

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

YOUR INVESTMENT OPPORTUNITY



St Edward
Designed for life

THE DEVELOPMENT

ENJOY A NEW PERSPECTIVE ON URBAN LIVING AT BANKSIDE GARDENS, WITH A SELECTION OF STYLISH APARTMENTS IN AN EXCITING NEW WATERSIDE DESTINATION.



WORLD-CLASS LOCAL EDUCATION INSTITUTIONS, SUCH AS READING UNIVERSITY AND A NUMBER OF TOP RANKING GRAMMAR SCHOOLS



HIGH-QUALITY SPECIFICATION DELIVERED BY ST EDWARD, PART OF THE BERKELEY GROUP



1 & 2 BEDROOM APARTMENTS



RESIDENTS' FACILITIES INCLUDE A CONCIERGE, GYM, CINEMA ROOM & CO-WORKING SPACE



YIELDS OF UP TO 5.2%** SUPPORTED BY STRONG RENTAL DEMAND



ON-SITE READING GREEN PARK STATION PROVIDES ACCESS TO TOWN CENTRE IN 6 MINUTES*



HOME TO GREEN PARK BUSINESS PARK INCLUDING COMPANIES SUCH AS CISCO, REGUS, VIRGIN MEDIA & THAMES WATER



7 ACRE DEVELOPMENT LOCATED JUST 3 MILES SOUTH OF READING'S VIBRANT TOWN CENTRE



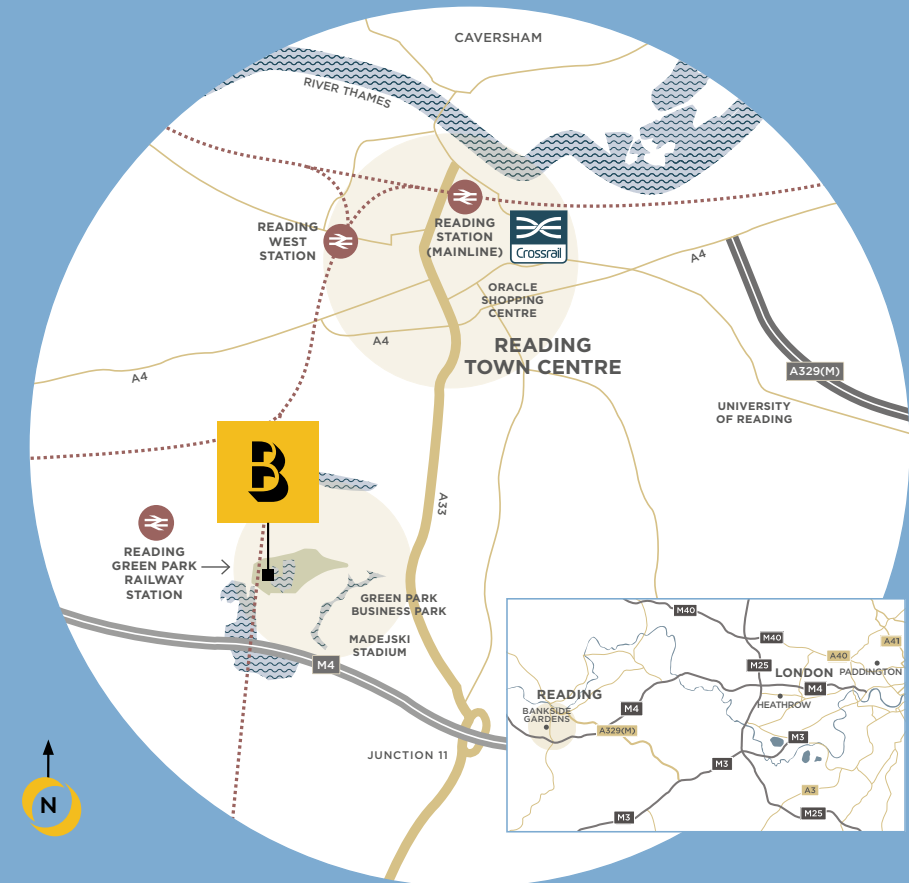
ON-SITE PRIMARY SCHOOL, MARKET SQUARE & TESCO EXPRESS



