

KennetIsland.CO.UK

JOIN THE  
READING  
CROWD



**KENNET ISLAND  
OPPORTUNITY  
TO LIVE, WORK  
AND PLAY**



Kennet Island by St James Homes has provided the chance to become part of a unique community at the heart of Southside, Reading's exciting new residential and commercial quarter.

Now further releases at this exceptional development give you the same opportunity; to live in a vibrant new destination that offers a unique lifestyle. At Kennet Island you can stroll through tree-lined boulevards, relax in the piazza café or landscaped areas, make use of the on-site meeting rooms, work out in Kennet Island's own gym and benefit from the facilities of an international hotel, including a swimming pool, right on your doorstep.

With a selection of contemporary town suites, apartments and family houses there is sure to be a new home at Kennet Island to suit your requirements.



**KENNET ISLAND  
UNEQUALLED  
RANGE OF  
FACILITIES**

At the heart of Kennet Island is the central landscaped piazza, complete with water feature and seating, which creates a tranquil ambience in which to relax and enjoy the company of friends and neighbours.

The piazza features a selection of facilities including a café, a hairdressers and beauty salon, a dental surgery, convenience store and community meeting rooms. For those who enjoy a workout there is also a fully equipped gym while the Hilton Hotel, adjacent to the development, offers a health and leisure centre complete with swimming pool. The hotel is also home to the stylish Larder restaurant offering local and international dishes, and Bar K where you can enjoy a drink afterwards. A wildlife heritage area also sits alongside Foudry Brook, which joins the river Kennet.

Alternatively, if you want to travel to Reading, a regular bus service runs every half an hour, Monday to Saturday. Kennet Island also runs its own Car Club, ideal for those who sometimes need the use of a car but do not want the hassle and cost of ownership or running expenses.



# KENNET ISLAND IDEAL LOCATION

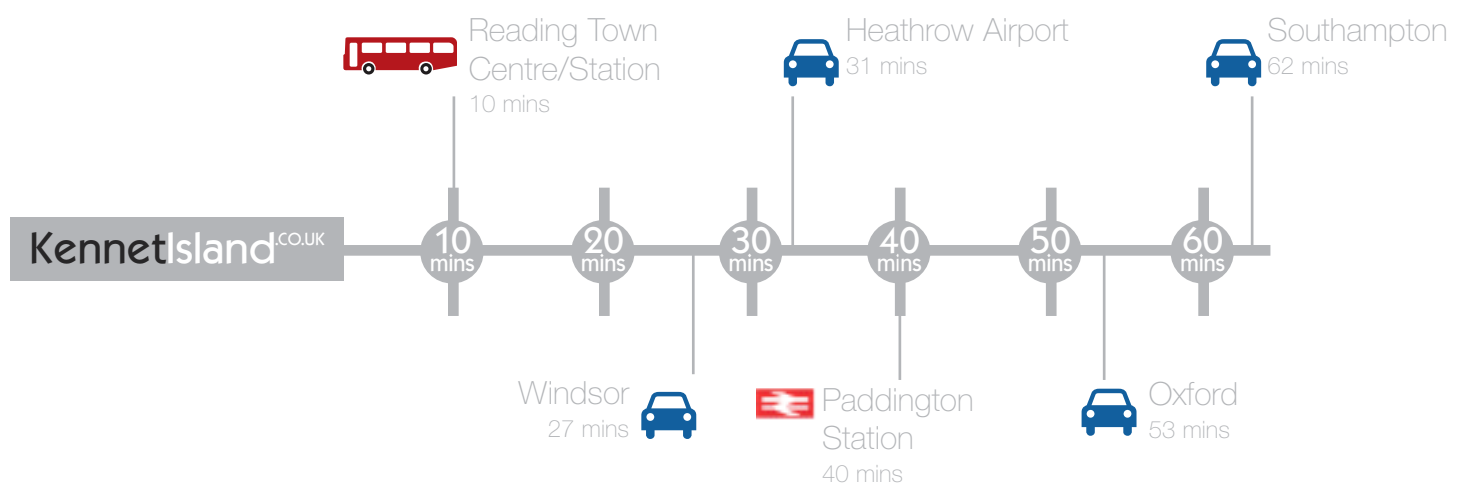
Kennet Island is also ideally located for easy and quick access to many more amenities. Nearby Green Park provides over 180 acres of open space with pathways and cycle paths set amongst the modern commercial architecture along with a waterfront bar and brasserie as well as a nursery for up to 100 pre-school children. Cannons Health and Fitness Club is complete with a gymnasium, 20m pool, health and beauty studios as well as a children's play area with party facilities.

