

# BANKSIDE GARDENS

GREEN PARK VILLAGE | READING



## COOL. CALM. CONNECTED.

**Superbly connected contemporary apartments in  
the lakeside environment of Green Park, Reading.  
A new perspective on urban living.**

Reading is one of the UK's economic success stories. Home to major corporations such as Microsoft, Oracle and PepsiCo – and with the arrival of Crossrail providing yet quicker links into Central London and beyond – the town is predicted to outperform London, Birmingham and other major UK cities, making it the ideal place to invest.

Set in seven acres beside a beautiful lake and surrounded by parkland and countryside, Bankside Gardens is a

design-led development of chic apartments, with fabulous on-site amenities available exclusively for residents, such as a concierge, gym, co-working studio and cinema room. The forthcoming Reading Green Park train station will provide rapid access into Reading town centre, offering residents the best of both worlds – an idyllic waterside location conveniently situated within minutes of the town's vibrant hub and all that it has to offer.

**St Edward**  
Designed for life





## 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

## LOCAL AUTHORITY

Reading Borough Council

## BUILDING INSURANCE

10-year NHBC build warranty

## TENURE

999 year leasehold<sup>1</sup>

## ESTIMATED COMPLETIONS

No. 3: Q2 - Q3 2024

No. 6: Q4 2023 - Q1 2024

No. 7: Q1 - Q2 2024

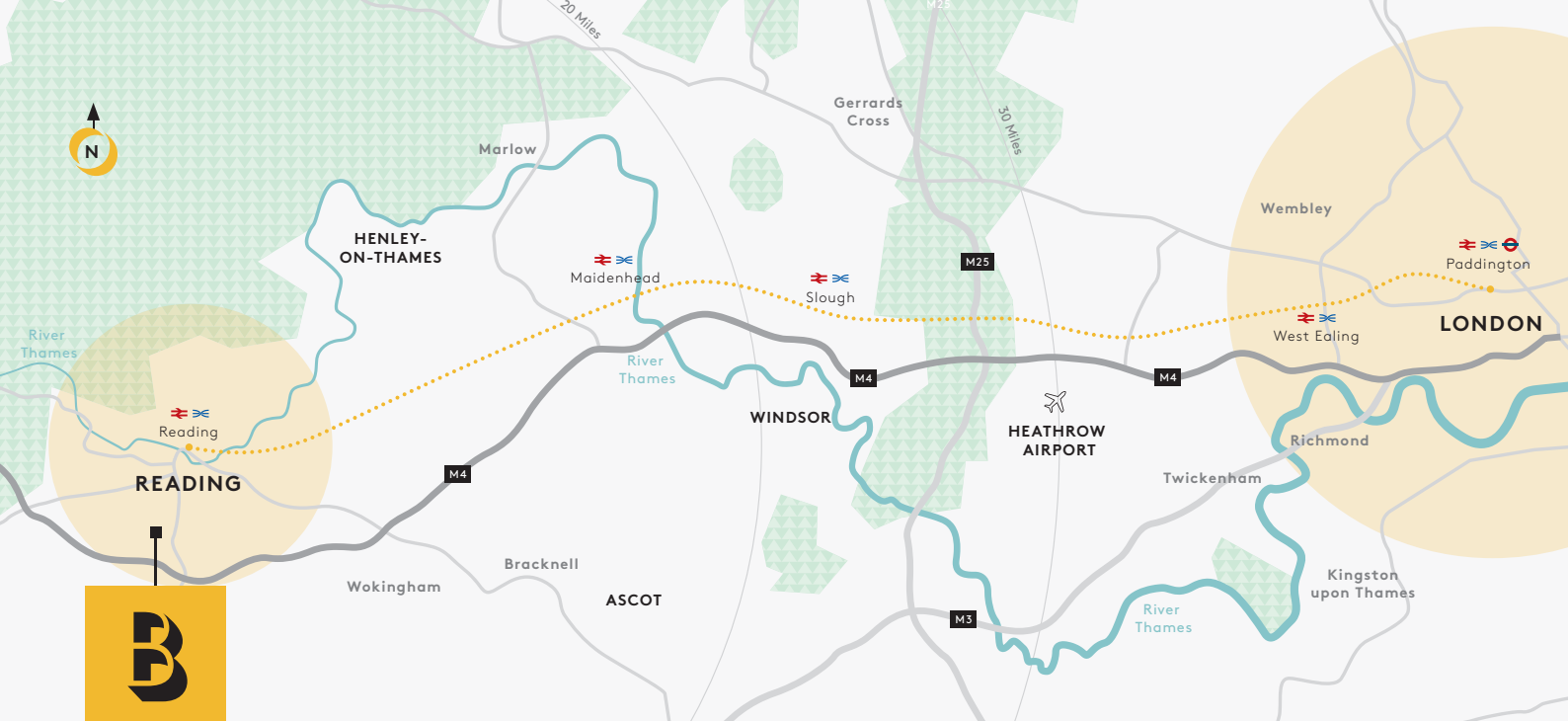
For estimated completion dates for each plot please refer to the price list or speak to a Sales Consultant.

## THE DEVELOPMENT

- 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\*
- 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\* services to Reading town centre and Crossrail
- Reading to London Paddington in under 25 minutes\*
- 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 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







## ABOUT READING

- Reading sits at the heart of the M4 corridor and has the highest density of tech businesses in the UK<sup>2</sup>
- It has been identified as one of the leading economic growth points in Europe
- 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 a key driver for property demand
- Major corporations located in Reading include Prudential, Microsoft, Oracle, PepsiCo, Huawei, Verizon, Three and Virgin Media
- Reading is now 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

## TRANSPORT LINKS

### BY TRAIN AND UNDERGROUND\*



### BY CROSSRAIL\*







## SERVICE CHARGE<sup>4</sup>

Estimated £3.75 per sq. ft.  
(exclusive of heating charges)  
*External Parking Bays:* £50 per annum  
*Undercroft Parking Bays:* £125 per annum

## PARKING

Parking included with all apartments

## COUNCIL TAX

Band C - £1,846.83 per annum<sup>5</sup>

## 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

## 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



### BERKELEY GROUP HONG KONG

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OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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

**St Edward**  
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. Map is not to scale. Computer Generated Images are indicative only. \*All 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. 1Apartment leaseholds 999 years from 1st January 2016. 2TechNation 2017. 3PwC Good Growth for Cities 2019 index. 4Figures estimated November 2022. 5Council Tax figures are a guideline only. If sole occupancy please notify Reading Borough Council to get reduced rates. Planning permission 10/01461/OUT (Phase 6b) and 171019 (Phase 6b) (Reading Borough Council). Through the purchase of an apartment at Bankside Gardens, the buyer is acquiring an apartment with a 999 year leasehold starting from 1st January 2016. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants 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. Version 1122.