



READING, BERKSHIRE

THE LANESBOROUGH
COLLECTION

3 BEDROOM URBAN HOUSES

Effortless living for everyone

St Edward
Designed for life

THE LANESBOROUGH COLLECTION

The Urban Houses are a new concept in housing design and address the need for high-quality, low rise housing in a suburban setting. The layouts have been designed to provide a low maintenance, secure family home with spacious interiors, and outdoor space in a street setting.

This elegant collection of 16 Urban Houses, is a beautiful new addition to the well-established Green Park Village. Each home offers 3 bedrooms arranged over four storeys and is situated near the wooded edge surrounded by mature trees.

The Urban Houses are located in a quiet corner of the development, just a short stroll away from the lake and Market Square.



GREEN PARK VILLAGE

Everything on your doorstep

Green Park Village is a new community situated in a beautiful lakeside setting close to Reading. It offers a stunning collection of New England inspired houses and contemporary apartments as well as a host of essential amenities at its heart, all of which are just a short stroll from home.



Photography of Green Park





LIVING LOCALLY

Amenities in the village or nearby

Green Park Village is already flourishing. There is a new primary school, Market Square and Extra Care homes, with local restaurants, a health and fitness centre, and year-round events at adjacent Green Park Business Park adding to the social mix.

It is well connected too. The forthcoming Reading Green Park railway station, situated across the lake, will provide direct access to Reading and Crossrail with quick connections into London.





Lifestyle imagery is indicative only



Lifestyle imagery is indicative only



Photography of Green Park Village



Photography of Green Park Village

COMMUNITY LIFE

Friendships and fitness

People of all ages can get to know one another at Green Park Village, whether it's sipping on a coffee in the Market Square, enjoying a jog or cycle ride around the lake or exploring the 60 acres of surroundings.

The newly appointed Community Engagement Officer can also support community life. Whether its managing potential events on-site, or offering advice on clubs which can be joined in the local area.





Computer Generated Image is indicative only

WELCOME TO THE LANESBOROUGH COLLECTION

YOUR HOME AT THE LANESBOROUGH COLLECTION

The Urban Houses provide up to 1,565 sq. ft. of living space, and make the ideal home for flexible, modern living.

The homes include a family room situated on the ground floor, living room on the first floor and a snug located on the third floor.

Each house also offers ample private outdoor space, including an impressive, secluded roof terrace, perfect for entertaining friends and family or simply enjoying the surrounding views.

Every property also benefits from two allocated parking spaces.



SITE PLAN

Set in 60 acres, 22 of which are green land, Green Park Village offers all the facilities that a local neighbourhood needs.

Green Park Village offers access to a forthcoming train station, Market Square, woodland walks, play areas, a new primary school and excellent facilities at nearby Green Park Business Park including restaurants, retail and gym with pool.

THE LANESBOROUGH COLLECTION

Key

- | | | | |
|--|------------------------------------|--|--|
| | Market Square | | Green Park lake edge paths and public pedestrian route |
| | Primary School | | National Cycle Route 23 |
| | Transport Interchange | | Willow Walk (Public Footpath 11) |
| | Play Area | | Footpath to Kennet & Avon Canal |
| | Picnic Areas | | Boardwalk over lake |
| | Viewing Platforms | | Completed Phases |
| | Reading Green Park Railway Station | | Future Phases |
| | SS Substation | | |
| | EC Extra Care Apartments | | |
| | AH Affordable Housing | | |



The site plan is indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Green Park Village are subject to the construction programme.



Computer Generated Image is indicative only

THE HEART OF THE HOME

Designed for modern living

The spacious kitchen, dining and family room on the ground floor are the heart of the home and offer the perfect space for versatile living where you can cook for the family, watch TV, listen to music or read a book.



Showhome photography is indicative only

GENEROUS LIVING SPACE

A stunning living room

In addition to the ground floor family room and third floor secluded snug, the living room is situated on the first floor and offers further space for entertaining or unwinding after a busy day.



TRANQUIL LUXURY

Beautiful bedrooms

All three bedrooms are calm, welcoming spaces with sumptuous carpets. The main bedroom features a fitted wardrobe with internal fittings including a shelf and rail, as well as an en suite shower room with a spacious walk-in shower.