For football and rugby fans the nearby Madejski Stadium, home of Reading Football Club, has a seating capacity of over 24,000 and hosts many football and rugby games throughout the year, as well as being the finish for the Reading half marathon.

Several major retail stores are located nearby while Reading's Oracle shopping centre is less than 2 miles away, offering a wide range of boutique and fashion brands as well as bars, cafés, cinemas and restaurants. Brunel Retail Park is less than 5 minutes away by car and includes many well known stores such as Next and Laura Ashley.

Located on the M4 corridor west of London, Kennet Island offers excellent transport links to the M25, Heathrow, Gatwick and the rest of the UK. A regular bus service runs from Kennet Island every half an hour during peak times and takes you to Reading mainline station where non-stop trains whisk you into London Paddington in approximately 30 minutes. When complete, the new Reading Green Park station is due to provide a regular service direct to Reading and Basingstoke every 30 minutes\*.

\*Still under construction.

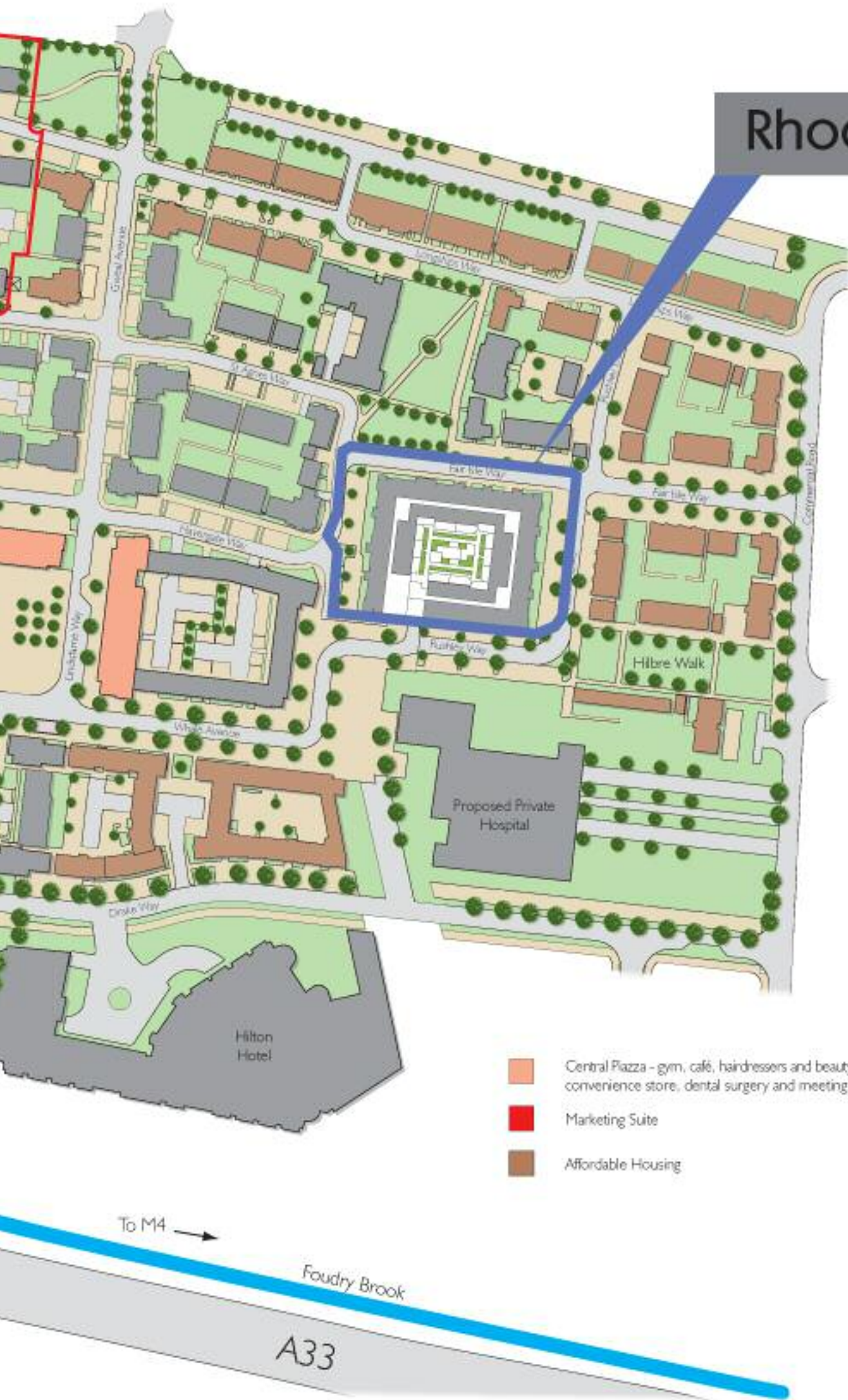






# KENNET ISLAND EXCITING NEW PHASE: RHODE SQUARE

# RhodeSquare



-  Central Piazza - gym, café, hairdressers and beauty salon, convenience store, dental surgery and meeting rooms
-  Marketing Suite
-  Affordable Housing

To M4 →

Foudry Brook

A33

# RHODE SQUARE YOU READY?



This is your opportunity to purchase a new home in the latest phase of properties to be released at Kennet Island; to become part of the community within Rhode Square, a stand-alone collection of apartments surrounding a central communal garden.

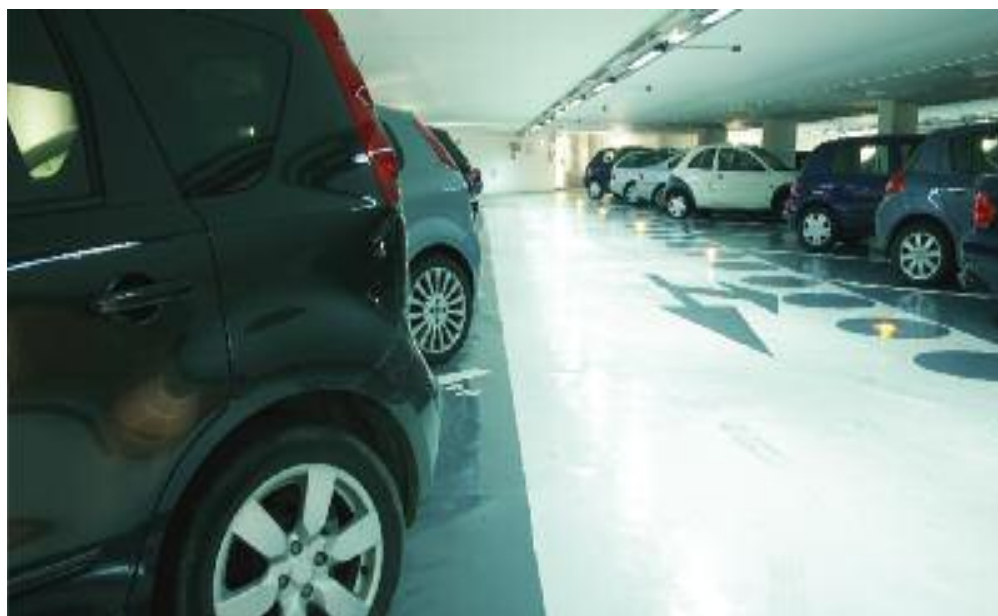
Comprising studio, one bedroom and two bedroom apartments, these exciting new homes at Kennet Island are the next stage in the development of this already thriving community.



