

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING



COOL. CALM. CONNECTED.

A lakeside sanctuary - Modern homes in Green Park, Reading, where comfort and connectivity meet.

Reading stands as one of the UK's most thriving economic hubs, home to global giants like Microsoft, Oracle, and PepsiCo – and with the arrival of Crossrail, connections to Central London and beyond are faster than ever – the town is set to outperform major cities like London and Birmingham, making it the ideal place to invest.

Nestled on seven acres beside a tranquil lake and surrounded by lush parkland, this design-led development

features modern apartments with exclusive amenities like a concierge, gym, co-working studio, and cinema room. The on-site Reading Green Park Train Station ensures quick access to Reading town centre, giving residents the rare luxury of peaceful lakeside living, just moments from the town's dynamic heart.





THE DEVELOPMENT

- 7 acre (2.8 hectare) site, located 3 miles south of the town centre, 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
- On-site amenities 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
- On-site Tesco Express

THE DEVELOPER

This 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

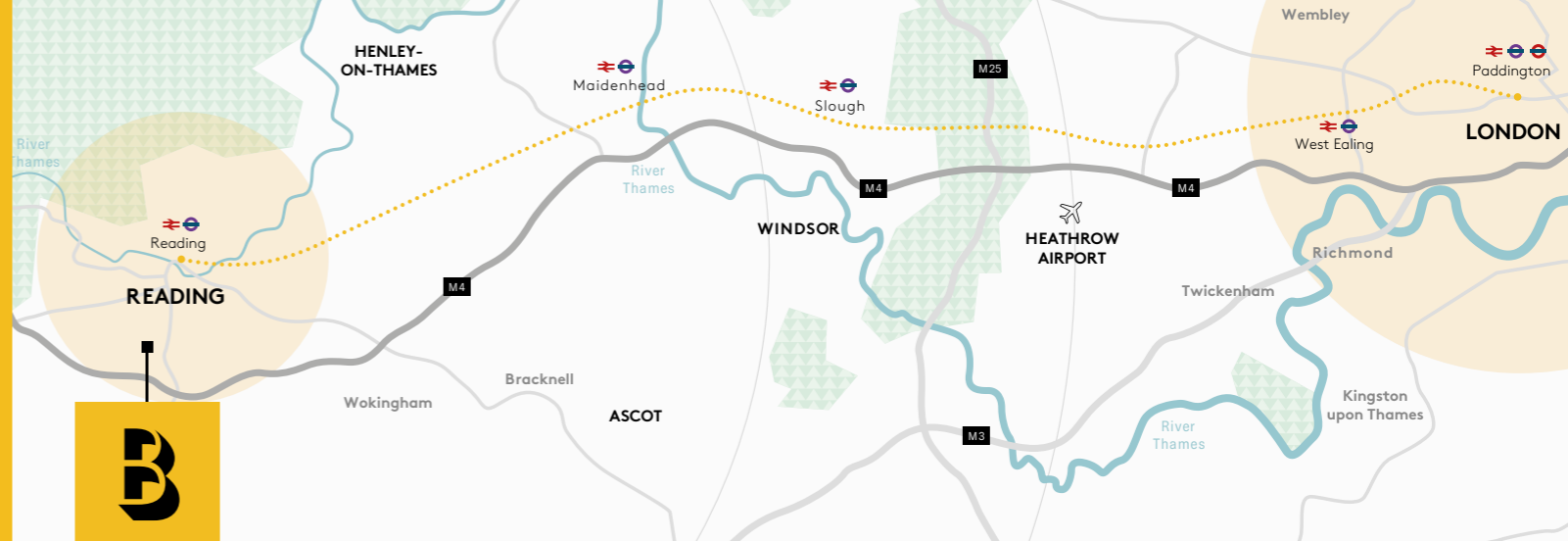
10-year NHBC build warranty

TENURE

999 year leasehold¹

ESTIMATED COMPLETIONS

- No. 2 – Ready to Occupy
- No. 3 – Ready to Occupy
- No. 6 – Ready to Occupy
- No. 7 – Ready to Occupy



