



READING, BERKSHIRE

1 & 2 BEDROOM APARTMENTS

THE LONGWATER COLLECTION
NO. ONE

Effortless living for everyone

St Edward
Designed for life

THE LONGWATER COLLECTION NO. ONE

Enjoy a new perspective on modern living with beautifully designed homes where attention to detail is everything.

The Longwater Collection consists of three buildings containing sixteen 1 and 2 bedroom contemporary apartments located in stunning Green Park Village, an oasis of tranquillity on the outskirts of Reading just 10 minutes' drive from the town centre.

Each apartment is designed with modern living in mind, with large, light-filled living spaces creating the perfect place to call home.

At The Longwater Collection, the picturesque lake is just moments away as well as a host of excellent facilities, local conveniences and great connections.





Photography of Green Park Village

THE LONGWATER COLLECTION
NO. ONE

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 Village

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 Primary School



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.



Lifestyle imagery is indicative only



Photography of Green Park Village

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SITE PLAN

Set in 60 acres, 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 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.



THE LONGWATER COLLECTION
NO. ONE

WELCOME HOME

*First impressions count and the apartments
at The Longwater Collection No. One deliver
the perfect warm welcome.*

*Hallways with sleek doors and ironmongery
create a great sense of arrival.*

THE LONGWATER COLLECTION
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FINE DINING

*Individually designed kitchens featuring
palette options of timber- and concrete-effect
finishes, with fully integrated appliances
made for a modern cooking experience.*



THE LONGWATER COLLECTION
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STYLISH LIVING

*Thoughtfully designed, contemporary
spaces to relax, with large windows to
maximise light and create the ideal
space to unwind and entertain.*





THE LONGWATER COLLECTION
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SLEEP IN STYLE

*The perfect escape for calm and comfort,
the main bedrooms feature neutral palettes
and spacious built-in wardrobes.*





THE LONGWATER COLLECTION
NO. ONE

ELEGANT
FINISHES

Bathrooms and en suite shower rooms are havens of relaxation and indulgence with bespoke vanity units, feature niches and large format tiles bringing elegant style.



Computer Generated Image is indicative only

SPECIFICATION

*Carefully considered finishes in these
beautifully designed homes.*

KITCHEN

- Contemporary kitchen with palette options on contrasting timber- and concrete-effect finishes (subject to cut off dates)
- Slimline concrete-effect laminate worktops with full height bronze mirror splashbacks to selected walls
- Contemporary stainless steel sink with polished chrome mixer tap
- Bosch built-in single oven
- Bosch built-in 4-zone induction hob
- Beko integrated fridge/freezer
- Beko integrated dishwasher
- Re-circulating canopy extractor
- Feature LED lighting to underside of wall cabinets
- Integrated compartmental recycling bins

BATHROOM

- Low level dark timber effect vanity unit with surface mounted Geberit porcelain basin
- Feature geometric basin mounted chrome VADO tap set
- Geberit back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Single-ended bath with dark timber-effect bath panel. Chrome bath filler and waste overflow
- VADO handheld shower on rail with fixed bath screen
- High level mirror cabinet with integrated shaver socket
- Feature niche
- Chrome heated towel radiator

EN SUITE SHOWER ROOM*

- Low level dark timber-effect vanity unit with surface mounted Geberit porcelain basin
- Feature geometric basin mounted chrome VADO tap set
- Geberit back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern
- Stone resin shower tray with glass sliding door, chrome finished overhead rain shower with separate handheld shower and thermostatic VADO shower mixer
- High level mirror cabinet with integrated shaver socket
- Feature niches
- Chrome heated towel radiator

INTERIOR FINISHES

- Contemporary stone-colour painted internal doors with chrome ironmongery
- Sliding wardrobe doors with interior shelf and chrome hanging rail to bedroom one
- Vinyl timber-effect flooring to hallway, kitchen, living room and utility*
- Fitted carpets to bedrooms
- Large format floor tiles with feature bronze mirror detail to vanity wall and large format wall tiles to selected walls in bathroom and en suite shower room*

EXTERIOR FINISHES

- Aluminium decking to balconies*
- External terraces*

HEATING

- Gas fired central heating with mains pressure hot water
- Mechanical extract ventilation to kitchen, bathroom and en suite shower room*

