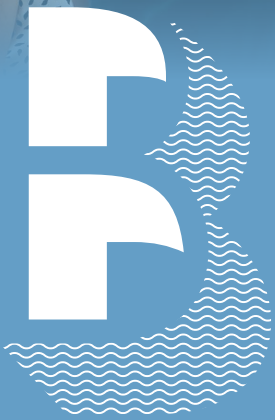


BANKSIDE GARDENS

GREEN PARK VILLAGE | READING



INVEST IN
THE GATEWAY
TO YOUR FUTURE

WITH READING UNIVERSITY
AT YOUR FINGERTIPS

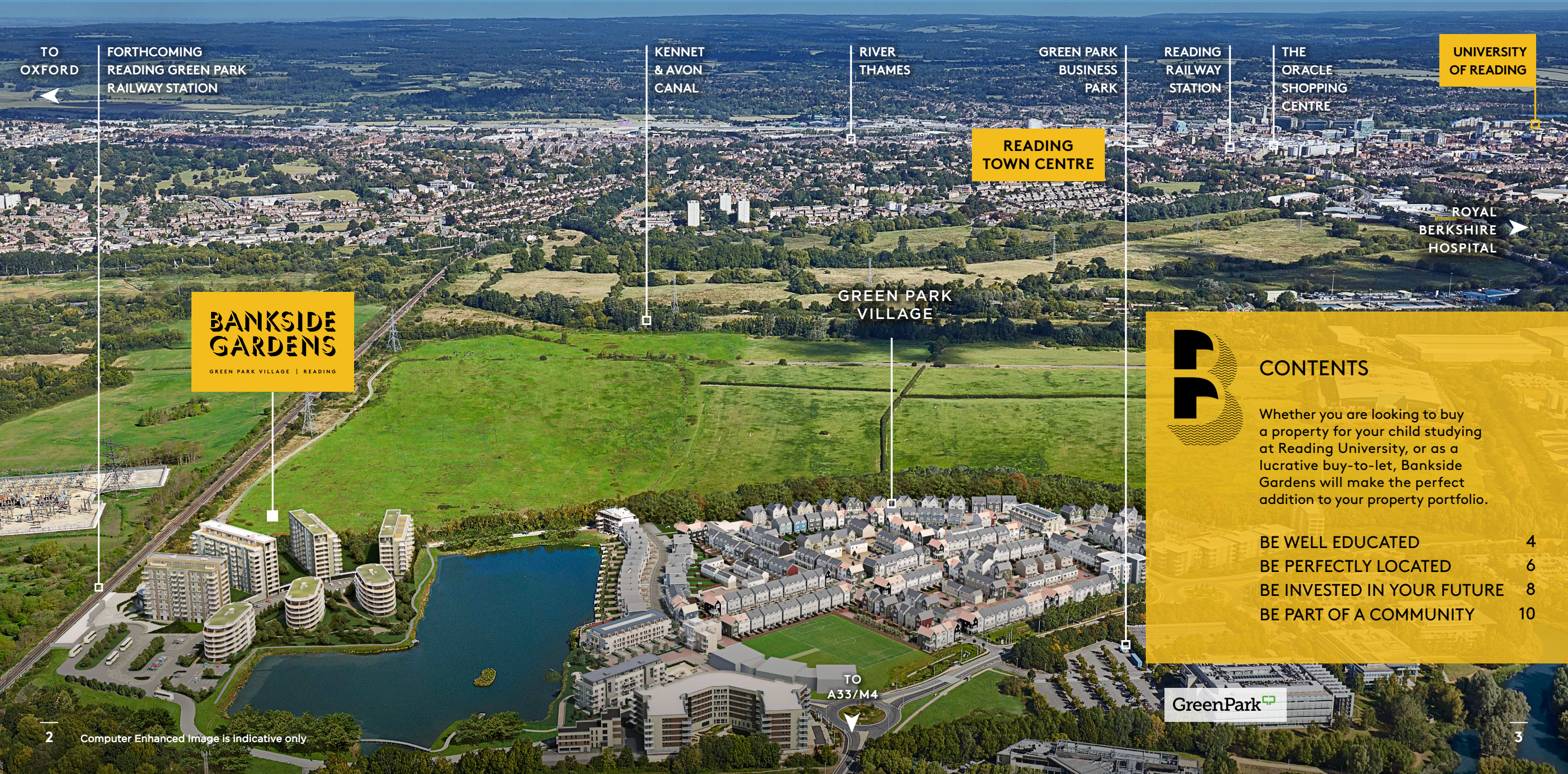


St Edward
Designed for life

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

THE RIGHT CHOICE FOR YOU



TO OXFORD

FORTHCOMING READING GREEN PARK RAILWAY STATION

KENNET & AVON CANAL

RIVER THAMES

GREEN PARK BUSINESS PARK

READING RAILWAY STATION

THE ORACLE SHOPPING CENTRE

UNIVERSITY OF READING

ROYAL BERKSHIRE HOSPITAL

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

GREEN PARK VILLAGE

READING TOWN CENTRE

TO A33/M4

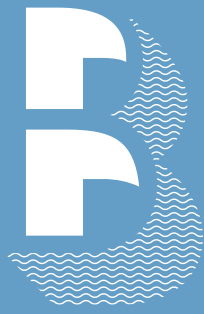


CONTENTS

Whether you are looking to buy a property for your child studying at Reading University, or as a lucrative buy-to-let, Bankside Gardens will make the perfect addition to your property portfolio.

BE WELL EDUCATED	4
BE PERFECTLY LOCATED	6
BE INVESTED IN YOUR FUTURE	8
BE PART OF A COMMUNITY	10

GreenPark



WELL EDUCATED.

READING UNIVERSITY - A LEADING REPUTATION

Reading is one of the world's leading universities, in high regard not just academically, but for research and particularly for enterprise - thanks to close links with cutting edge businesses. Through Reading Enterprise Hub this redbrick university has built a global reputation, attracting high tech start-up companies and offering exciting potential for employment after graduation.

Students come from around the world – and leave with a premium education and a degree that make them top prospects for leading employers. Many will stay in Reading, where a huge choice of business sectors allows exciting career progression. Others will take advantage of the excellent connections for commuting to London.



The Blade



Lifestyle imagery is indicative only



Lifestyle imagery is indicative only



Lifestyle imagery is indicative only



Reading University is ranked in the global top 200 universities¹



Reading University is 3.3 miles from Bankside Gardens²



Home to more than 23,000 students from 160 countries³



Over £500m capital investment in top-class teaching, research and student facilities over the last decade³



94% of graduates are in work or further study within 15 months of graduation⁴

¹The Times Higher Education World University Rankings 2023. ²Googlemaps.co.uk ³Reading.ac.uk ⁴Graduate Outcomes Survey 2018/19, based on first degree/other undergraduate.



