



MANHATTAN HOUSE

CROWTHORNE

Where contemporary living meets *village charm*

Introducing Manhattan House, a boutique collection of thoughtfully designed 1 bedroom apartments in the heart of Crowthorne.

Perfectly placed to enjoy the charm of village life alongside excellent connections to Reading, Wokingham and London, Manhattan House brings contemporary living to one of Berkshire's most desirable communities.



Local *flavours*

Nestled amongst leafy lanes and surrounded by the woodlands of Swinley Forest and Wildmoor Heath, Crowthorne blends countryside calm with a thriving village atmosphere.



Independent cafés, traditional pubs and everyday essentials line the high street, with favourites such as U Bakery, the Hall & Woodhouse Crowthorne and a variety of family-run eateries all close by.

Adding to the vibrancy, the prestigious Wellington College is an independent school with a national reputation. It hosts a lively calendar of cultural, sporting and social events that contribute to Crowthorne’s welcoming atmosphere.

For something livelier, nearby Wokingham and The Lexicon in Bracknell expand your choice with cosmopolitan dining, retail and entertainment, whilst Reading also offers outstanding shopping, leisure and restaurant options.

Step outside and feel part of a welcoming village community where everything you need is close at hand.





When location *is everything*

Crowthorne Station is within walking distance, offering direct services into Reading, Wokingham and Guildford, with easy connections into London. By road, the M3 and M4 motorways make commuting and travel further afield simple and convenient. Reading, Wokingham and Bracknell are just minutes away, while London is under an hour by train.

There's a lot to discover close to home at Manhattan House.



Downshire Golf Complex



The Lexicon



Ascot Racecourse

By train

6 mins
WOKINGHAM

14 mins
READING

29 mins
GUILDFORD

42 mins*
PADDINGTON

By car

12 mins
BRACKNELL

21 mins
ASCOT RACECOURSE

30 mins
READING

35 mins
HEATHROW

By bike

5 mins
WILDMOOR NATURE RESERVE

5 mins
BUCKLERS FOREST

8 mins
CROWTHORNE

22 mins
BRACKNELL

*Via change at Reading station. Travel times taken from Google Maps and National Rail.



Computer generated image is indicative only.

Designed for living, *finished with style*

Each apartment at Manhattan House has been carefully designed to blend style and practicality. High-quality finishes, sleek kitchens and contemporary bathrooms come together to create inviting homes tailored to today's lifestyles.



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Specification

Kitchen

- ILK matte black kitchen cabinets
- Horizon Calacatta Dorato Quartz worktops and fully clad splashbacks
- Blanco Supra 400 undermounted stainless steel sink
- 4 ring induction hob
- Integrated oven
- LED lights under the kitchen wall units
- Integrated dishwasher
- Integrated microwave
- Integrated washer/dryer
- 70/30 integrated fridge/freezer

Bath / Shower Rooms

- Lusso Senza wall hung rimless matte toilet with brushed gold flush plate
- Lusso Ethos resin wall hung basin
- Brushed gold Lusso Thermostat IC shower with handheld shower
- Brushed gold Lusso monobloc mixer tap
- Stone resin low profile shower tray
- Recessed mirror alcoves
- Recessed niches with feature lighting in shower
- Brushed gold heated towel warmer
- Glass shower screen
- Pure Onyx matt grey floor and wall tiles to bathroom

Doors, Flooring, Skirts, Arcs, Switches & Sockets

- Internal doors -Todd doors in portland stone
- Black Athena lever on round rose handles
- Doors of Distinction Arnhem front door
- Grooved grande MDF and architrave in portland stone
- Black sockets & switches
- Brampton Chase herringbone flooring in ivory white to kitchen & living areas
- Pure Onyx matt grey floor and wall tiles to bathroom
- Abingdon Snowfall carpets to bedrooms'

General

- ICW 10 Year Warranty
- Pre-wired for Sky
- HIK Vision system with KH8 series indoor station
- Built-in ceiling speakers to kitchen/living areas
- Smart smoke alarm
- LED spotlights throughout
- Heatstore dynamic intelipanel plus heaters
- Parking to all apartments



