

# BANKSIDE GARDENS

GREEN PARK | READING

NO. 1

St Edward  
Designed for life

# BANKSIDE GARDENS

GREEN PARK | READING

# Nº 1

St Edward is proud to present Bankside Gardens.  
Set in 7 acres beside a beautiful lake and surrounded by  
parkland and open space, this is a design-led development  
of uber-chic 1 and 2 bedroom apartments, with fabulous  
on-site amenities in a relaxed location.

**St Edward**  
Designed for life

Nº1





BANKSIDE GARDENS

SITE PLAN

KEY

- - - Leisure route and footpaths
- - - Willow Walk (Public Footpath 11)
- Boardwalk over lake
- - - National Cycle Route 23
- Viewing Platforms

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 Bankside Gardens are subject to the construction programme. Green Park railway station is a proposed railway station in Reading, Berkshire, England. The station is intended to serve the proposed Bankside Gardens residential development, as well as Green Park Village, Green Park Business Centre and the Madejski Stadium. It is planned to be on the Reading to Basingstoke Line, south of Southcote Junction.

# G FLOOR

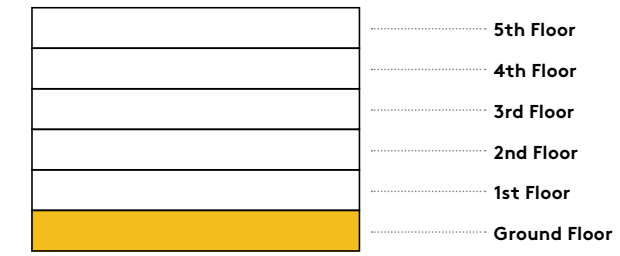
## APARTMENTS

- 1 bedroom apartments
- 2 bedroom apartments

## KEY

- C** Cupboard
- W** Built-in wardrobe
- U** Utility cupboard
- ▶** Measurement points
- ☒** Lift

## ELEVATION



## LOCATION



1.0.1	44.7 SQ.M	481 SQ.FT
Living / Dining	5.25m x 2.05m	17'2" x 6'9"
Kitchen	3.45m x 2.10m	11'5" x 6'11"
Bedroom	4.10m x 2.80m	13'6" x 9'3"
Terrace	15.1 sq. m	162 sq. ft

1.0.3	45.5 SQ.M	489 SQ.FT
Living / Dining	3.95m x 4.05m	13'0" x 13'3"
Kitchen	2.40m x 2.45m	7'10" x 7'11"
Bedroom	3.05m x 3.45m	10'0" x 11'4"
Terrace	10.0 sq. m	107 sq. ft

1.0.2	45 SQ.M	484 SQ.FT
Living / Dining	5.25m x 2.05m	17'2" x 6'9"
Kitchen	3.45m x 2.10m	11'5" x 6'11"
Bedroom	4.10m x 2.80m	13'6" x 9'3"
Terrace	15.1 sq. m	162 sq. ft

1.0.4	68.2 SQ.M	734 SQ.FT
Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Terrace	11.1 sq. m	119 sq. ft

1.0.5	72.8 SQ.M	783 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"
Kitchen	2.05m x 3.95m	6'8" x 12'11"
Bedroom	5.10m x 2.95m	16'8" x 9'7"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"
Terrace	37.2 sq. m	400 sq. ft

1.0.6	72.8 SQ.M	783 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"
Kitchen	2.05m x 3.95m	6'8" x 12'11"
Bedroom	5.10m x 2.95m	16'8" x 9'7"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"
Terrace	37.2 sq. m	400 sq. ft