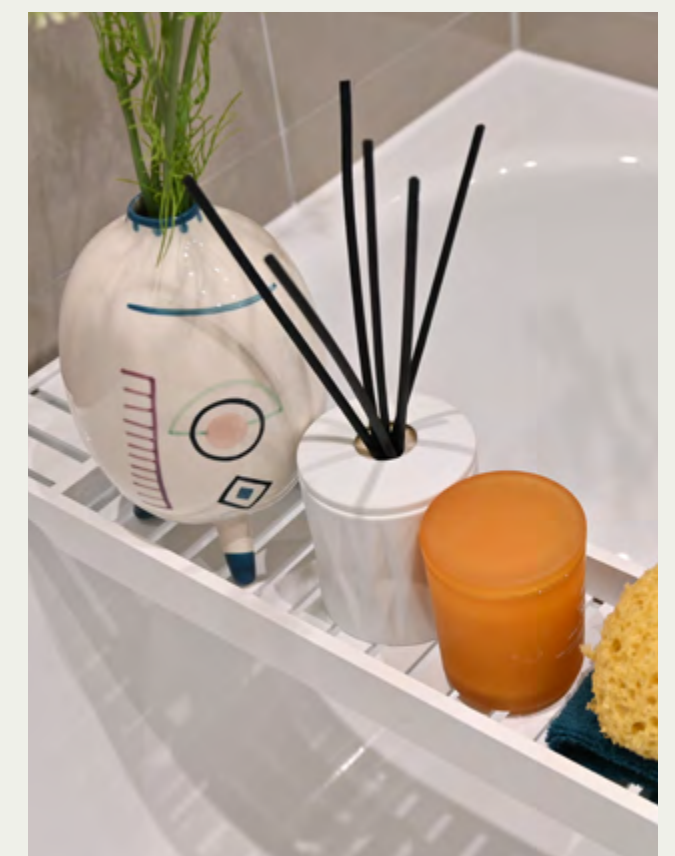


Showhome photography is indicative only

HIGH QUALITY BATHROOMS

Elegant and calming

The bathroom is a true test of quality in any home. The bathroom and en suite shower room at The Lanesborough Collection are proof of St Edward's high standards. Featuring the finest fittings: Villeroy & Boch sanitaryware, Crosswater brassware, perfectly complemented by bespoke details such as display shelving and a recessed mirror cabinet.



ROOM TO GROW

Filled with possibilities

A quiet office to work from home, a children's playroom, or just further living space to relax, the third-floor snug is a flexible area designed to grow with your family.

With direct access to the private roof terrace, this sun-drenched room makes a wonderful space for work, play, and entertaining guests.



Computer Generated Images are indicative only

OPEN THE DOORS

Striking roof terrace

The focal point of these homes is the stunning roof terrace located on the third floor, accessed via the snug. This private and exclusive area of outdoor space offers fantastic views over the development and surrounding area.



SPECIFICATION

Exceptional quality

KITCHEN

- Individually designed Shaker-style kitchen
- Laminate worktop with ceramic gloss metro tile splashback to selected walls
- Stainless steel sink with drainer and chrome polished mixer tap
- Bosch single oven
- Bosch 4-zone induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated extractor hood
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Chrome sockets with USB charging points

CLOAKROOM

- Villeroy & Boch surface mounted porcelain basin on stone worktop with hand painted vanity cabinet and wall mounted chrome finished Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- High level mirror above basin
- Chrome towel rail
- Toilet roll holder

BATHROOM

- Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Single ended bath with Crosswater chrome, handheld shower, bath filler and thermostatic mixer
- High level bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Chrome heated towel radiator
- Toilet roll holder

EN SUITE SHOWER ROOM

- Villeroy & Boch surface mounted basin on a feature wall hung vanity. Wall mounted chrome finished Crosswater mixer tap
- Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Low profile stone resin shower tray with glass sliding door, chrome overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer
- High level bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Chrome heated towel radiator
- Toilet roll holder

INTERNAL FINISHES

- Painted internal doors with chrome polished door furniture
- White framed, glass panelled sliding wardrobe doors with interior shelf and chrome hanging rail to bedroom one
- Vinyl timber effect flooring to all areas on the ground floor
- Fitted carpets to staircases, landings, living room, bedrooms and snug
- Large format floor tiles and polished porcelain wall tiles to bathroom and en suite shower room
- Ceramic gloss metro tile to cloakroom wall

EXTERNAL FINISHES

- Concrete paving slabs to balconies and terraces
- External light to terraces
- Weatherproof double switched socket to terraces
- Two allocated parking spaces
- Provision for washer/dryer within utility