SECURITY AND 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
- 10-year NHBC build warranty
- 2-year St Edward warranty

ELECTRICAL FITTINGS

- Wiring for Sky Q to living room
- TV points to living room and bedrooms
- Telephone points to living room and bedroom one
- Network data points to selected locations
- White LED downlights to kitchen, living/dining room, bathroom, en suite shower room*, and hallway
- Energy efficient pendant lighting to bedrooms
- Automatic lighting to hall cupboards
- Chrome sockets with USB charging point to kitchen splashback
- White finish to sockets throughout
- White finish light switches to all rooms
- Shaver sockets to bathroom and en suite shower room*

*Where applicable. 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. Show Apartment photography is indicative only. Kitchen finishes have been digitally enhanced and are indicative only.



1 & 2 BEDROOM APARTMENTS

APARTMENT LOCATOR

*16 contemporary apartments arranged over four floors,
with easy access to local amenities.*

ONE BEDROOM APARTMENTS

APARTMENT NO.	TOTAL AREA (SQ FT)	TOTAL AREA (SQ M)	FLOOR	ASPECT	PAGE NO.
346	507	47	Ground	North-West	25
347	507	47	Ground	North-West	25

TWO BEDROOM APARTMENTS

APARTMENT NO.	TOTAL AREA (SQ FT)	TOTAL AREA (SQ M)	FLOOR	ASPECT	PAGE NO.
348	652	60	Ground	South-East	26
349	652	60	Ground	South-East	26
350	707	65	First	North-West	27
351	707	65	First	North-West	27
352	652	60	First	South-East	26
353	652	60	First	South-East	26
354	707	65	Second	North-West	27
355	707	65	Second	North-West	27
356	652	60	Second	South-East	26
357	652	60	Second	South-East	26
358	707	65	Third	North-West	27
359	707	65	Third	North-West	27
360	652	60	Third	South-East	26
361	652	60	Third	South-East	26

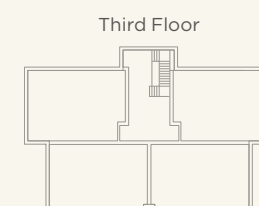
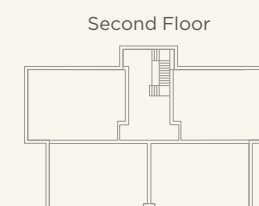
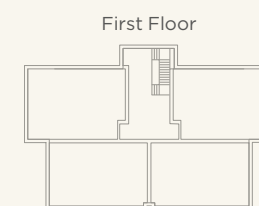
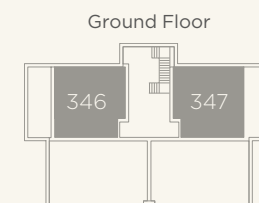
1 BEDROOM

APARTMENTS 346 & 347*

TOTAL AREA

47 SQ M

507 SQ FT



KEY

- ◄► Measurements points
- W Wardrobe
- Radiator
- B Boiler
- Provision for washer/dryer