# EXCLUSIVE LIVING RHODE SQUARE



CGI of Rhode Square entrance foyer. Indicative only.



Above images are indicative only.

At the heart of Rhode Square is a communal garden which provides a pleasant area for residents to relax and enjoy each others' company.

Selected Rhode Square apartments also benefit from their own private terraces located around the outskirts of the communal garden and most apartments have balconies. Residents also have use of secured gated parking.

Access to the apartments is via an impressive contemporary hotel-style entrance foyer, providing a stylish welcome to Kennet Island's latest release.

# EXCEPTIONAL SPECIFICATION RHODE SQUARE





The apartments in Rhode Square display the hallmarks of a quality design and the high standard specification you associate with St James.

Contemporary, well-planned interiors maximise light and the use of space, providing living environments that are as practical as they are desirable. Living rooms and bedrooms are fitted with neutral carpets and there are fitted wardrobes to the master bedrooms. Living rooms and master bedrooms also come complete with pre-wiring for Sky+.

Throughout, modern kitchens feature ceramic floor tiling, a range of attractive worktops and units with LED under unit lighting and fully fitted stainless steel appliances, including an oven, extractor hood and induction hob. This high finish is complemented by the provision of chrome sockets and switches.

The bathrooms and ensuites are similarly well specified, benefiting from full height wall tiling, fully fitted designer sanitaryware by Laufen, heated chrome towel rails, full-width mirrors and chrome downlighting.

Energy saving features in each apartment include:

#### 'A' rated appliances

Fitted in kitchens to reduce energy consumption and emissions by up to 60%.

#### Induction hobs

Induction hobs have advantages over conventional gas flame and electric cookers as they provide rapid heating, improved thermal efficiency and greater heat consistency.

#### 75% low energy light fittings

To save you energy and money.

#### Electronic energy monitors

Research has shown that these devices can lead to a reduction in your electricity bill by 10%.

#### Flow restrictors

Fitted to taps, these reduce water consumption by up to half.

#### 6/4 litre dual flush toilets

Enable you to decide how much water you use when you flush; six litres or four.

This could save you up to 40% of water consumption.

#### Recycling bins

Recycling bins are provided within each property enabling waste separation. Reading Borough Council provides a collection for domestic waste, recyclable items and green waste (upon request).

Full details of the specification for each individual property can be found on the reverse of the floor plans.

# SATISFACTION KEY TO THE ST JAMES EXPERIENCE

At St James we are dedicated to providing the highest level of customer service and we pride ourselves on ensuring that our customers are satisfied and happy with the St James experience.

The customer journey begins when you reserve your St James property and continues until 2 years after legal completion. You will have a dedicated Customer Relations Manager who will guide you through the process and provide you with a wealth of information and assist you in personalising your new home.

A recent independent survey showed that we score highly on customer satisfaction:

100% of our purchasers would recommend St James to a friend

94% of our purchasers rate their St James experience as satisfied or very satisfied

27% of our purchasers were referred by an existing St homeowner



# KENNET ISLAND EXCELLENT HERITAGE



Wycombe Square, W8

Established in 1996 and a fully owned subsidiary of The Berkeley Group, St James is an award-winning, design conscious, creative and sustainable developer with a record of culturally successful and diverse projects.