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# 1<sup>ST</sup> FLOOR

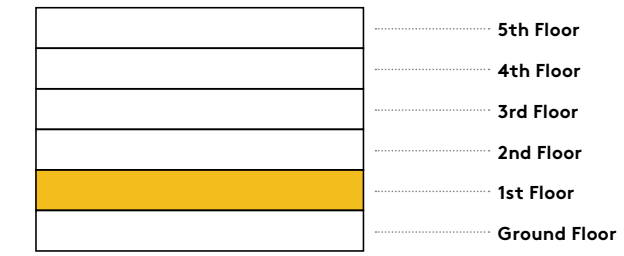
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- 2 bedroom apartments

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- ☒** Lift

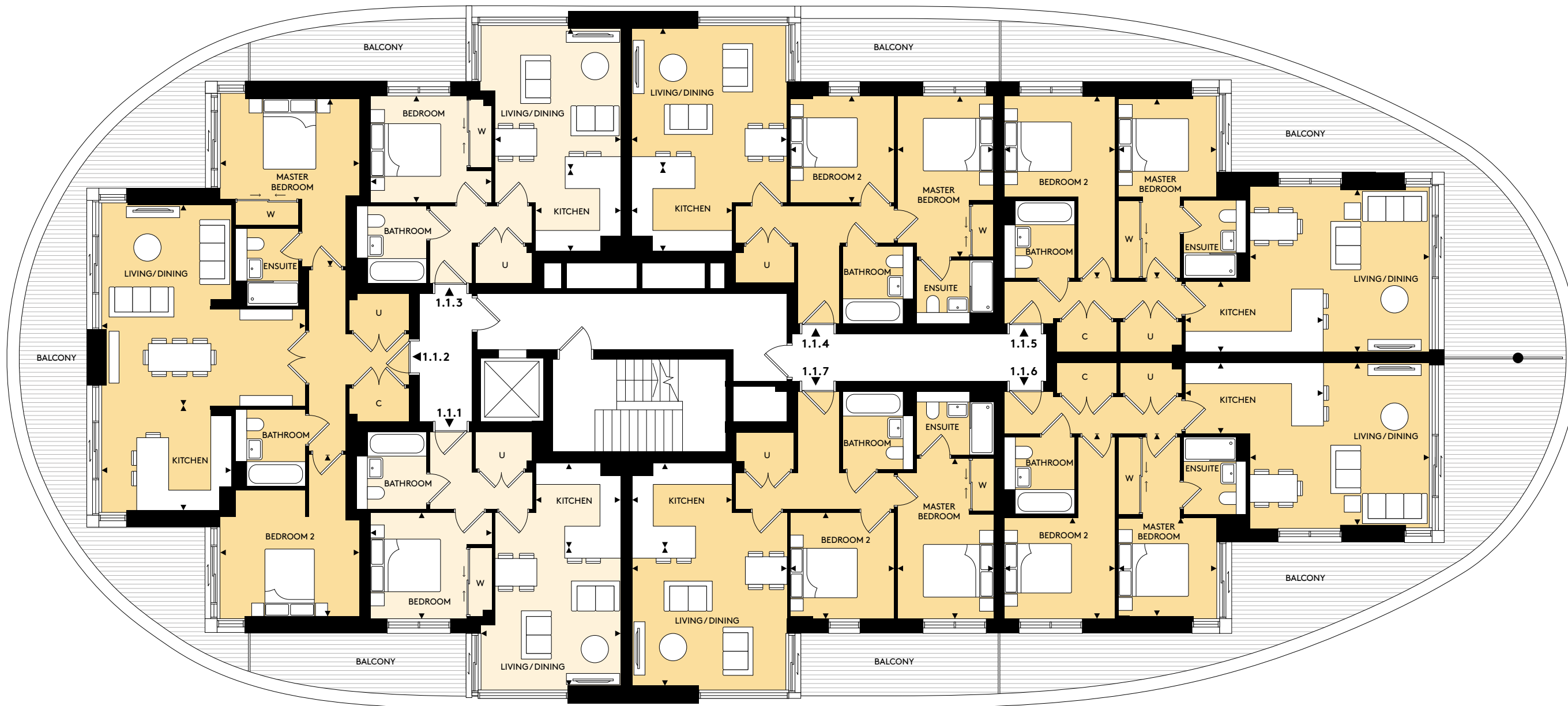
## ELEVATION



## LOCATION



LAKE VIEW



1.1.1	45.5 SQ.M	489 SQ.FT	1.1.3	45.5 SQ.M	489 SQ.FT
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Living / Dining	3.95m x 4.05m	13'0" x 13'3"	Living / Dining	3.95m x 4.05m	13'0" x 13'3"
Kitchen	2.40m x 2.45m	7'10" x 7'11"	Kitchen	2.40m x 2.45m	7'10" x 7'11"
Bedroom	3.05m x 3.45m	10'0" x 11'4"	Bedroom	3.05m x 3.45m	10'0" x 11'4"
Balcony	9.9 sq. m	106 sq. ft	Balcony	9.9 sq. m	106 sq. ft

1.1.2	92.8 SQ.M	998 SQ.FT	1.1.4	68.2 SQ.M	734 SQ.FT
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Living / Dining	5.95m x 5.70m	19'6" x 18'8"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	3.85m x 2.95m	12'7" x 9'7"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	4.00m x 4.75m	13'1" x 15'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	4.10m x 4.60m	13'6" x 15'0"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	32.5 sq. m	349 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.1.5	72.8 SQ.M	783 SQ.FT	1.1.7	68.2 SQ.M	734 SQ.FT
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Living / Dining	4.60m x 5.25m	15'2" x 17'3"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	2.05m x 3.95m	6'8" x 12'11"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	5.10m x 2.95m	16'8" x 9'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	37 sq. m	398 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.1.6	72.8 SQ.M	783 SQ.FT
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Living / Dining	4.60m x 5.25m	15'2" x 17'3"
Kitchen	2.05m x 3.95m	6'8" x 12'11"
Bedroom	5.10m x 2.95m	16'8" x 9'7"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"
Balcony	37 sq. m	398 sq. ft

