

# 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.

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COOL.CALM.CONNECTED.

**St Edward**  
Designed for life

# WELCOME TO READING

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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

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**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 miles<sup>1</sup> 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 further facilities 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 and Crossrail will be just 6 minutes<sup>1</sup>, and less than half an hour into London.<sup>1</sup>



ESTIMATED  
RENTAL  
YIELDS UP TO  
**4.5%**<sup>^</sup>







## 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 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.

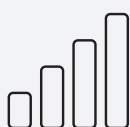
# WHY INVEST IN READING

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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/Lifestyle<sup>2</sup>



Reading was named one of the best places to live & work<sup>3</sup>



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 London<sup>4</sup>



Reading University is rated globally in the top 200



Named the UK's 4th largest digital technology city<sup>5</sup>



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 4.5%

Reading lettings specialists Haslams reports average returns of 4% and as much as 4.5%. 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. Knight Frank predicts that net yields in London will remain around the 3.5% mark, compared to 4.4% in the regions.

A map of the United Kingdom with major roads highlighted. Concentric circles around London indicate travel times: 1 hour (inner circle) and 3 hours (outer circle). Major roads are labeled with their designations: A1(M), A74(M), M1, M2, M3, M4, M5, M6, M20, M25, M27, and M40. Cities and towns marked include Glasgow, Edinburgh, Newcastle upon Tyne, Leeds, Manchester, Liverpool, Birmingham, Oxford, Reading, London, Brighton, Southampton, Exeter, Plymouth, Cardiff, and Bristol.

A map of the South East of England showing major roads and travel times from London. London is at the center, with concentric circles indicating 1-hour and 3-hour travel times. Major roads are labeled with their designations: M1, M25, M20, M3, M4, M5, M40, M6, and M27. Cities and towns shown include Birmingham, Oxford, Reading, London, Brighton, Southampton, Bristol, Cardiff, and Exeter. The map also shows the English Channel and the coast of France.

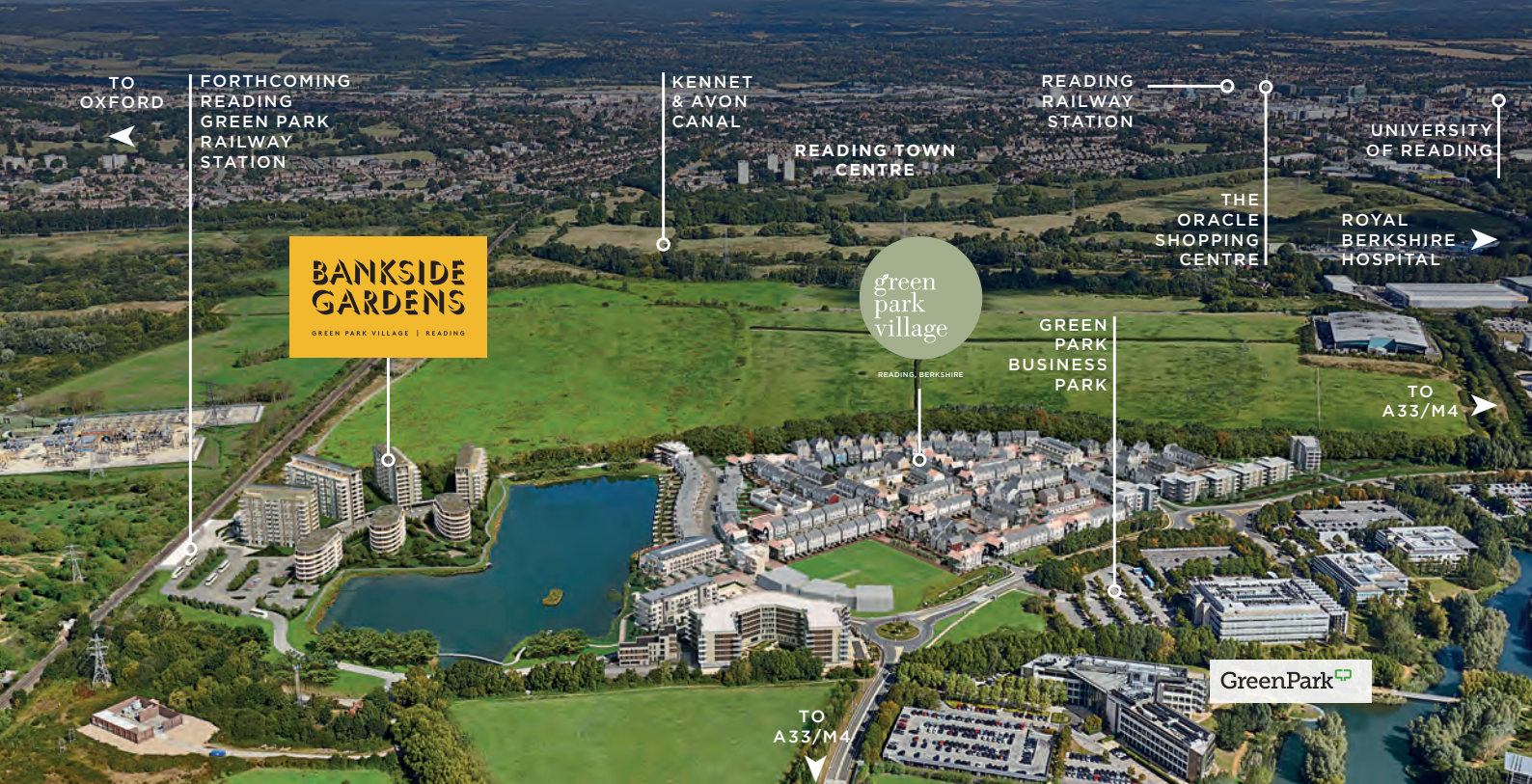
There's easy access to 4 major motorways and London airports.

