

# 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



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



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



1 & 2 BEDROOM APARTMENTS



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



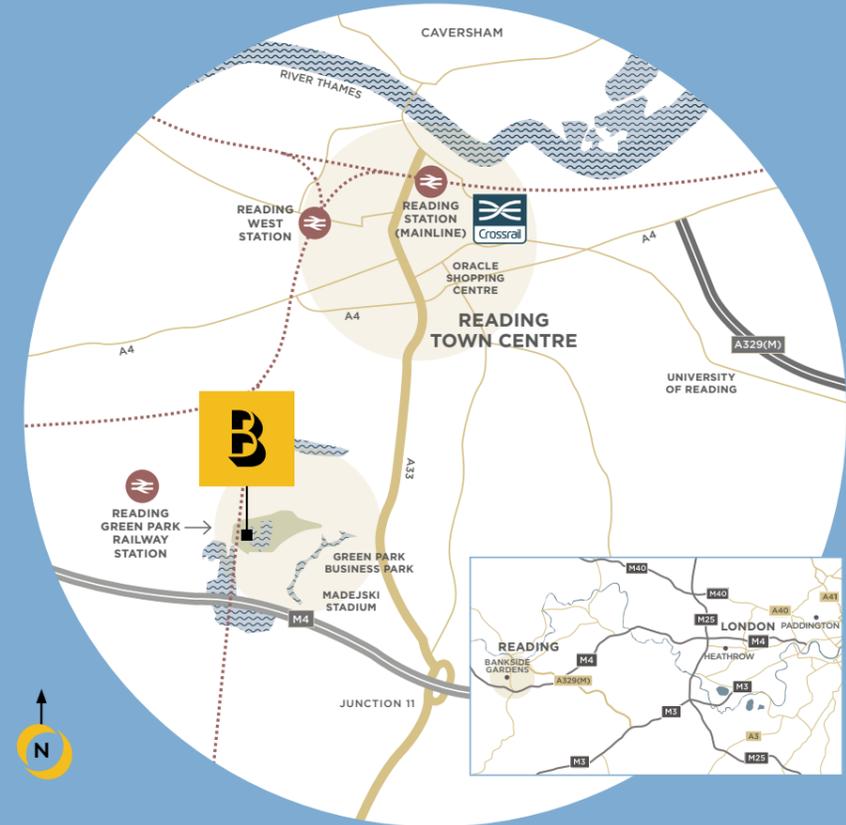
ON-SITE PRIMARY SCHOOL, MARKET SQUARE & TESCO EXPRESS



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	<b>M4</b> <b>7 mins</b>
Reading <i>6 mins</i>	Heathrow <i>38 mins</i>	<b>M40</b> <b>28 mins</b>
Paddington <i>23 mins</i>	Bond Street <i>54 mins</i>	<b>WINDSOR</b> <b>32 mins</b>
Bond Street <i>41 mins</i>	Liverpool Street <i>61 mins</i>	<b>M25</b> <b>35 mins</b>
Tottenham Court Road <i>49 mins</i>	Canary Wharf <i>67 mins</i>	<b>M3</b> <b>35 mins</b>
		<b>HEATHROW</b> <b>35 mins</b>
		<b>OXFORD</b> <b>54 mins</b>
		<b>LONDON</b> <b>58 mins</b>

\*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



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



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.



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.

## 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

# 49%

RENTERS AGED 20 - 29

# 30%

RENTERS AGED 30 - 39

# 27%

RENTERS EMPLOYED IN TECH SECTOR

Source: Census 2021, Dataloft Rental Market Analytics, 2023

## PROPERTY PERFORMS

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

<sup>1</sup>Dataloft, Land Registry, DLUHC, Investing.com. <sup>2</sup>CAGR 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"



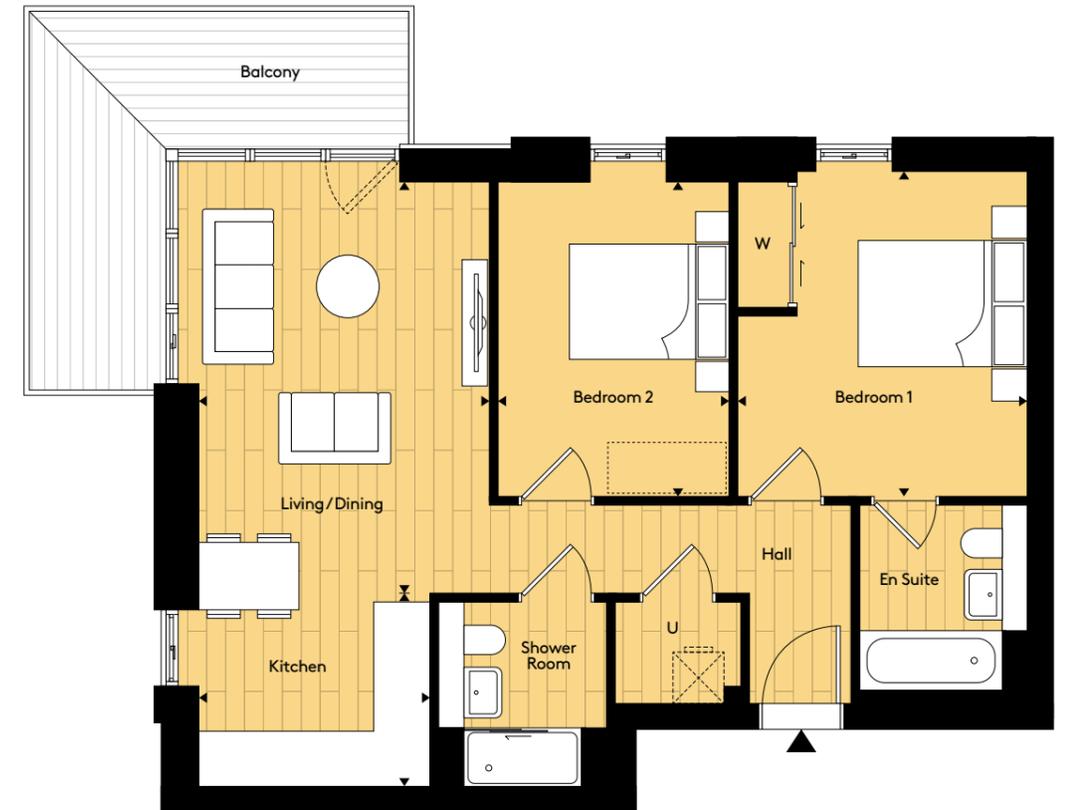
## KEY

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

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.

# 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"



## KEY

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

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 INFORMATION



	NO. 3	NO.6	NO. 7
<b>ESTIMATED COMPLETION DATE</b>	<b>AUGUST '24</b>	<b>READY TO MOVE INTO</b>	<b>JUNE '24</b>



#### 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 apartments<sup>1</sup>

#### 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

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