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Floor Plans

1st Floor

1 Bedroom & 1 Bedroom + Study Apartments

Apartment 1

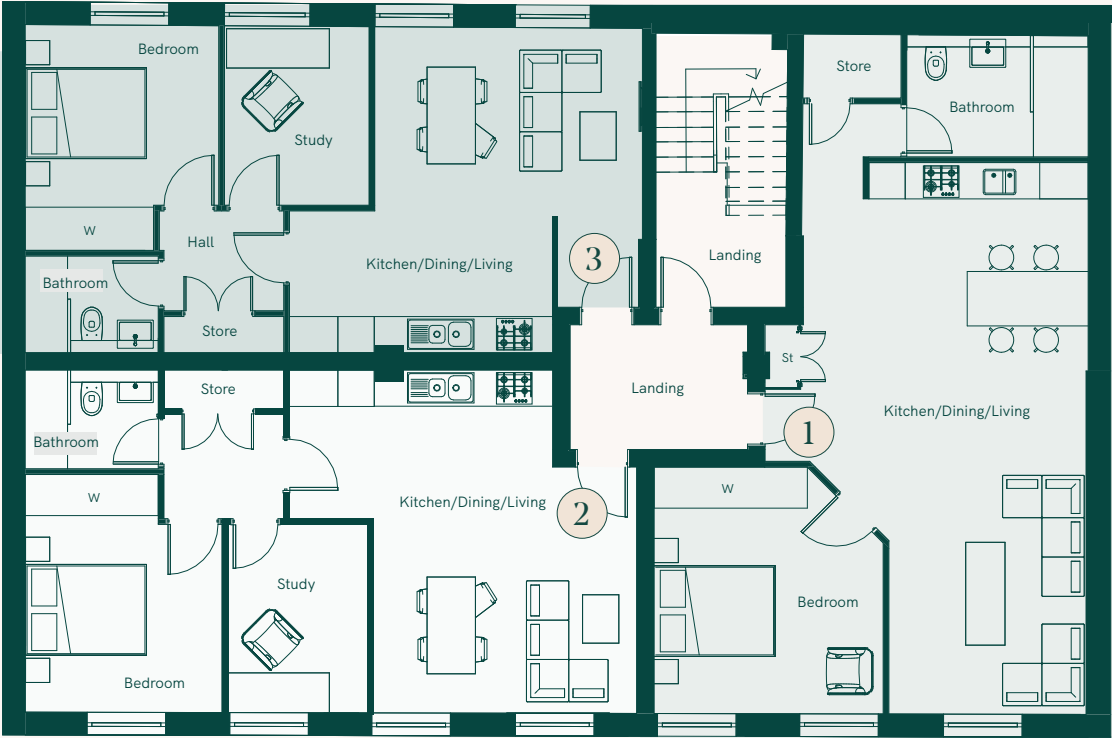
Kitchen / Dining / Living	9.12m x 5.34m	29'11" x 17'6"
Bedroom	4.07m x 3.79m	13'4" x 12'5"
Total	64.45 sqm	694 sqft

Apartment 2

Kitchen / Dining / Living	5.76m x 5.67m	18'11" x 18'7"
Bedroom	3.25m x 3.94m	10'8" x 12'11"
Study	2.32m x 3.12m	7'7" x 10'3"
Total	54.96 sqm	592 sqft

Apartment 3

Kitchen / Dining / Living	5.36m x 5.87m	17'7" x 19'3"
Bedroom	3.20m x 3.73m	10'6" x 12'3"
Study	2.49m x 2.95m	8'2" x 9'8"
Total	53.89 sqm	580 sqft



