

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING



BANKSIDE GARDENS IS A VIBRANT NEW DESTINATION PROVIDING
CONTEMPORARY LIVING, JUST MINUTES FROM READING TOWN
CENTRE, MAKING IT THE PERFECT PLACE TO INVEST.

COOL.CALM.CONNECTED.

St Edward
Designed for life

WELCOME TO READING

Reading is the Thames-side town with a big-city feel, under 30 minutes by train from west London in the economically vibrant M4 corridor. Its many advantages attract global business, a dynamic professional workforce, international students and property investors.

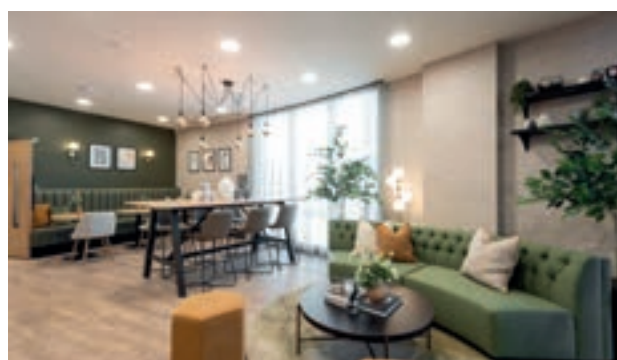
BANKSIDE GARDENS, A NEW PERSPECTIVE ON URBAN LIVING

Adjacent to the Green Park Village development, Bankside Gardens offers an enviable combination of tranquil lakeside living and proximity to Reading town centre, which is less than 3 miles¹ away.

These design-led contemporary apartments, built by St Edward to extremely high standards, enjoy views over the lake and landscaped gardens.

The resident's amenities are ideal for enhancing the lives of busy professionals, and include a concierge, gym, cinema room and co-working studio with a separate meeting room. Further facilities are located nearby at Green Park Village and Green Park Business Park.

With the arrival of the forthcoming on-site Reading Green Park railway station, the journey time to Reading will be just 6 minutes¹, and from there, less than half an hour into London.¹



ESTIMATED
RENTAL
YIELDS UP TO

5%[^]





A VIBRANT TOWN FOR LIVING IN

Reading offers a fantastic way of life, mixing city-style shopping and restaurants, culture, sport and festivals, and the calmer attractions of the Thames Valley countryside.

Shoppers from all over the region head for The Oracle, which has won numerous awards, and is home to an array of over 80 shops, and more than 30 cafés and restaurants, some offering riverside dining. Elsewhere in the town centre, there's a lively mix of shops, bars,

restaurants and clubs, attracting the affluent young professionals who live and work in Reading. There's dining to Michelin-star standards at L'Ortolan, or just outside town in Bray at The Waterside Inn.

Reading is a sporting town too, with enthusiastically supported football, rugby and hockey teams. Reading FC's home base is the iconic Select Car Leasing Stadium (formerly The Madejski Stadium), whose huge capacity also makes it ideal for rugby internationals

and the finish of the half-marathon. Another Reading sports fixture is the 175-year old regatta, and the Reading Festival brings in music fans from all over the world to watch top-line rock acts.

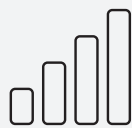
Reading residents also have ample opportunity to enjoy the great outdoors. There are over 400 hectares of parks, pitches and woodlands to explore, as well as the beautiful Thames Valley countryside just outside town.

WHY INVEST IN READING

Rental yields that out-perform London, and steady demand from professional tenants working for a plethora of multinational companies, make Reading a sound choice when it comes to residential investment.



Ranked in the top 10 of Small European Cities of the Future for: Connectivity, FDI Strategy, Business Friendliness & Human Capital/Lifestyle²



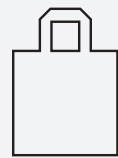
Reading was named one of the best places to live & work³



Excellent connectivity to London and the rest of the UK



Major global brands investing, including PepsiCo and Microsoft



The Oracle is a major shopping and leisure destination



Active rental market with high proportion of overseas tenants



One of the highest wages in the UK outside London⁴



Reading University is rated globally in the top 200



Named the UK's 4th largest digital technology city⁵



Reading is forecast to be one of the top 10 fastest growing economies by the end of 2023*

GLOBAL HQ IN READING



HIGH DEMAND AND EXCELLENT YIELDS

Rental yields up to 5%

Reading letting specialists Haslams, report average returns of as much as 5%. These figures are based on the 70 - 100 properties the Agent lets every month. Voids are minimal and tenants are usually secured

within a week of a property going on the market.