HEATING

- Gas fired central heating with mains pressure hot water
- Underfloor heating to the ground floor, with thermostatically controlled radiators to all other areas
- Chrome heated towel radiator to bathroom and en suite shower room
- Mechanical extract ventilation to kitchen, bathroom and en suite shower room
- uPVC, sealed unit, double glazed external windows/doors

ELECTRICAL FITTINGS

- TV aerial and satellite dish, with provision for Sky Q, as standard to the living room, family room and additional cabling to all bedrooms
- Telephone points to living room and bedroom one
- Network data points to selected locations
- White LED downlights to kitchen, dining, family room, cloakroom, bathroom, en suite shower room, hallways and landings
- Energy efficient pendant lighting to living room, bedrooms and snug
- Lighting to hall cupboards
- White switches and sockets
- USB socket point to kitchen, family room, living room and all bedrooms
- Shaver sockets to bathroom and en suite shower room
- External wall lantern to front of property

SECURITY & PEACE OF MIND

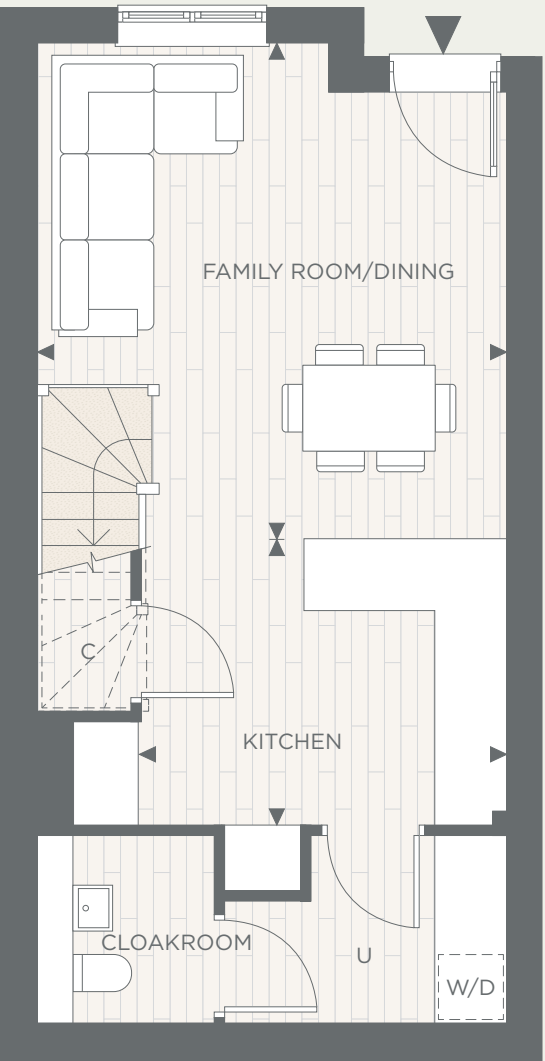
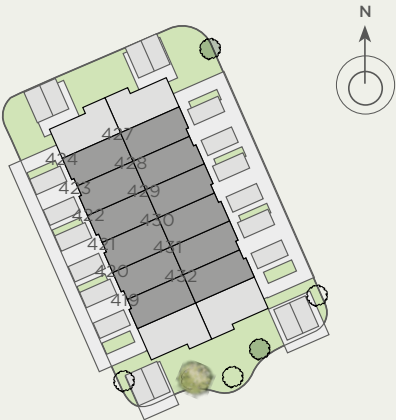
- Power provided for future wireless intruder alarm to be fitted at a later date by purchaser
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Heat detectors to kitchens
- CO detector
- 10-year NHBC build warranty
- 2-year St Edward warranty

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St Edward reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Please ask a Sales Consultant for details. Showhome photography is indicative only.