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

**MOST ATTRACTIVE CITIES  
OUTSIDE OF LONDON  
TO LAUNCH A NEW  
BUSINESS<sup>6</sup>**

The diagram illustrates the Heathrow Express and Piccadilly lines of the London Underground. The Heathrow Express line is a solid black line with black station markers, connecting Reading, Twyford, Maidenhead, Taplow, Burnham, Slough, Langley, Iver, West Drayton, Hayes & Harlington, Southall, Hanwell, West Ealing, Ealing Broadway, Acton Main Line, Paddington, Bond Street, Tottenham Court Road, Farringdon, Liverpool Street, and Whitechapel. The Piccadilly line is a dashed black line with yellow station markers, connecting Heathrow (Terminals 2 & 3, Terminal 5, Terminal 4) to Canary Wharf and Stratford. The Heathrow Express line branches off from the Piccadilly line at Heathrow.





- 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<sup>1</sup>
- 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<sup>1</sup> services to Reading town centre and Crossrail
- Reading to London Paddington in under 25 minutes<sup>1</sup>

- 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 family 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

## LOCATION

- Reading sits at the heart of the M4 corridor and is one of the UK's largest cities for digital technology<sup>5</sup>
- 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 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 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
- 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 leasehold<sup>7</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

## 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 annum<sup>8</sup>

## 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

## 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 FUTURE<sup>2</sup>

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 and lifestyle imagery are indicative only. <sup>1</sup>All distances and travel times are approximate only and are sourced from google.co.uk/maps, nationalrail.co.uk, crossrail.co.uk and Thames Valley Berkshire Update March 2018. <sup>2</sup>FDi European Cities & Regions of the Future 2020/21 Report. <sup>3</sup>Ernst & Young - UK Regional Economic Forecast, England's regions, cities & towns - January 2022. <sup>4</sup>Sunday Times - Best Places to Live - April 2022. <sup>5</sup>BBC News - The UK towns & cities with the highest & lowest wages - May 2018. <sup>6</sup>CBRE - UK Tech Cities Report - March 2022. <sup>7</sup>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. <sup>8</sup>Tide British Entrepreneurial Index 2021 - Most attractive towns & cities outside of London to launch a new business. <sup>9</sup>Apartment leaseholds 999 years from 1st January 2016. <sup>10</sup>Council Tax figures are a guideline only. If sole occupancy please notify Reading Borough Council to get reduced rates. <sup>11</sup>Estimated by Haslams Estates. Version 0722