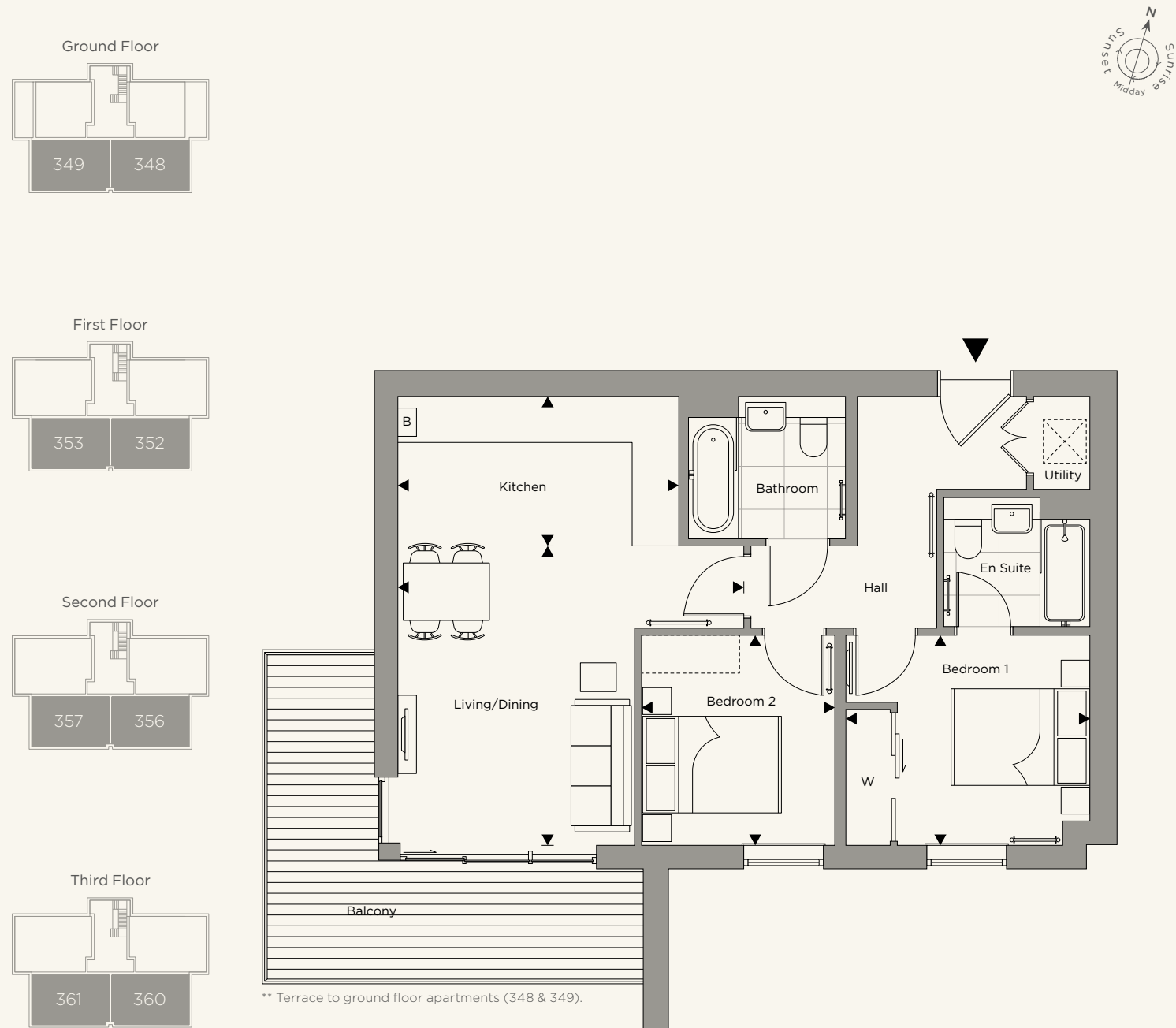
Kitchen	2.50m x 2.30m	8' 2" x 7' 7"
Living/Dining	4.68m x 3.38m	15' 4" x 11' 1"
Bedroom	3.51m x 3.36m	11' 6" x 11' 0"

*The floorplan to this plot is mirrored to the plan shown.
Plans are for approximate measurements only. 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.

2 BEDROOMS

APARTMENTS
348*, 349, 352*, 353,
356*, 357, 360* & 361

TOTAL AREA 60 SQ M 652 SQ FT



KEY

- ◄► Measurements points
- W Wardrobe
- Indicative wardrobe position
- ⊕ Radiator
- B Boiler
- ⊞ Provision for washer/dryer

Kitchen	3.92m x 2.10m	12' 10" x 6' 11"
Living/Dining	4.83m x 4.18m	15' 10" x 13' 9"
Bedroom 1	3.41m x 2.93m	11' 2" x 9' 7"
Bedroom 2	2.93m x 2.70m	9' 7" x 8' 10"

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2 BEDROOMS

APARTMENTS
350, 351*, 354,
355*, 358 & 359*

TOTAL AREA 65 SQ M 707 SQ FT



KEY

- ◄► Measurements points
- W Wardrobe
- Indicative wardrobe position
- ⊕ Radiator
- B Boiler
- ⊞ Provision for washer/dryer

Kitchen	3.23m x 2.10m	10' 7" x 6' 11"
Living/Dining	4.87m x 3.40m	16' 0" x 11' 1"
Bedroom 1	3.59m x 3.51m	11' 9" x 11' 6"
Bedroom 2	3.58m x 2.64m	11' 9" x 8' 8"

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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 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



THE LONGWATER COLLECTION
NO. ONE

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.