URBAN HOUSES

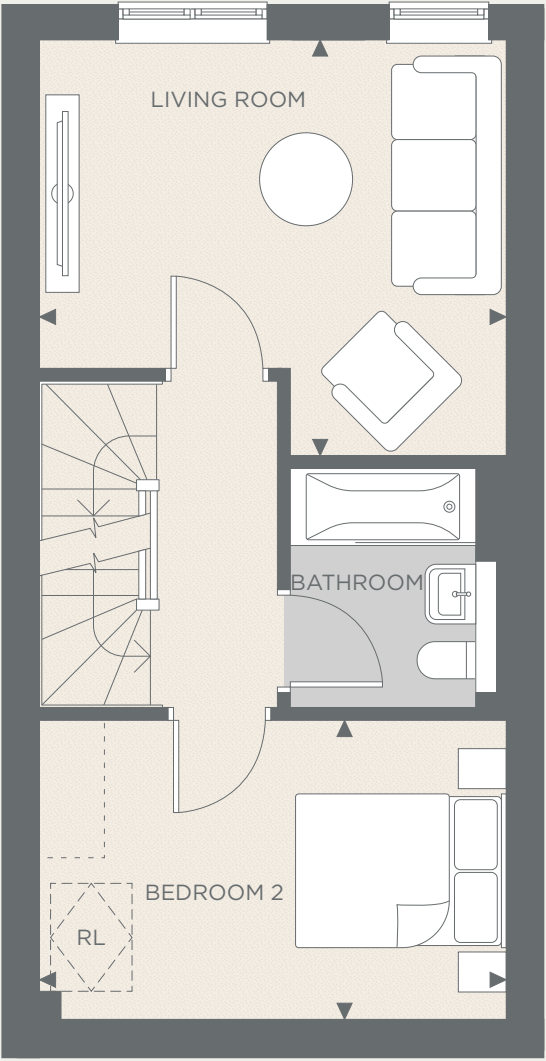
Houses 419, 420*, 421, 422*, 423, 424*, 427, 428*, 429, 430*, 431 & 432*

Total Area 123.6 sq m 1,330 sq ft



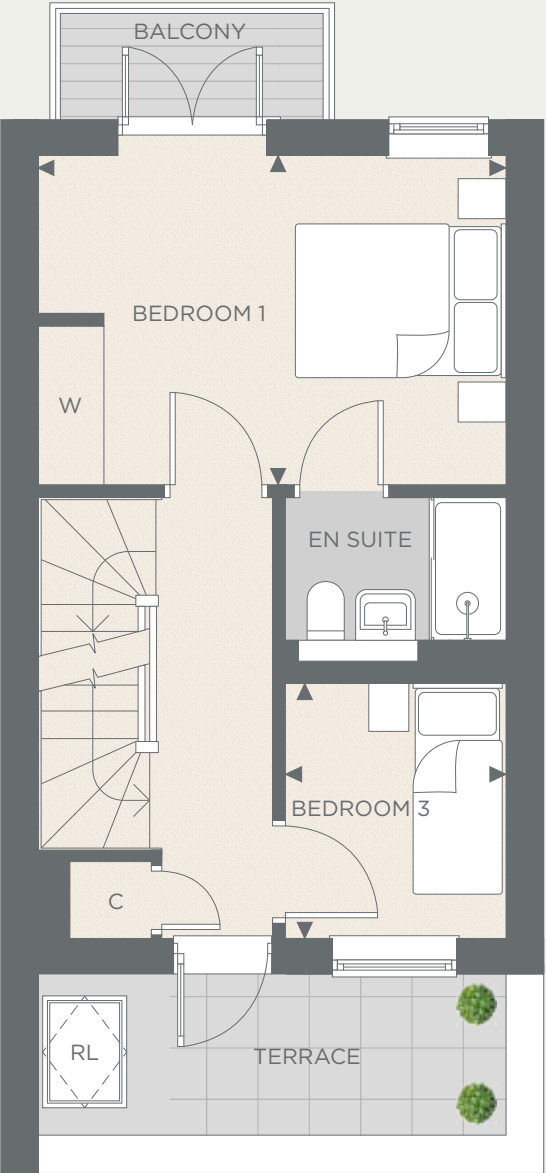
GROUND FLOOR

Family Room/Dining	4.40m x 4.25m	14' 5" x 13' 11"
Kitchen	3.94m x 2.70m	12' 11" x 8' 10"