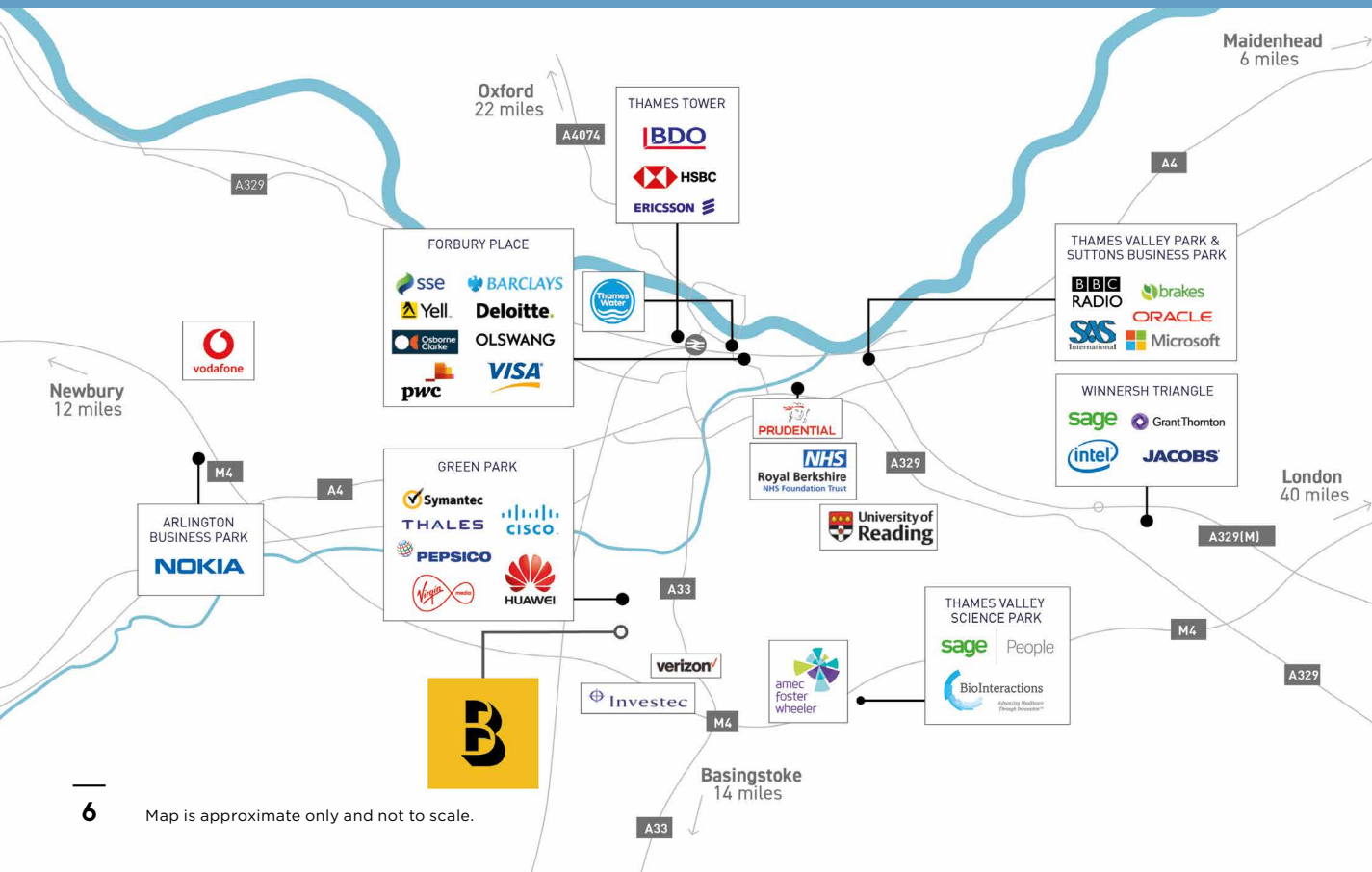
PERFECTLY LOCATED.

READING AND ITS SURROUNDINGS HAVE EVERYTHING YOU ARE LOOKING FOR

Reading is among the best places to study, live and work in the UK. With excellent connections to London and beyond, it is a thriving commercial centre home to technology, financial, legal and energy businesses and global brands such as PepsiCo and Microsoft.

This riverside town offers an abundance of exciting bars, restaurants and shops. The Oracle shopping centre has over 90 retail stores, 30 eating and drinking spots and a Vue Cinema, making it a popular destination for students and local residents.

Fast emerging as a Buy-to-Let hotspot, Reading is characterised by affordable property prices, competitive rents and a thriving economy. Over the last 10 years house prices have increased by 59.5%, outperforming other major assets include FTSE 100 (30.3%) and Gold (39.5%)!



The Oracle Shopping Centre

¹Dataloft, Land Registry, DLUHC, LBMA, ONS, 10 years: March 2022 v March 2012. ²Sunday Times - Best Places to Live - April 2022. ³Reading.gov.uk/2019 ⁴Dataloft Rental Market Analytics ⁵DATA CITY, 2019 ⁶UKCI, 2021 ⁷TheTrainline.com



Voted one of the best places to live & work²



By 2039 population is due to increase by 12.5%³



49% of renters are aged 20-29⁴



Named the UK's 3rd largest digital technology city⁵



Top 10 most competitive economy in the UK outside of London⁶



Reach London in just 23 minutes by train⁷



INVESTED IN YOUR FUTURE.

WHY BANKSIDE GARDENS IS THE PLACE TO INVEST

Bankside Gardens, located just outside of Reading town centre, is a hotspot for those looking for an out-of-London investment property, especially with the launch of Crossrail connecting Reading to London tube stations.

The development offers attractive rental yields and growth. Due to low housing stock, Savills predict rental prices to increase by a further 11.9% by 2026¹.

Reading Green Park Station will also open later this year, just minutes from Bankside Gardens, providing quick and easy access to the town centre in just six minutes, which is ideal for students studying at Reading University or for young professionals looking for a prime commuter destination.