A growing tenant population

230,000 people live in Reading and the population is growing. Large numbers of those people work for the many international companies in the town and require quality lets, as does the student population. The arrival of Crossrail will push demand further still.

London's loss is Reading's gain

According to buy-to-let experts Landbay, as London rents become increasingly unaffordable, tenants turn to well connected towns such as Reading to find homes. Annual price growth in Reading for 2021 - 2022 has outperformed the Capital by 3.2%, compared to 0.5% for London Property.⁶

EXCELLENT CONNECTIVITY¹

The economic success of Reading is partly due to its excellent connections by road, rail and air. Central London can be reached by train in under 30 minutes, while Heathrow Airport is 27 miles by road.



BY RAIL

London is less than half an hour away by train. Reading is a major terminal on the new Crossrail Elizabeth Line, which will take travellers through the Capital direct from Reading without changing trains.

LONDON	23 mins
HEATHROW	40 mins
GATWICK	56 mins

BY CAR

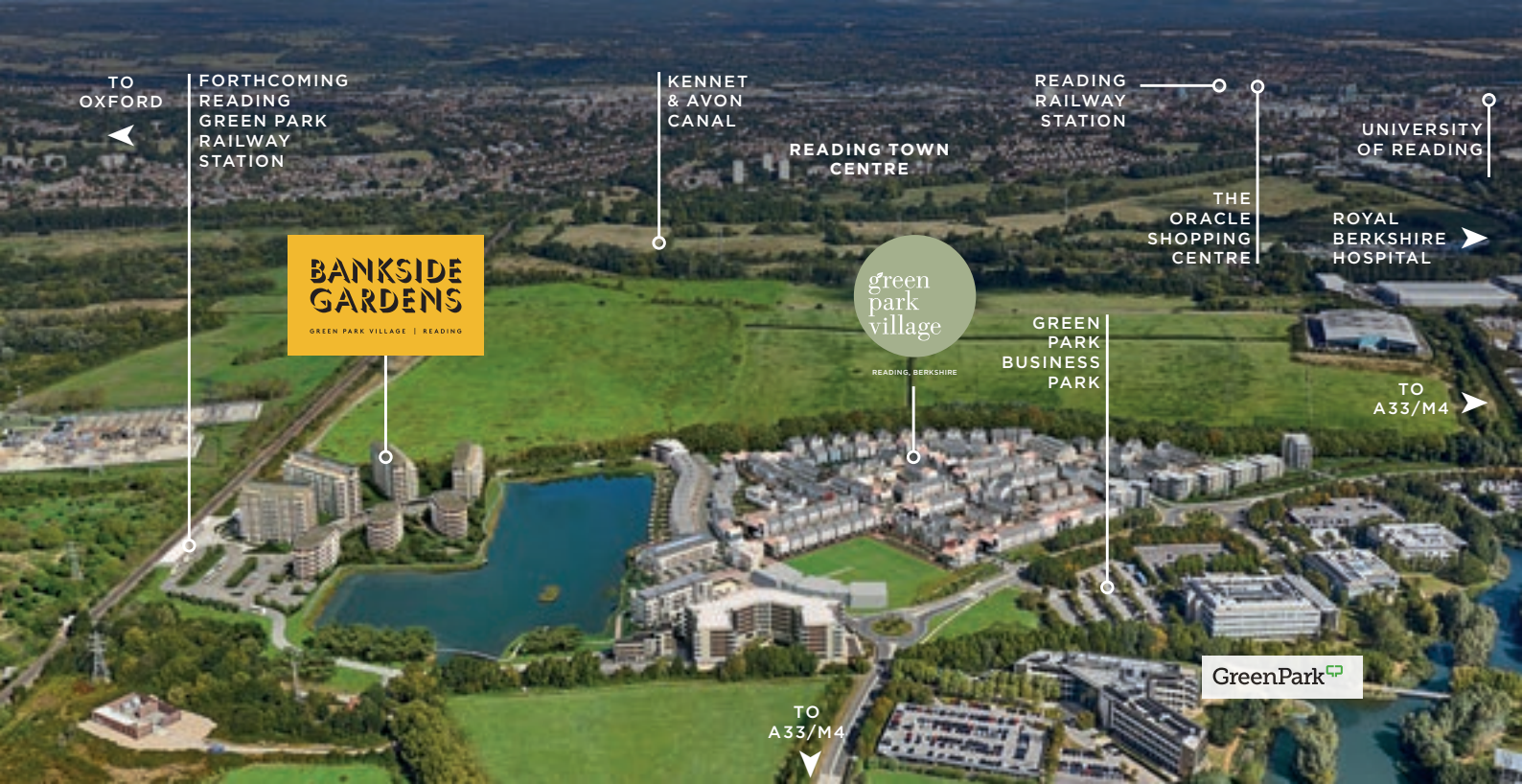
There's easy access to 4 major motorways and London airports.