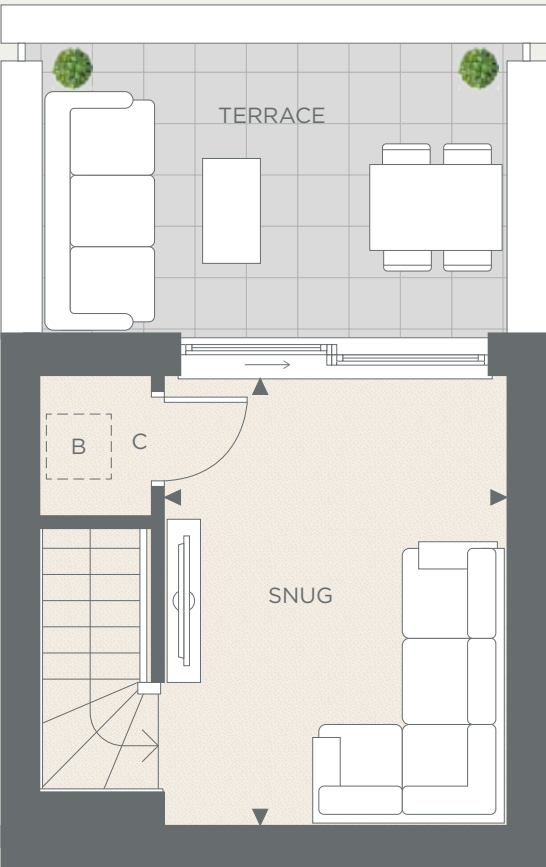
FIRST FLOOR

Living Room	4.25m x 3.78m	13' 11" x 12' 4"
Bedroom 2	4.25m x 2.73m	13' 11" x 8' 11"



SECOND FLOOR

Bedroom 1	4.25m x 3.00m	13' 11" x 9' 10"
Bedroom 3	2.31m x 2.01m	7' 7" x 6' 7"



THIRD FLOOR

Snug	4.09m x 3.15m	13' 5" x 10' 4"
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KEY:

- ◄ ► Measurement points B Boiler U Utility C Cupboard W/D Provision for washer/dryer W Wardrobe
— — Indicative wardrobe position RL Roof light

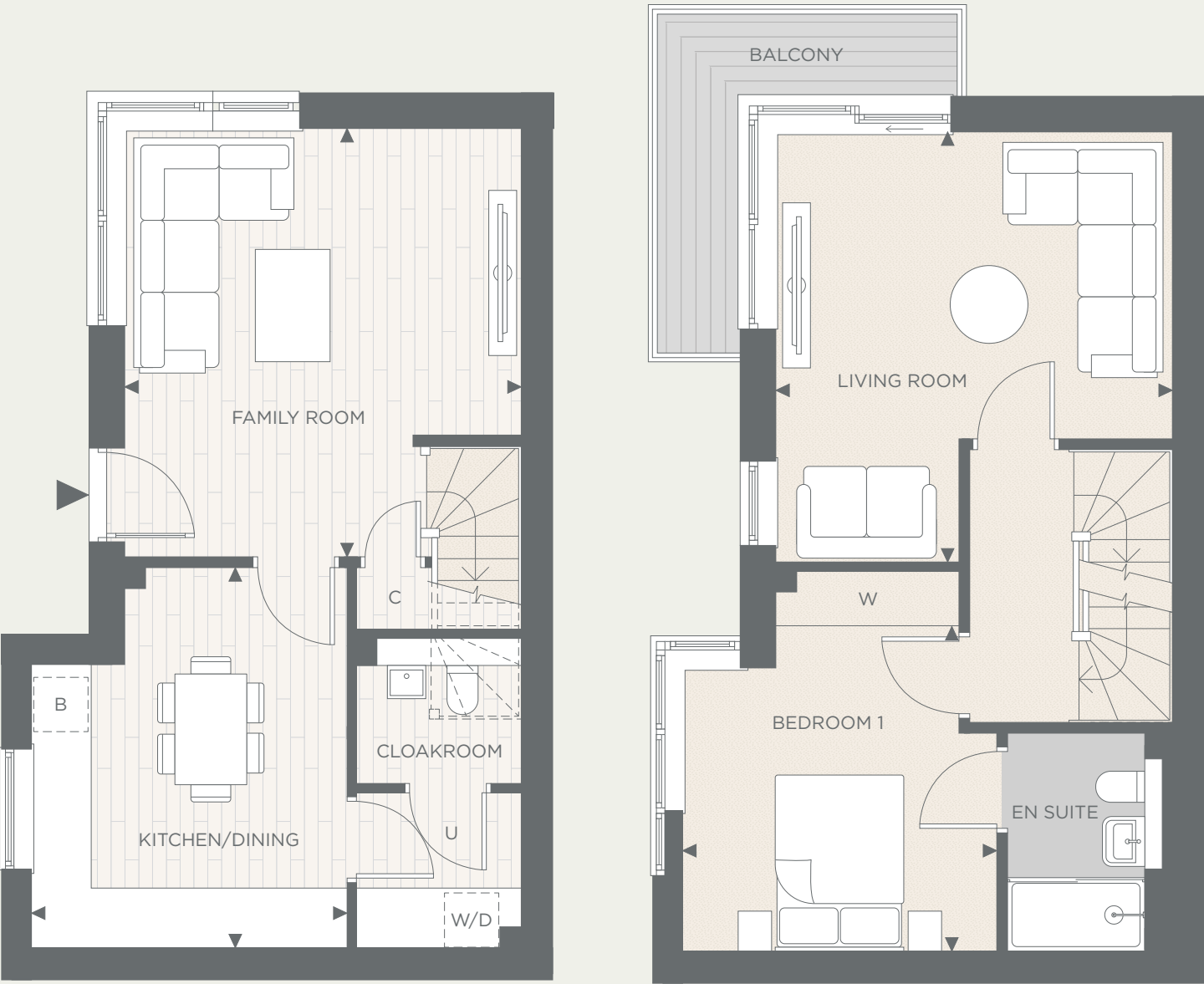
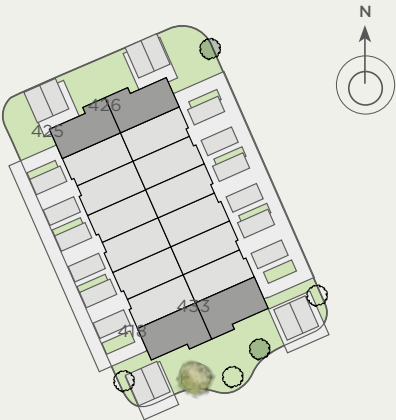
*Plots are handed