HIGH DEMAND AND EXCELLENT YIELDS



4.9% rental yields achievable²



Prime Commuter Zone Rental Values predicted to increase by 11.9% by 2026³



2.9% price growth forecast predicted in the year of a new station opening⁴



Opportunity to purchase a premium property for approx. 30% less than London⁵

²Romans Lettings and Estate Agent (Reading) January 2023. ³savills.co.uk/insight-and-opinion/research-consultancy/residential-market-forecasts ⁴Dataloft, Land Registry, DLUHC, based on stations opened across England and Wales, excluding London, annual price growth 6.8% versus 3.9% for properties within postcode of new station versus local authority borough average. ⁵Dataloft Rental Market Analytics.

7
MINUTES BY CAR TO M4 FOR LONDON AND THE WEST[†]

12
MINUTES BY BUS TO READING TOWN CENTRE[†]

23
MINUTES BY TRAIN FROM READING TO LONDON PADDINGTON[†]

BY TRAIN

[†]Shortest travel times as per nationalrail.co.uk
^{**}Train time is approximate only. Source: thamesvalley.co.uk

BY CROSSRAIL

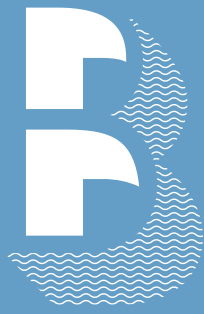
[†]Shortest estimated travel times as per crossrail.co.uk

BY CAR[†]

[†]Shortest estimated travel times as per crossrail.co.uk

Computer Generated Image is indicative only

²Dataloft Rental Market Analytics, Land Registry, DLUHC (Indicative gross yields on properties sold/let 2021/22), Bank of England.



PART OF A COMMUNITY.

BANKSIDE GARDENS A NEW PERSPECTIVE ON URBAN LIVING

Bankside Gardens is where contemporary urban living meets the natural environment. This design-led development of chic 1 & 2 bedroom apartments is set beside a beautiful lake, surrounded by acres of parkland and offering residents a host of excellent facilities. At Bankside Gardens, style, connectivity and relaxation go hand in hand.

The close proximity to adjacent Green Park Village and Green Park Business Park makes Bankside Gardens part of an already established community.

Whether you are buying an apartment to call home, or looking for a lucrative buy-to-let, Bankside Gardens offers an exciting investment opportunity.



Community Hub



Concierge



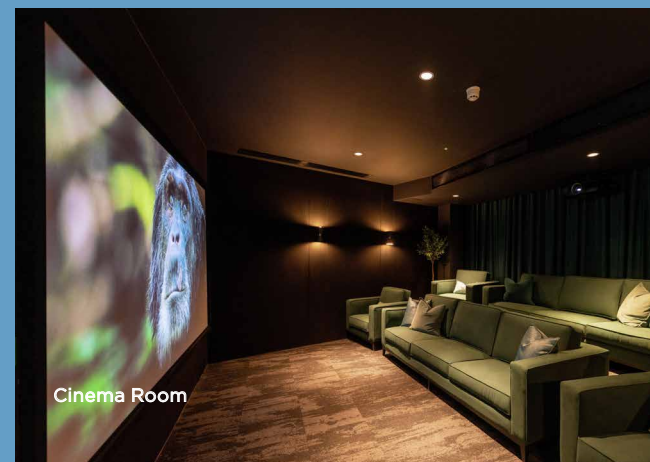
Gym



Terrace / Balcony



Show Apartment Kitchen



Cinema Room

A NEW PERSPECTIVE ON URBAN LIVING

461 high-quality, design-led 1 & 2 bedroom apartments.

A lakeside setting with 22 acres of landscaped parkland and gardens, footpaths and cycle routes.

On-site amenities will include a concierge, gym, co-working studio with a strong wi-fi connection and cinema room available exclusively for residents.

Landscaped gardens offering quiet and secluded spaces for residents to enjoy.

Forthcoming Reading Green Park train station will provide 6-minute services to Reading town centre¹

Adjacent to Green Park Business Park, a 195-acre business community including global companies, whilst a gym, swimming pool, bar and restaurants can all also be enjoyed.

Neighbouring Green Park Village has further amenities including a primary school and a Market Square with Coffee Shop²

COOL. CALM. CONNECTED.

¹Due to open Q1' 2023. ²Correct at time of print. Subject to change. Computer Generated Imagery of Terrace / Balcony and Landscaped Gardens. Photography of Showhome Kitchen, Community Hub, Concierge, Gym and Cinema Room are indicative only

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING



IN TOUCH.

0118 402 3530
BanksideGardens.co.uk

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