READING STATION TO LONDON PADDINGTON IN UNDER 25 MINUTES*



CONNECTIVITY TO M4, M40, M25 & M3



7 12 23

MINUTES BY CAR TO M4 FOR LONDON AND THE WEST

MINUTES BY BUS TO READING TOWN CENTRE

MINUTES BY TRAIN FROM READING TO LONDON PADDINGTON

BY TRAIN*	BY ELIZABETH LINE*	BY CAR*
Reading Green Park Station	Reading	M4 7 mins
Reading 6 mins	Heathrow 38 mins	M40 28 mins
Paddington 23 mins	Bond Street 54 mins	WINDSOR 32 mins
Bond Street 41 mins	Liverpool Street 61 mins	M25 35 mins
Tottenham Court Road 49 mins	Canary Wharf 67 mins	M3 35 mins
		HEATHROW 35 mins
		OXFORD 54 mins
		LONDON 58 mins

*All travel times are approximate only and are sourced from google.co.uk/maps

**Source: Dataloft, Dataloft Rental Market Analytics, Bank of England

SITE PLAN



READING'S RENTAL APPEAL

Reading is home to a secure and growing rental market. 32% of households rent privately here, much higher than the South East average of 19%.

With proportionally less household income spent on rent, and rental values 34% lower than London** (Zones 1-4), the Reading rental market has broad appeal.

Average Monthly Rent
London: £2,323
Reading: £1,528

**London Zones 1-4 2-bed apartments, 2023

Source: Census 2021, Dataloft Rental Market Analytics, 2023

49%

RENTERS AGED 20 - 29

30%

RENTERS AGED 30 - 39

27%

RENTERS EMPLOYED
IN TECH SECTOR

WHAT DOES READING HAVE TO OFFER?

AMENITIES IN READING



The Oracle Shopping Centre boasts an array of fashion outlets, eateries, and entertainment options, including shops like Next, Apple, H Samuel and Zara.



The Select Car Leasing Stadium, home to Reading Football Club is located 5 minutes* away from Bankside Gardens. Reading Sailing Club and The Caversham Golf Club are also located nearby.



The Residents' Club 51 includes a 12-hr concierge, gymnasium, co-working space & cinema room.



Basildon Park & Henley-on-Thames are both within a short distance of Green Park Village, offering picturesque open spaces.

CONNECTIVITY



Bankside Gardens offers superb connectivity by road and rail for work and leisure. The M4 is just 7 minutes by car. Reading Green Park Station offers a 6 minute service to Reading, from which London is just 23 minutes away.*

A THRIVING LOCAL ECONOMY



4th
UK Tech Cities
Report 2022



Top 10
Sunday Times Best
Places to Live in the
South East (2023)



Top 10
UK Competitiveness
Index

Source: UK Tech City Report 2022 (CBRE), Sunday Times Best Places to Live 2023, UK Competitiveness Index 2023

LOCAL BUSINESSES



PROPERTY A CHOICE INVESTMENT



Annual price growth in Reading has outperformed London and significantly outperformed other asset classes over the past decade.

WORLD CLASS EDUCATION

The University of Reading is ranked in the top 1% worldwide and is home to more than 23,000 students from 160 countries.

PROPERTY PERFORMS

PAST 10 YEARS (2013 - 2023)		10 YEAR PRICE GROWTH (2013 - 2023)	
Reading Property ¹	57.8%	Reading Property ¹	4.67%
Price Return	19%	London Property ¹	Zone 1 - 2 - 2.77% Zone 3 - 6 - 4.53%

¹Dataloft, Land Registry, DLUHC, Investing.com. ²CAGR Based on £/sq ft 2013-2023.

ATTRACTIVE RENTAL GROWTH AND YIELDS



There has been a 13% annual rental price growth in the Bankside Gardens postcode of RG2, meaning this area has outperformed the South-East by 10.3% and London markets by 8.8% in the past year.

Yields of 5.33% - 6.13% are forecast for Bankside Gardens by 2028 at current sale prices.

Source: Dataloft, Dataloft Rental Market Analytics, BoE.

