

# 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 forthcoming Reading Green Park train station will provide 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 leasehold<sup>1</sup>

## ESTIMATED COMPLETIONS

No. 3: Q2 - Q3 2024

No. 6: Q4 2023 - Q1 2024

No. 7: Q1 - Q2 2024

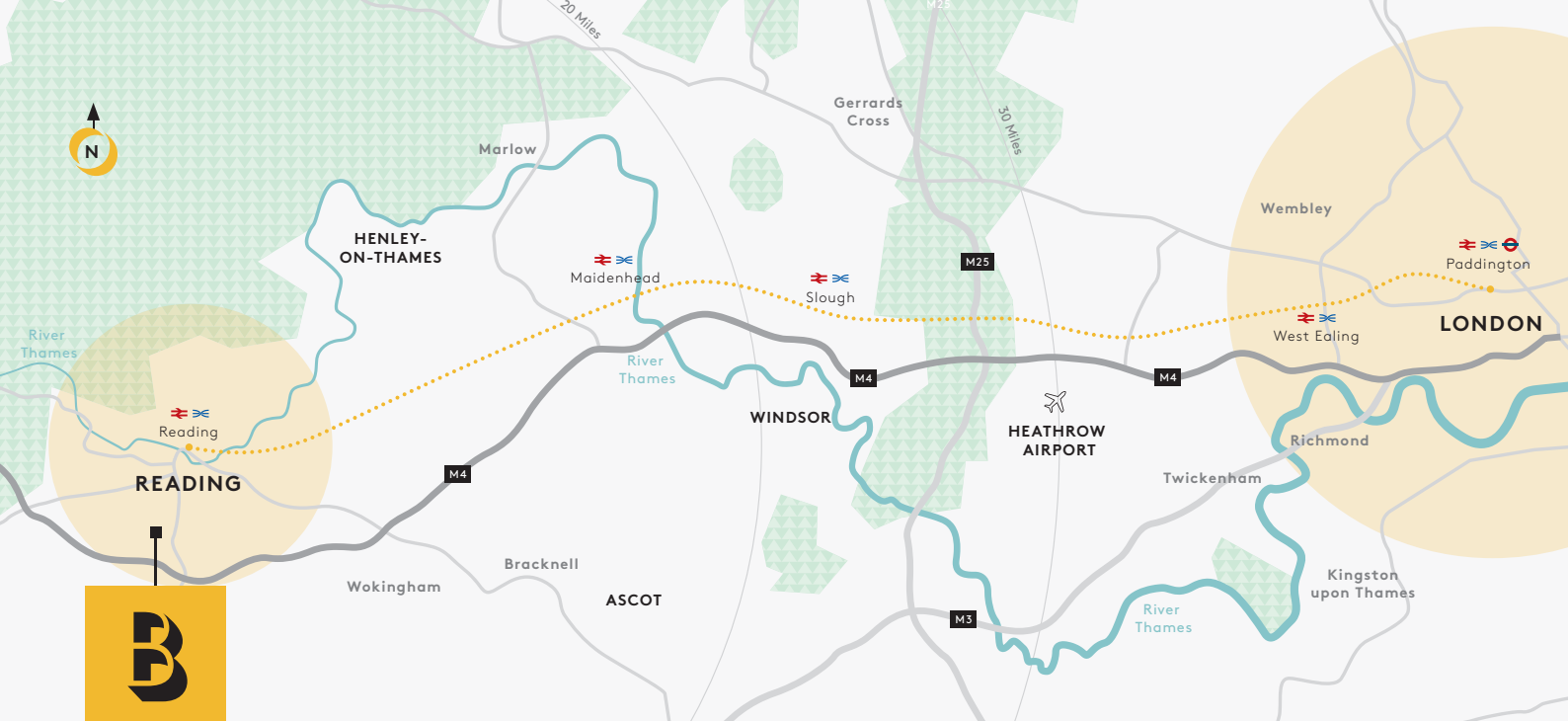
For estimated completion dates for each plot please refer to the price list or speak to a Sales Consultant.

## 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
- Forthcoming Reading Green Park train station will provide 6 minute\* services to Reading town centre and Crossrail
- Reading to London Paddington in under 25 minutes\*
- On-site amenities will 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 proposed flexible commercial unit. A gym, swimming pool, bar and restaurants can also be enjoyed at Green Park Business Park







## ABOUT READING

- Reading sits at the heart of the M4 corridor and has the highest density of tech businesses in the UK<sup>2</sup>
- 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.<sup>3</sup> 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 CHARGE

No. 6: Estimated £3.35 per sq. ft. (exclusive of heating charges)

No. 3 & 7: Estimated £3.40 per sq. ft. (exclusive of heating charges)

External Parking Bays: £50 per annum

Undercroft Parking Bays: £100 per annum

## PARKING

Parking included with all apartments

## COUNCIL TAX

Band C - £1,846.83 per annum<sup>4</sup>

## 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

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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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

**St Edward**  
Designed for life

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