Floor Plans

2nd Floor

1 Bedroom & 1 Bedroom + Study Apartments

Apartment 4

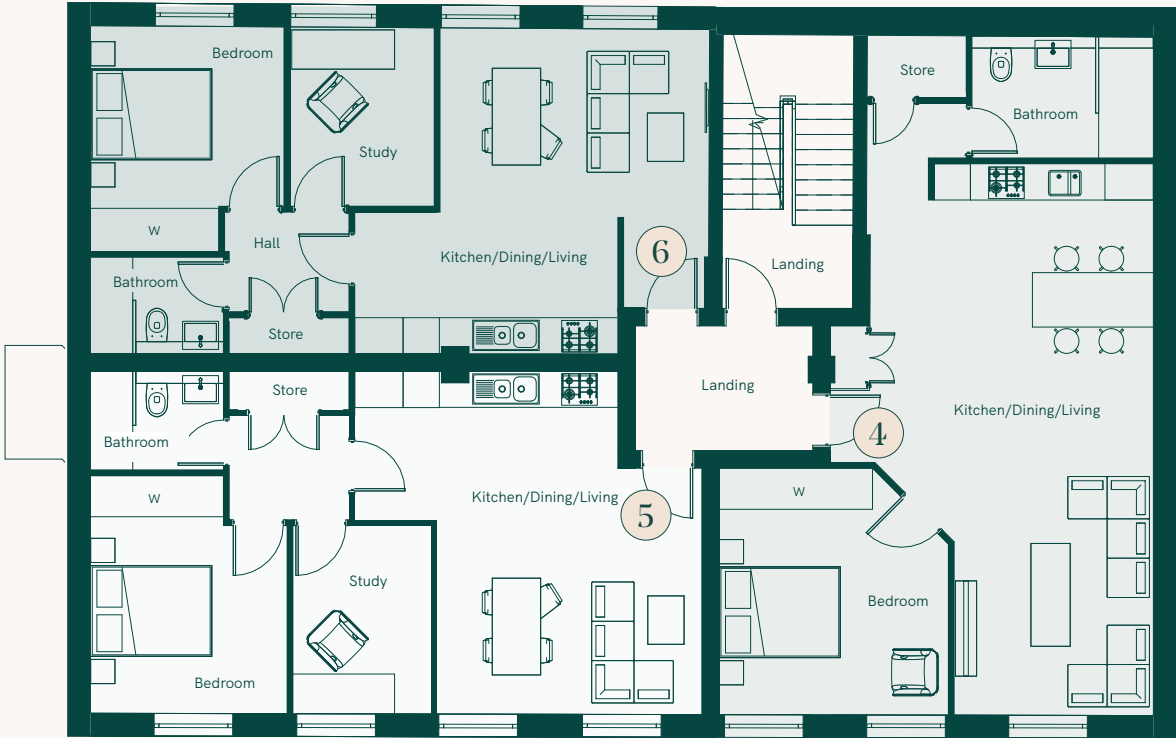
Kitchen / Dining / Living	5.31m x 9.12m	17'5" x 29'11"
Bedroom	3.79m x 4.07m	12'5" x 13'4"
Total	64.44 sqm	694 sqft