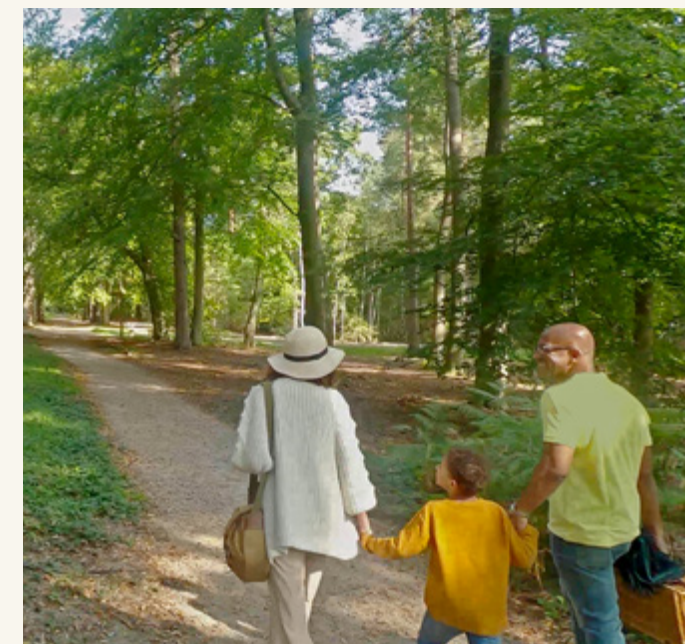
We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

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



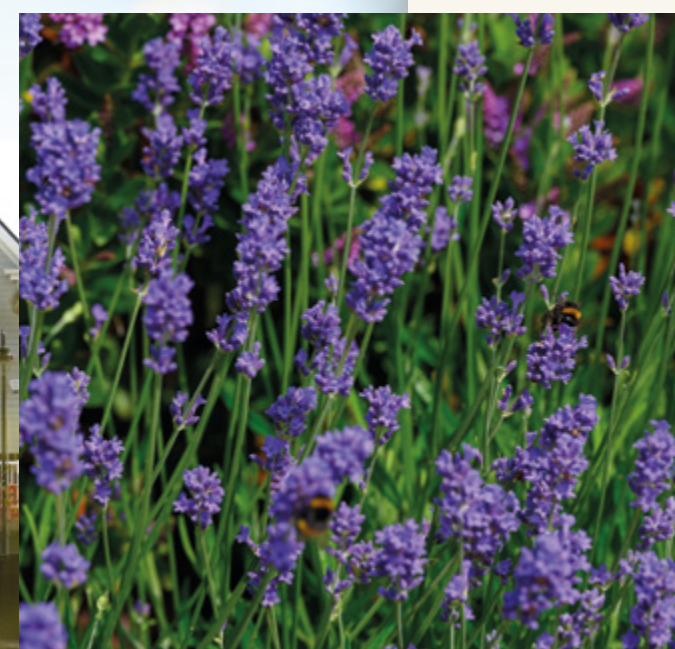
TRANSFORMING PLACES

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?

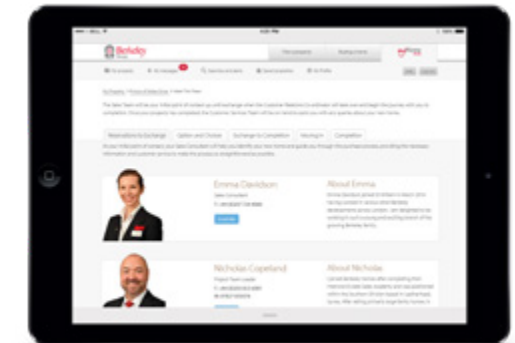
MyHome Plus is a new online service designed to help you manage buying your new home at any time in any place.



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](https://berkeleygroup.co.uk/my-home/sign-in) or scan the QR Code on your smartphone

FOR FURTHER INFORMATION

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OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud to be a member of the
Berkeley Group of companies

Investor in
Customers
Gold 2022

St Edward
Designed for life

A joint venture company owned by

M&G
INVESTMENTS

Berkeley
Group

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 Longwater Collection are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in-situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. Computer Generated Images and photography are indicative only. G252/05CA/0422

Planning permission 10/01461/OUT (Reading Borough Council). The buyer is acquiring an apartment with a 999 years leasehold starting from 2016. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.