MORE FOR YOUR MONEY



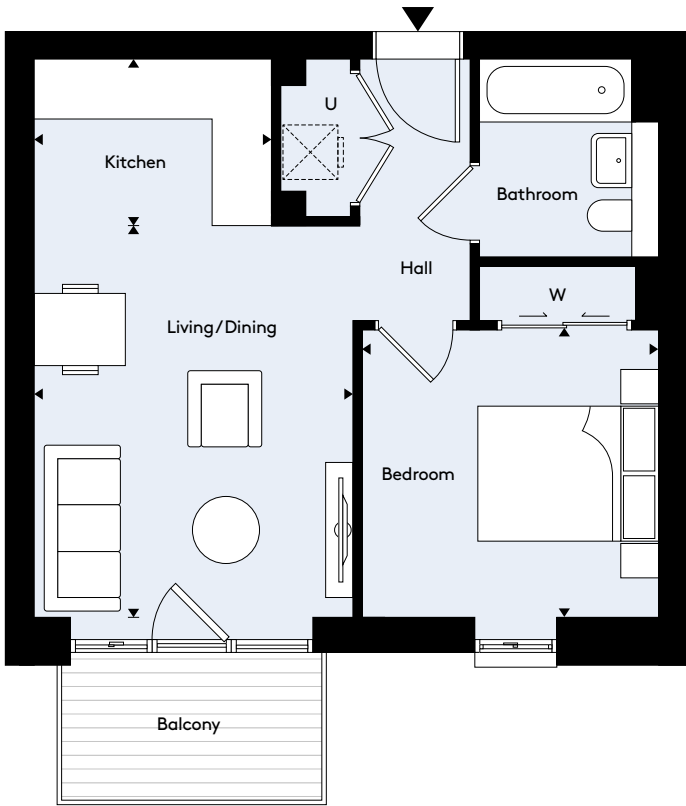
Bankside Gardens offers the opportunity to purchase a premium property at up to 17% less than the average London two-bedroom apartment and on average 9.2% larger.

Source: Berkeley asking prices for available properties (2-beds), Dataloft, Land Registry (4th Quarter 2023).

*All travel times are approximate only and are sourced from google.co.uk/maps

TYPICAL ONE BEDROOM APARTMENT

TOTAL AREA 43.2 SQ. M 465 SQ FT



DIMENSIONS

Kitchen	2.65 m x 1.85 m	8' 8" x 6' 1"
Living/Dining	4.36 m x 3.55 m	14' 4" x 11' 8"
Bedroom	3.30 m x 3.21 m	10' 10" x 10' 6"

Floorplans shown are for approximate measurements only. Exact layout & sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

KEY

- C Cupboard
- U Utility cupboard
- Provision for washer/dryer
- W Built-in wardrobe
- Measurement points



TYPICAL TWO BEDROOM APARTMENT

TOTAL AREA 66.4 SQ M 715 SQ FT



DIMENSIONS

Living / Dining	4.90m x 3.45m	16' 1" x 11' 4"
Kitchen	2.75m x 2.30m	9' 0" x 7' 7"
Bedroom 1	3.85m x 3.45m	12' 8" x 11' 4"
Bedroom 2	3.75m x 2.75m	12' 4" x 9' 0"

Floorplans shown are for approximate measurements only. Exact layout & sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.





*Interactive View depicts Apartment 6.8.5, indicative only.

KEY

- W Built-in wardrobe
- U Utility cupboard
- Provision for washer/dryer
- Measurement points



KEY INFORMATION

	NO. 3	NO.6	NO. 7
ESTIMATED COMPLETION DATE	AUGUST '24	READY TO MOVE INTO	JUNE '24
 Location Bankside Gardens Reading RG2 6BU	 Local Authority Reading Borough Council	 Tenure Apartments Leasehold	 Service Charge From £4.10 per sq ft (exclusive of heating charges)

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

BUILDING INSURANCE

10-year NHBC build warranty

PARKING

Parking included with all apartments¹

COUNCIL TAX

1 & 2 bedroom apartments:
 Band C - £2,104.42

MANAGEMENT AGENT

FirstPort Property Management

TERMS OF PAYMENT

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

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

No. 3 & 7: 15% payable on exchange within 21 days of purchaser's solicitors receiving the contracts & 85% balance on legal completion.

BANKSIDE GARDENS

Sales & Marketing Suite, 50 Flagstaff Road, Green Park, Reading, RG2 6BN
 0118 321 5877 | BanksideGardensSales@berkeleygroup.co.uk | banksidegardens.co.uk

OUR VISION
2030
 TRANSFORMING TOMORROW

 **Berkeley**
 Group
 Proud member of the
 Berkeley Group

St Edward
 Designed for life

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 & Photography are indicative only. 1 - Please speak to a sales consultant for more information. *All travel times are approximate only and are sourced from google.co.uk/maps. **DataLoft, DataLoft Rental Market Analytics, Bank of England. Version 0624.