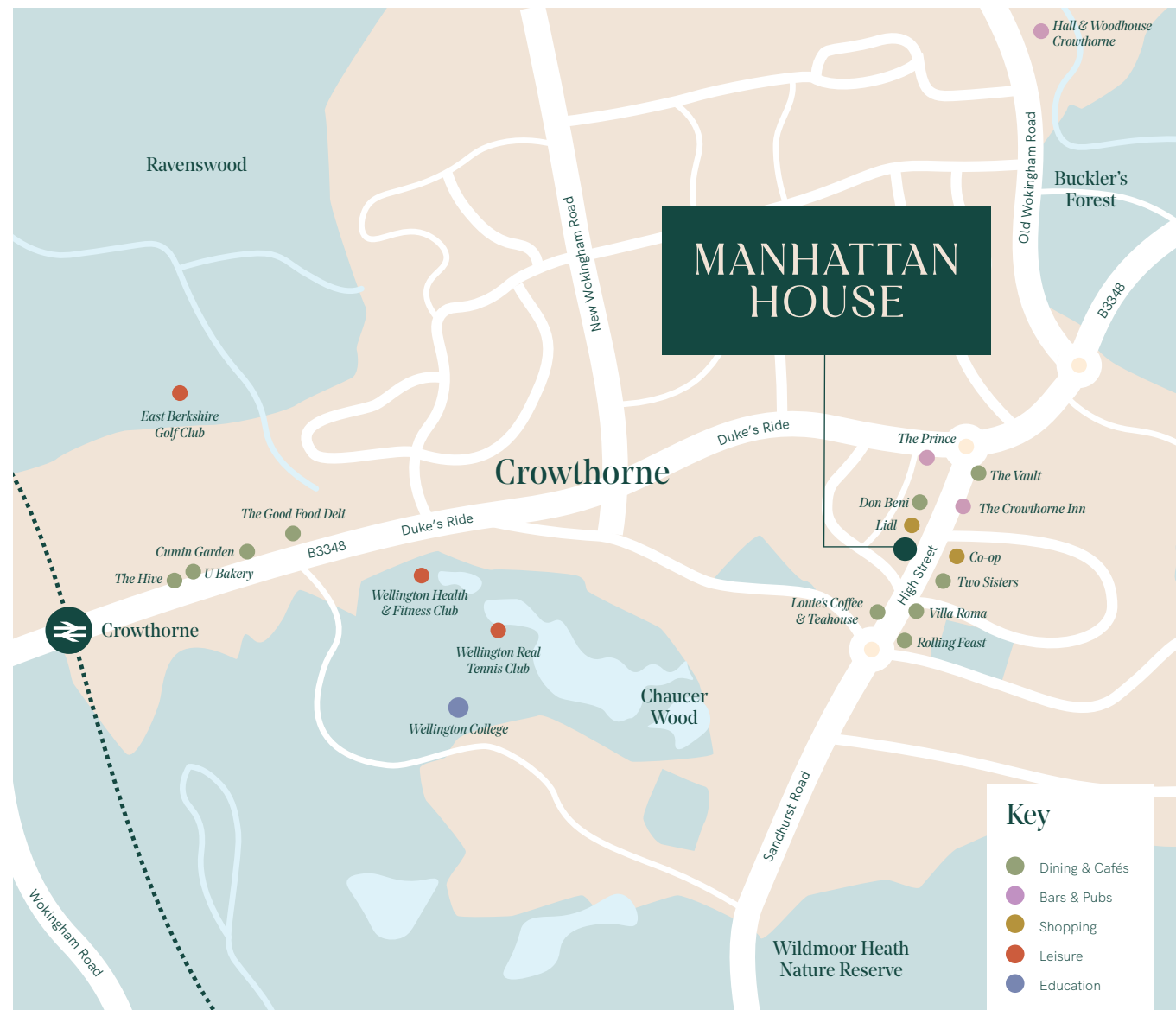
Apartment 5

Kitchen / Dining / Living	5.79m x 5.63m	19'0" x 18'6"
Bedroom	3.25m x 3.94m	10'8" x 12'11"
Study	2.29m x 3.12m	7'6" x 10'3"
Total	54.98 sqm	592 sqft

Apartment 6

Kitchen / Dining / Living	5.36m x 5.87m	17'7" x 19'3"
Bedroom	3.20m x 3.73m	10'6" x 12'3"
Study	2.95m x 2.49m	9'8" x 8'2"
Total	53.85 sqm	580 sqft





Sales Enquiries

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IMPORTANT NOTICE:

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. Purchasers are advised to check plot specific dimensions and specifications prior to reservation. No liability can be accepted for any errors arising there from. Development images are indicative and may vary. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and illustrations. Features and finishes are shown for illustrative purposes only and are not intended to form part of any contract or warranty. No responsibility is taken for any other error, omission, or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property. Image of The Lexicon is courtesy of The Lexicon Shopping Centre, Bracknell.

Designed by Fresh Lemon



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A development by



KLARA HOMES