M4	7 mins
M40	28 mins
M25	35 mins
M3	35 mins
HEATHROW	35 mins
BICESTER VILLAGE	67 mins

RANKED IN THE
TOP 10
 MOST ATTRACTIVE CITIES
 OUTSIDE OF LONDON
 TO LAUNCH A NEW
 BUSINESS⁷

CROSSRAIL - ELIZABETH LINE





- 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 Airport¹
- 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
- Forthcoming Reading Green Park train station will provide 6 minute¹ services to Reading town centre
- Reading to London Paddington in under 25 minutes¹

- On-site amenities, available exclusively for residents, include a concierge, gym, cinema room and co-working studio with a meeting room
- 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 family homes
- Neighbouring Green Park Village has further amenities including a primary school and a Market Square with a commercial unit. A gym, swimming pool, bar and restaurants can also be enjoyed at Green Park Business Park

LOCATION

- Reading sits at the heart of the M4 corridor and is one of the UK's largest cities for digital technology⁵
- Reading is considered to be one of the UK's top places to live and work.³ It has an expanding employment market and is a key driver for property demand
- Major corporations located in Reading include Prudential, Microsoft, Oracle, PepsiCo, Huawei, Verizon, Three and Virgin Media
- A premier shopping and leisure destination. For world-class shopping and entertainment, Central London is within easy reach by train
- The Select Car Leasing Stadium (formerly 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



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

THE AMENITIES

- Concierge
- Cinema room
- Gym
- Co-working studio
- Meeting room
- Landscaped gardens
- Tesco Express Convenience Store
- Primary school situated at neighbouring Green Park Village
- Boardwalks and viewing platforms around the lake
- National cycling route

LOCAL AUTHORITY

Reading Borough Council

BUILDING INSURANCE

10-year NHBC build warranty

TENURE

999-year leasehold⁸

ESTIMATED COMPLETIONS

No. 3: Q2 - Q3 2024

No. 6: Q4 2023 - 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

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

PARKING

Parking included with all apartments

COUNCIL TAX

Band C - £1,846.83 per annum⁹

SERVICE CHARGE

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

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

RANKED IN THE
TOP 5
SMALL EUROPEAN
CITIES OF THE FUTURE²

OUR VISION
2030
TRANSFORMING TOMORROW

St Edward
Designed for life

A joint venture company owned by



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 and the associated block names are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images, photography and lifestyle imagery are indicative only. ¹All distances and travel times are approximate only and are Google.co.uk/Maps, NationalRail.co.uk, Crossrail.co.uk and ThamesValley.co.uk. ²Based on information from Haslams Estate Agents, January 2023. ³Di European Cities & Regions of the Future 2020/21 Report. ⁴Ernst & Young - UK Regional Economic Forecast, England's regions, cities & towns - January 2022. ⁵Sunday Times - Best Places to Live - April 2022. ⁶BBC News - The UK towns & cities with the highest & lowest wages - May 2018. ⁷CBRE - UK Tech Cities Report - March 2022. ⁸Dataloft, Land Registry, DLUHC, LBMA, ONS *Government Report produced by the Centre for Economics and Business Research (Cebr) - Identified Top 10 fastest growing city economies by the end of 2023 - May 2022. ⁹Tide British Entrepreneurial Index 2021 - Most attractive towns & cities outside of London to launch a new business. ⁸Apartment leaseholds 999 years from 1st January 2016. ⁹Council Tax figures are a guideline only. If sole occupancy please notify Reading Borough Council to get reduced rates. Version 0123