

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: Q2 - Q3 2024

No. 6: Q1 2024

No. 7: Q1 - Q2 2024

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 Triple Two coffee shop. 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
- The Madejski Stadium is just minutes from Bankside Gardens. Reading Football Club and London Irish RFC share this impressive facility

EDUCATION

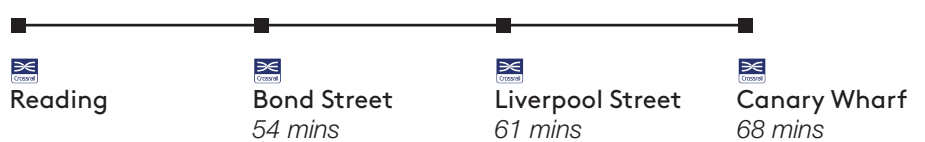
- Excellent education opportunities for all age groups, including top ranking grammar schools
- University of Reading, a research intensive university with global reach, including Henley Business School and University of Reading Malaysia
- A new primary school, Green Park Village Academy, situated at 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 - £2,005.55 per annum⁵

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

TERMS OF PAYMENT

1. A reservation fee of £1,000 is payable upon reservation
2. 10% payable on exchange within 21 days of purchaser's solicitors receiving the contracts
3. Followed by a part payment of a further 5% no later than 6 months after exchange



BANKSIDE GARDENS

Sales & Marketing Suite, 50 Flagstaff Road, Reading, RG2 6BU
0118 402 3530 | BanksideGardens@StEdward.co.uk | BanksideGardens.co.uk

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Bankside Gardens, No. 3, No. 6 & No. 7 are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images are indicative only. *All travel times are approximate only and are sourced from google.co.uk/maps, nationalrail.co.uk, crossrail.co.uk and Thames Valley Berkshire Update March 2018. †Apartment leaseholds 999 years from 1st January 2016. ‡TechNation 2017. †PwC Good Growth for Cities 2019 index. ‡Figures estimated November 2022. †Council Tax figures are a guideline only. If sole occupancy please notify Reading Borough Council to get reduced rates. Version 0623

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud to be a member of the
Berkeley Group of companies

St Edward
Designed for life