ABOUT READING

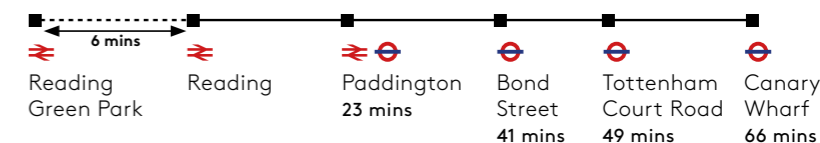
- Reading, also known as Britain's 'Silicon Valley', has the highest density of tech businesses in the UK²
- Reading is set to be the fastest growing local economy over the next 3 years³
- Strong demand for homes in Reading with employment increasing and Elizabeth line to Central London
- £900 million investment in Reading station - over 200 trains a day link Reading and London. Elizabeth line connects Reading to the West End and Canary Wharf

EDUCATION

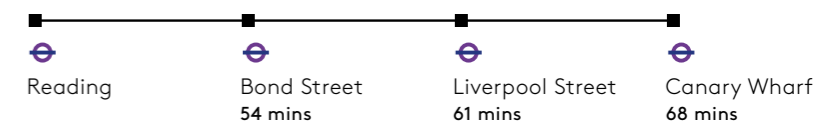
- Reading University is ranked 24th in The Times University Guide, with over 27,000 students
- A new primary school, Green Park Village Academy, situated at neighbouring Green Park Village
- Henley Business School ranked UK 7th in the Financial Times European Business Schools Ranking 2024

TRANSPORT LINKS

BY TRAIN AND UNDERGROUND⁴



BY ELIZABETH LINE⁴



WHY INVEST IN BANKSIDE GARDENS

Reading was named one of the best places to LIVE & WORK⁵

Forecast to be fastest growing local economy in UK

23 minute train services to LONDON PADDINGTON⁶

Reading is home to GLOBAL BUSINESS including Microsoft, Prudential, Huawei, PepsiCo, Cisco, Thales and Three

ON-SITE Reading Green Park Station 6 minute train services to Reading⁶

33% Property Price Growth 2014-24^{**}

Average Rental yields reached 5.55% in December 2023, compared to prime London's at 4.46%

M4 is just 7 minutes by car & 23 minutes to LONDON by rail from READING STATION⁶



*Colliers TOP UK Residential Investment Cities H2 2024. ⁴All travel times are approximate only and are sourced from Google.co.uk/Maps, NationalRail.co.uk. ⁵ONS.



ESTIMATED SERVICE CHARGE⁴

No. 2 – £4.30 per Sq Ft
No. 3 – £4.30 per Sq Ft
No. 6 – £4.85 per Sq Ft
No. 7 – £4.75 per Sq Ft
(exclusive of heating charges)

External Parking Bays:
£50 per annum

Undercroft Parking Bay:
£100 per annum

PARKING

Parking space included with each apartment

COUNCIL TAX

Band C - £2,104.42 per annum⁵
Band D - £2,367.47 per annum⁵

TERMS OF PAYMENT

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

No. 2, 3, 6 & 7: 10% payable on exchange, within 28 days of purchaser's solicitors receiving the contracts and 90% balance on legal completion

GROUND RENT

A Peppercorn Rent will be applicable to all apartments. Please consult a Sales Consultant for further information

BANKSIDE GARDENS
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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley'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. 2, No. 3, No. 6 & No. 7 are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images and photography are indicative only. *All travel times and distances are approximate only and are sourced from google.co.uk/maps, nationalrail.co.uk, crossrail.co.uk and Thames Valley Berkshire Update March 2018. (1) Apartment leaseholds 999 years from 1st January 2016. (2) TechNation 2017. (3) 2025-2028 EY Regional Economic Forecast. (4) Figures estimated May 2024. (5) Council Tax figures are a guideline only. If sole occupancy please notify Reading Borough Council to get reduced rates. Version 0325