Floorplans shown are for approximate measurements only. Exact layout and 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. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

URBAN HOUSES

Houses 418, 425*, 426 & 433*

Total Area 145.4 sq m 1,565 sq ft

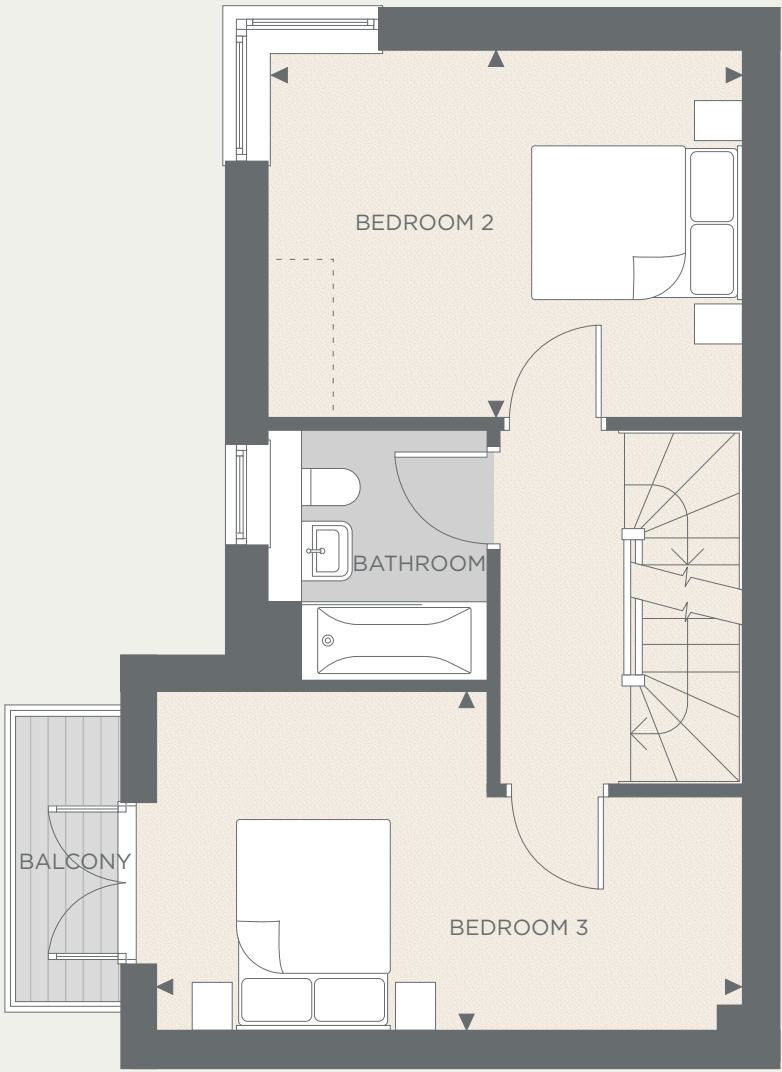


GROUND FLOOR

Family Room	4.65m x 4.32m	15' 3" x 14' 2"
Kitchen/Dining	4.15m x 3.43m	13' 7" x 11' 3"

