



# green park village

READING, BERKSHIRE

*Beautiful New England inspired homes, incredible facilities and stunning surroundings – Green Park Village is the perfect balance of accessibility and escapism.*

Set in 60 acres on the banks of a beautiful lake, Green Park Village is a new sustainable village promising effortless living for everyone, with a range of apartments and houses, a new primary school, Market Square and a railway station linking you to Reading in just 6 minutes.

With a total commitment to providing a high quality, design-led and sustainable new community, St Edward is developing an exciting new destination in Reading, one of the UK's leading commercial and business districts.

**St Edward**  
Designed for life





- 60 acre (24 hectare) site, located 3 miles south of Reading, 42 miles west of Central London and 27 miles west of London Heathrow Airport\*
- An established & growing community
- Situated in a beautiful lakeside setting
- A mix of 1 & 2 bedroom apartments
- Market Square with a new primary school and nursery; Green Park Village Academy & coffee shop
- 12 minutes by bus to Reading town centre
- On-site Reading Green Park Station provides 6 minute train services to Reading town centre and Crossrail
- Located adjacent to Green Park Business Park, a 195 acre business community including Cisco, Virgin Media, JLT, ISG, HSBC and PepsiCo
- Amenities at Green Park Business Park include a gym, pool, crèche, restaurants and retail

## 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 6BN

## LOCAL AUTHORITY

Reading Borough Council

## BUILDING INSURANCE

10-year NHBC build warranty

## TENURE

*Apartments:* 999-year leasehold<sup>1</sup>

## ESTIMATED COMPLETIONS

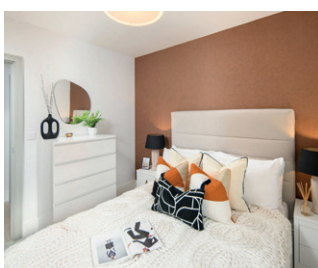
*The Longwater Collection No. One:*  
Ready to move into

*The Longwater Collection No. Two:*  
Jan - Feb 2024

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

## MANAGEMENT AGENT

FirstPort Property Management







## LOCAL AREA

- Reading is considered as the capital of the Thames Valley and has been identified as one of the leading economic growth points in Europe
- Major corporations located in Reading include Prudential, Microsoft, Oracle, PepsiCo, Huawei, Verizon, Three and Virgin Media
- World class shopping and entertainment in Central London is within easy reach via train; or closer to home the Oracle shopping centre is Reading's premier shopping and leisure destination
- Reading Football Club (RFC) and London Irish share the impressive Select Car Leasing Stadium, which is just moments from Green Park Village

## EDUCATION

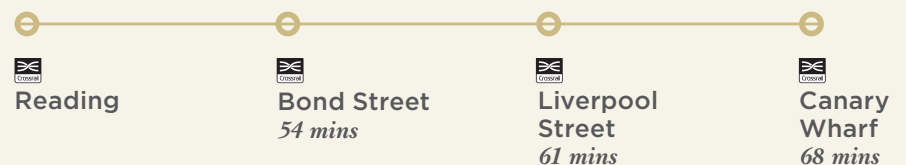
- Excellent education opportunities for all age groups, including top ranking grammar schools
- A new on-site primary school, Green Park Village Academy
- University of Reading, a research intensive university with global reach, including Henley Business School and University of Reading Malaysia

## TRANSPORT LINKS

### BY TRAIN AND UNDERGROUND\*



### BY CROSSRAIL\*







## 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.

## SERVICE CHARGE

*The Longwater Collection:*  
Estimated per household £2.98  
per sq. ft. per annum

## PARKING

*The Longwater Collection:*  
x 1 allocated space

## COUNCIL TAX<sup>2</sup>

*1 & 2 bedroom apartments:*  
Band C - £2,005.55

## TERMS OF PAYMENT

1. A reservation fee is payable upon reservation:
  - £1,000 is payable for reservations on apartments
2. 10% payable on exchange within 21 days of purchaser's solicitors receiving the contracts
3. Followed a further 90% upon completion

### GREEN PARK VILLAGE

Sales & Marketing Suite, 50 Flagstaff Road, Reading, RG2 6BN (Located at Bankside Gardens)  
0118 402 3533 | [greenparkvillage@stedward.co.uk](mailto:greenparkvillage@stedward.co.uk) | [greenparkvillage.co.uk](http://greenparkvillage.co.uk)

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. Green Park Village and the associated Apartment block names are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images, Showhome photography and lifestyle photography are indicative only. \*All travel times are approximate only and are sourced from google.co.uk/maps, nationalrail.co.uk and Thames Valley Berkshire Update March 2018. †Apartment leaseholds 999 years from 2016. ‡Council Tax figures are a guideline only. If sole occupancy please notify Reading Borough Council to get reduced rates. Version 1023