

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING



COOL. CALM. CONNECTED.

Superbly connected contemporary apartments in the lakeside environment of Green Park, Reading. A new perspective on urban living.

Reading is one of the UK's economic success stories. Home to major corporations such as Microsoft, Oracle and PepsiCo – and with the arrival of Crossrail providing yet quicker links into Central London and beyond – the town is predicted to outperform London, Birmingham and other major UK cities, making it the ideal place to invest.

Set in seven acres beside a beautiful lake and surrounded by parkland and countryside, Bankside Gardens is a

design-led development of chic apartments, with fabulous on-site amenities available exclusively for residents, such as a concierge, gym, co-working studio and cinema room. The on-site Reading Green Park Train Station provides rapid access into Reading town centre, offering residents the best of both worlds – an idyllic waterside location conveniently situated within minutes of the town's vibrant hub and all that it has to offer.

St Edward
Designed for life



THE DEVELOPER

St Edward is a joint venture company owned by M&G Investments and Berkeley. It brings together the powerful combination of the two companies' strengths and provides a strong vehicle for delivering fantastic communities where people enjoy a great quality of life.

LOCATION

Green Park, Reading, Berkshire RG2

LOCAL AUTHORITY

Reading Borough Council

BUILDING INSURANCE

10-year NHBC build warranty

TENURE

999 year leasehold¹

ESTIMATED COMPLETIONS

No. 3: Q3 2024

No. 6: Floors 4- 6 April '24
Floors 7-9 May '24

No. 7: June '24

For estimated completion dates for each plot please refer to the price list or speak to a Sales Consultant.

THE DEVELOPMENT

- 7 acre (2.8 hectare) site, located 3 miles south of Reading, 42 miles west of Central London and 27 miles west of London Heathrow Airport*
- 461 high-quality, stylish apartments in 7 buildings positioned around the tranquil lake, enjoying country and lakeside views
- A mix of 1 and 2 bedroom apartments with contemporary interiors
- Excellent road links to Reading town centre, London and major motorways
- Reading Green Park train station provides 6 minute* services to Reading town centre and Crossrail
- Reading to London Paddington in under 25 minutes*
- On-site amenities include a concierge, gym, co-working studio and cinema room available exclusively for residents
- Landscaped gardens offering quiet and secluded spaces for residents to enjoy
- Adjacent to Green Park Business Park, a 195 acre business community including global companies; and Green Park Village, a development of 587 homes
- Neighbouring Green Park Village has further amenities including a primary school and a Market Square with a retail unit. A gym, swimming pool, bar and restaurants can also be enjoyed at Green Park Business Park
- Tesco Express now open (located on the ground floor in No.4)





ABOUT READING

- Reading sits at the heart of the M4 corridor and has the highest density of tech businesses in the UK²
- It has been identified as one of the leading economic growth points in Europe
- Reading is considered to be one of the UK's top places to live and work.³ It has an expanding employment market a key driver for property demand
- Major corporations located in Reading include Prudential, Microsoft, Oracle, PepsiCo, Huawei, Verizon, Three and Virgin Media
- Reading is now a premier shopping and leisure destination. For world-class shopping and entertainment, Central London is within easy reach by train
- Select Car Leasing Stadium (formally The Madejski Stadium) is just minutes from Bankside Gardens. Reading Football Club and London Irish RFC share this impressive facility

EDUCATION

- Excellent education opportunities for all age groups, including top ranking grammar schools
- University of Reading, a research intensive university with global reach, including Henley Business School and University of Reading Malaysia
- A new primary school, Green Park Village Academy, situated at neighbouring Green Park Village

TRANSPORT LINKS

BY TRAIN AND UNDERGROUND*



BY CROSSRAIL*





SERVICE CHARGE⁴

Estimated £3.75 per sq. ft.
(exclusive of heating charges)
External Parking Bays: £50 per annum
Undercroft Parking Bays: £125 per annum

PARKING

Parking included with all apartments

COUNCIL TAX

Band C - £2,104.42 per annum⁵

TERMS OF PAYMENT

A reservation fee of £1,000 is payable upon reservation

No. 3: 10% payable on exchange within 21 days of purchaser's solicitors receiving the contracts, a further 5% payable after 6 months & 85% balance on legal completion.

No. 6: 10% payable on exchange within 21 days of purchaser's solicitors receiving the contracts & 90% balance on legal completion.

No. 7: 15% payable on exchange within 21 days of purchaser's solicitors receiving the contracts & 85% balance on legal completion.

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments. Please consult a Sales Consultant for further information

BANKSIDE GARDENS

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