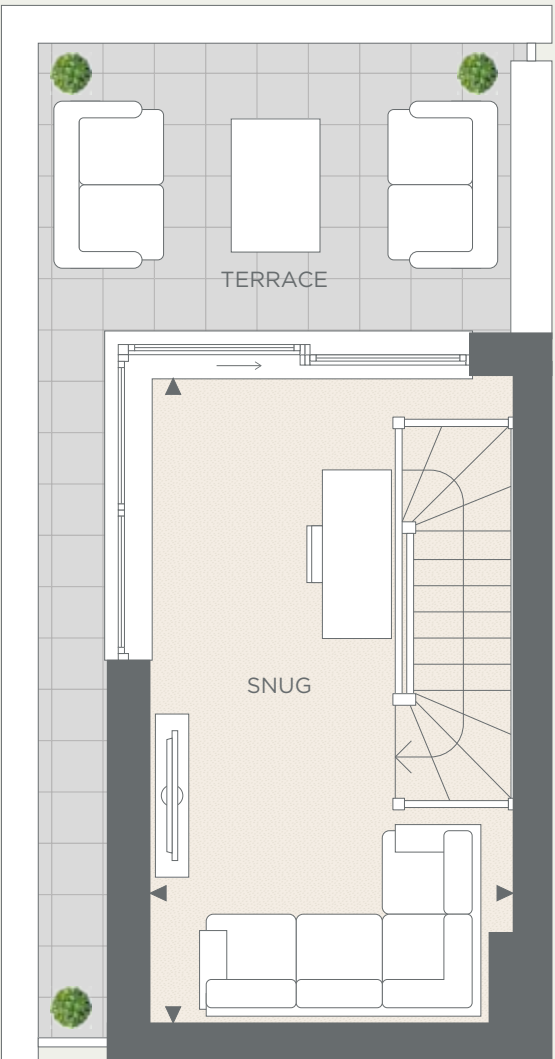
FIRST FLOOR

Living Room	4.70m x 4.32m	15' 5" x 14' 2"
Bedroom 1	3.50m x 3.41m	11' 5" x 11' 2"



SECOND FLOOR

Bedroom 2	4.32m x 3.35m	14' 2" x 10' 11"
Bedroom 3	5.34m x 3.08m	17' 6" x 10' 1"



THIRD FLOOR

Snug	5.90m x 3.34m	19' 4" x 10' 1"
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KEY:
◀ ▶ Measurement points B Boiler U Utility C Cupboard W/D Provision for washer/dryer
W Wardrobe — — Indicative wardrobe position

*Plots are handed

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SUSTAINABILITY

Sustainability is fundamental to St Edward’s ethos

In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Green Park Village.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Green Park Village, we have committed to planting 585 trees and created natural habitats that encourage wildlife to flourish.



WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

LOCAL AIR QUALITY

It is hard to avoid polluted air, particularly in our cities. Throughout Green Park Village we have planted trees, shrubs and flower beds to help create a cleaner air environment.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchens are fitted with low energy efficient appliances.



NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

SUSTAINABLE TRANSPORT

The forthcoming Reading Green Park railway station and new local bus routes provide on-site access to Reading. Cycle paths encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. This active method of transport also helps encourage healthier lifestyles.



STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. One such example at Green Park Village is the Sustainable Urban Drainage features installed to manage rainwater runoff, and minimise flood risk.

DESIGNED FOR LIFE

*At St Edward, we are committed to creating great places
where people love to live, work and relax*

Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two St Edward customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of St Edward developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from St Edward you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year NHBC build warranty.

GREEN LIVING

For St Edward, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



St Edward complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.



