801 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.16m	23'0" x 16'11"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 31 AND 39	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>75.4 sq m</b>	<b>812 sq ft</b>
Living/Dining/Kitchen	7.02m x 5.16m	23'0" x 16'11"
Bedroom 1	5.0m x 2.80m	16'4" x 9'2"
Bedroom 2	3.17m x 2.80m	10'5" x 9'2"
Outside Terrace Space	6.0 sq m	64 sq ft

APARTMENTS 32 AND 40	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>89.0 sq m</b>	<b>958 sq ft</b>
Living/Dining/Kitchen	4.55m x 11.10m	14'11" x 36'6"
Bedroom 1	2.8m x 5.62m	9'2" x 18'5"
Bedroom 2	2.83m x 3.83m	9'3" x 12'7"
Outside Terrace Space	7.5 sq m	80 sq ft





# THE DORCHESTER APARTMENTS

## FIFTH FLOOR PENTHOUSES 41 - 44

APARTMENT	TOTAL AREA
41	1163 sq ft
42	1163 sq ft
43	1163 sq ft
44	1163 sq ft



DIMENSIONS OVERLEAF

# THE DORCHESTER APARTMENTS

## FIFTH FLOOR PENTHOUSES 41 - 44



THE FITZROY COLLECTION

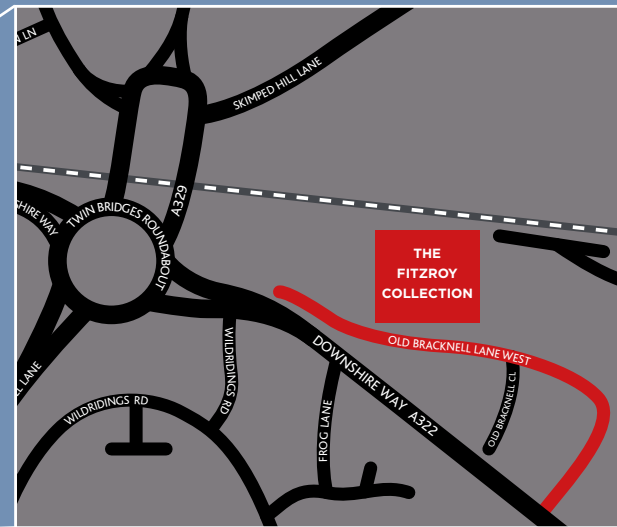
— OLD BRACKNELL LANE —  
Luxury Apartments

APARTMENT 41	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>108.0 sq m</b>	<b>1163 sq ft</b>
Living/Dining/Kitchen	5.1m x 7.50m	16'7" x 24'7"
Bedroom 1	4.19m x 4.12m	13'7" x 13'5"
Bedroom 2	2.8m x 4.02m	9'2" x 13'2"
Bedroom 3	2.8m x 2.94m	9'2" x 9'7"
Outside Terrace Space	61.0 sq m	656 sq ft

APARTMENT 42	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>108.0 sq m</b>	<b>1163 sq ft</b>
Living/Dining/Kitchen	7.09m x 4.62m	23'3" x 15'2"
Bedroom 1	3.37m x 3.57m	11'1" x 11'9"
Bedroom 2	3.67m x 3.93m	12'0" x 12'11"
Bedroom 3	3.49m x 3.83m	11'5" x 12' 7"
Outside Terrace Space	61.0 sq m	656 sq ft

APARTMENT 43	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>108.0 sq m</b>	<b>1163 sq ft</b>
Living/Dining/Kitchen	7.09m x 4.62m	23'3" x 15'2"
Bedroom 1	3.37m x 3.57m	11'1" x 11'9"
Bedroom 2	3.67m x 3.93m	12'0" x 12'11"
Bedroom 3	3.49m x 3.83m	11'5" x 12' 7"
Outside Terrace Space	61.0 sq m	656 sq ft

APARTMENT 44	METRIC	IMPERIAL
<b>TOTAL AREA</b>	<b>108.0 sq m</b>	<b>1163 sq ft</b>
Living/Dining/Kitchen	4.93m x 7.50m	16'2" x 24'7"
Bedroom 1	4.19m x 4.12m	13'7" x 13'5"
Bedroom 2	2.8m x 4.02m	9'2" x 13'2"
Bedroom 3	2.8m x 2.94m	9'2" x 9'7"
Outside Terrace Space	61.0 sq m	656 sq ft



CONNECTIONS	BY CAR	BY TRAIN
ASCOT	3.7 miles	7 mins
WINDSOR	10 miles	45 mins
GUILDFORD	16 miles	45 mins
READING	12 miles	25 mins
LONDON	30 miles	1 hr
HEATHROW	18 miles	various routes to suit timings

## THE FITZROY COLLECTION

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