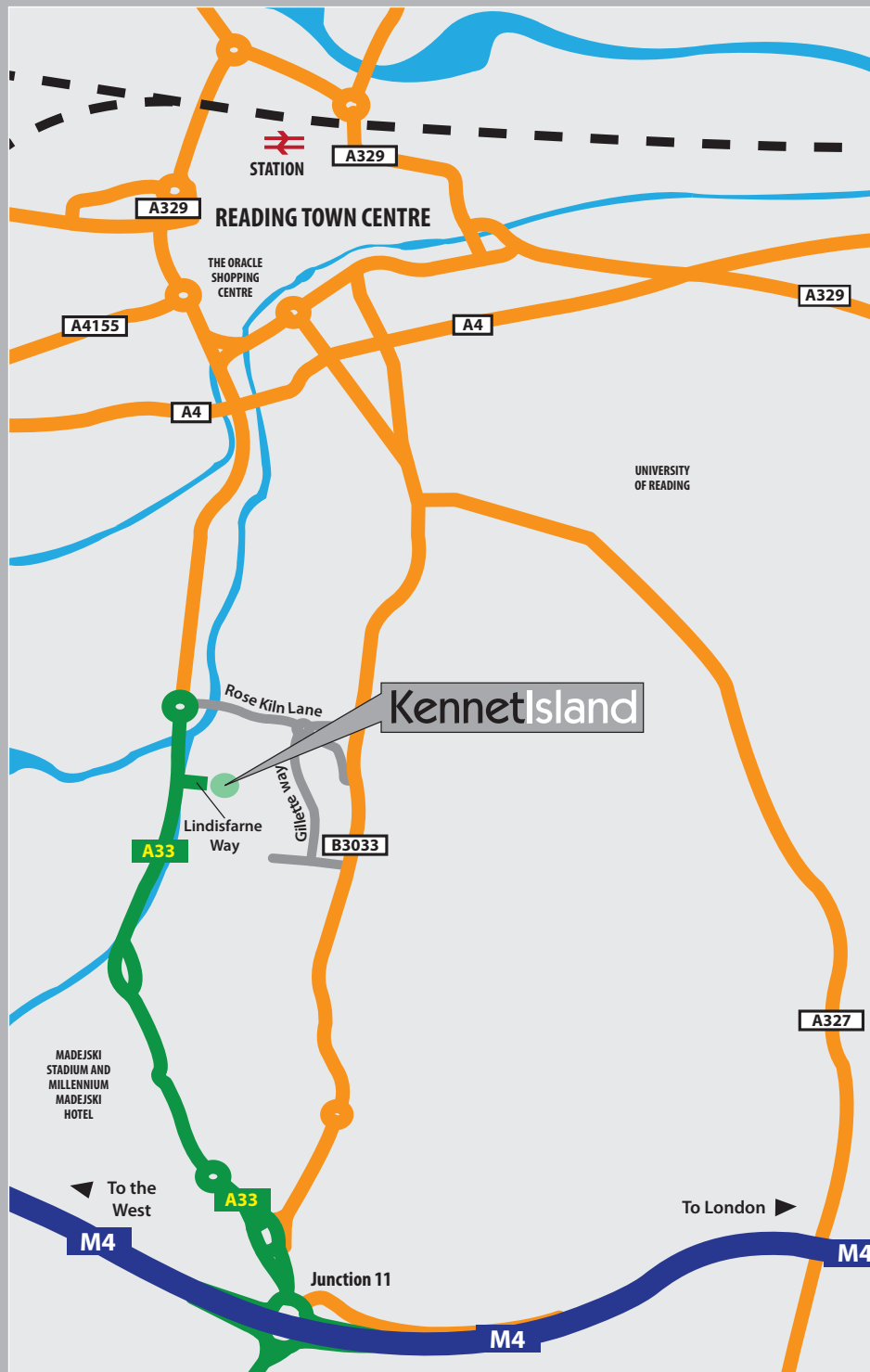
St James develops to exacting standards. Whether in private and affordable housing, commercial property or recreational and community facilities, our creative solutions deliver every aspect of responsible and sustainable, mixed-use development. We consistently strive to put the customer at the heart of our operations, focusing on the principal delivery objectives of design quality, construction and service.



1 One SE8, Deptford  
2 The Hamptons, Worcester Park

3 Kingswood Chase, Chislehurst  
4 Queen Mary's Place, SW15

5 The Manor, Lower Earley  
6 Grosvenor Waterside, Chelsea



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**ROMANS**  
NEW HOMES



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