Proud members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



TRANSFORMING TOMORROW

Our Vision 2030

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

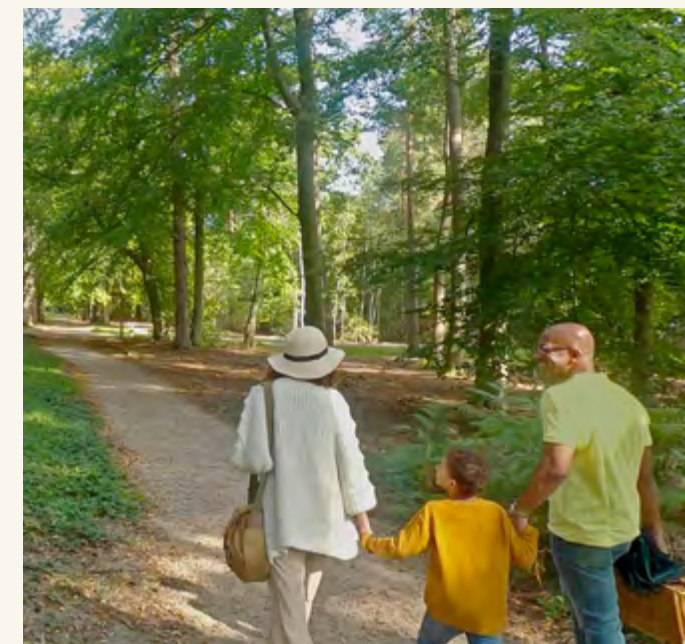
We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our 10-year plan which sets out how we will achieve this.



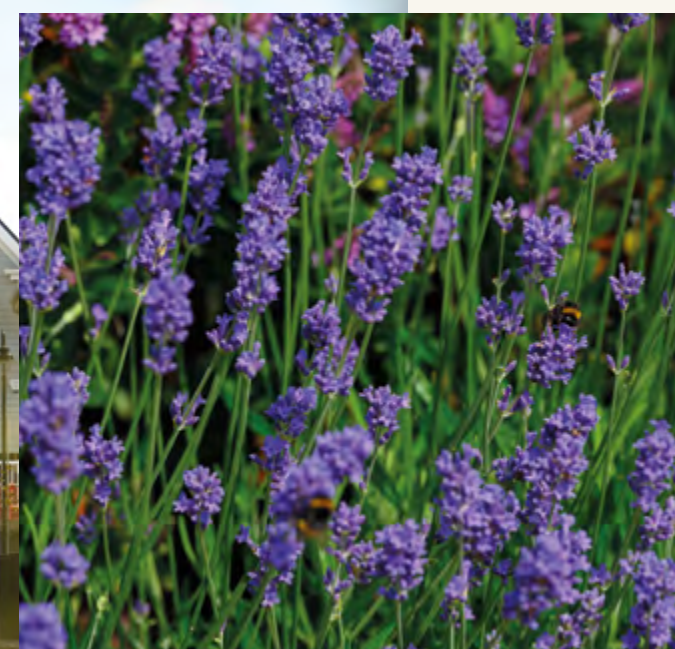
TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

OUR VISION
2030
TRANSFORMING TOMORROW

WHAT IS MYHOME PLUS?

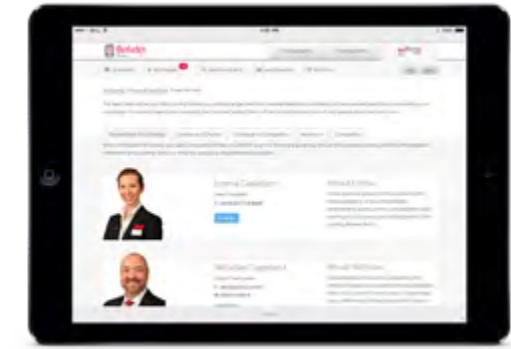
MyHome Plus is a new online service designed to help you manage buying your new home at any time in any place.



myHome
PLUS

BUYING PROCESS

This is a step-by-step guide to the Buying Process from reservation through to completion, moving in and warranty. At each milestone, the Buying Process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.



1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can e-mail any member of the team directly via this section.

3. Options & choices selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up-to-date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.

NEXT STEPS

1. Getting started

Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access. Please note that for data protection reasons, the link is only valid for 24-hours. You are required to validate your account and change your password within 24-hours of receiving the e-mail, in order to access your personal property information and updates.

2. Interior selections

Customer Relations will then be in touch to invite you in to our Showhomes to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Relations will need to receive your choices selection by the deadline date, which will be given in advance.



Sign in by visiting BerkeleyGroup.co.uk/my-home/sign-in or scan the QR Code on your smartphone

FOR FURTHER INFORMATION

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