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# 2<sup>ND</sup> FLOOR

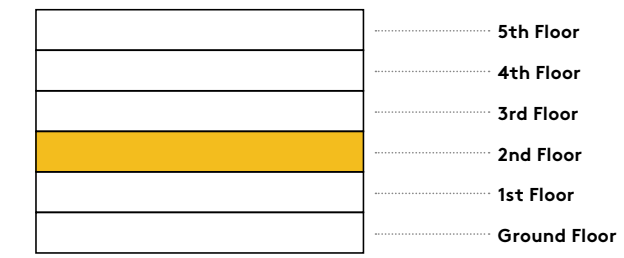
## APARTMENTS

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- ⊠** Lift

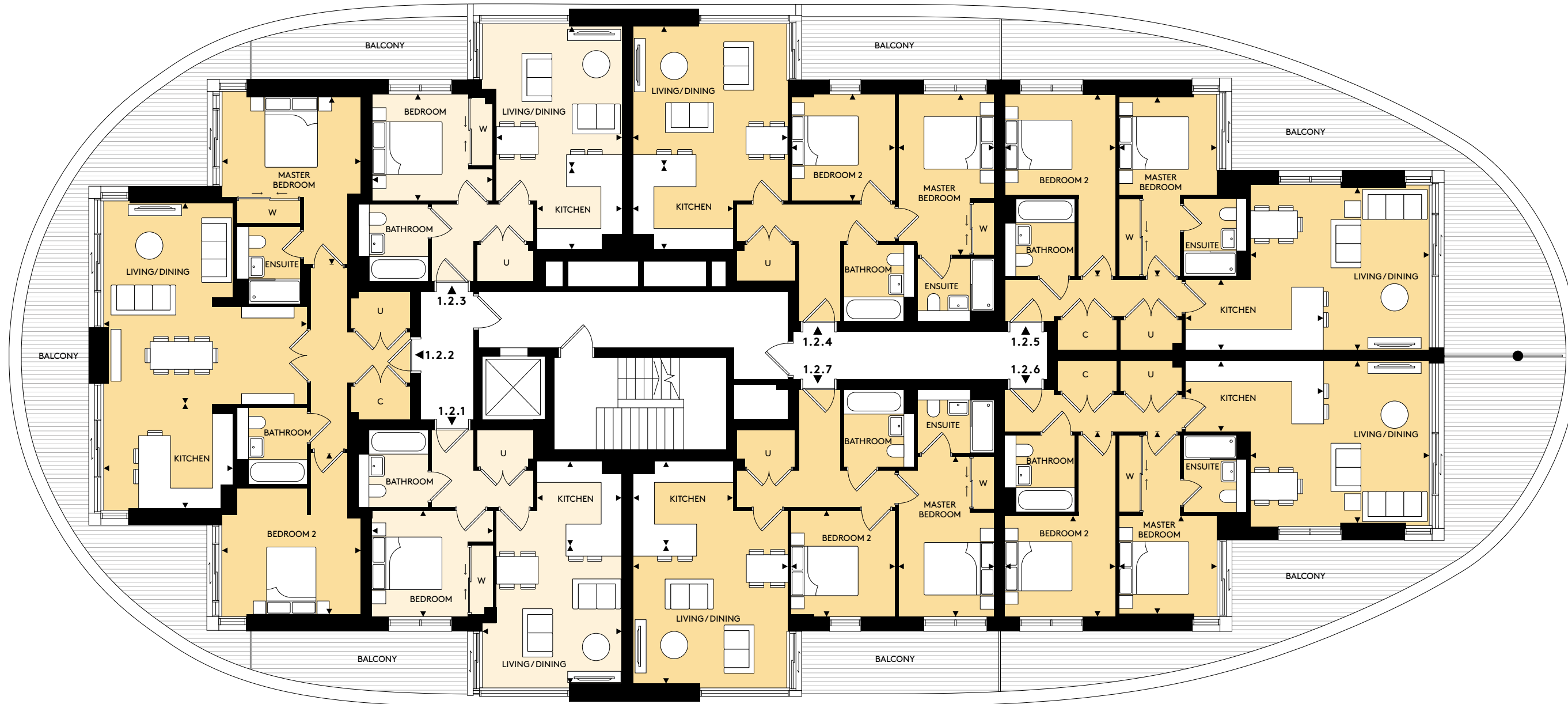
## ELEVATION



## LOCATION



LAKE VIEW



1.2.1	45.5 SQ.M	489 SQ.FT	1.2.3	45.5 SQ.M	489 SQ.FT
Living / Dining	3.95m x 4.05m	13'0" x 13'3"	Living / Dining	3.95m x 4.05m	13'0" x 13'3"
Kitchen	2.40m x 2.45m	7'10" x 7'11"	Kitchen	2.40m x 2.45m	7'10" x 7'11"
Bedroom	3.05m x 3.45m	10'0" x 11'4"	Bedroom	3.05m x 3.45m	10'0" x 11'4"
Balcony	9.9 sq. m	106 sq. ft	Balcony	9.9 sq. m	106 sq. ft

1.2.2	92.8 SQ.M	998 SQ.FT	1.2.4	68.2 SQ.M	734 SQ.FT
Living / Dining	5.95m x 5.70m	19'6" x 18'8"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	3.85m x 2.95m	12'7" x 9'7"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	4.00m x 4.75m	13'1" x 15'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	4.10m x 4.60m	13'6" x 15'0"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	32.5 sq. m	349 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.2.5	72.8 SQ.M	783 SQ.FT	1.2.7	68.2 SQ.M	734 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	2.05m x 3.95m	6'8" x 12'11"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	5.10m x 2.95m	16'8" x 9'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	37 sq. m	398 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.2.6	72.8 SQ.M	783 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"
Kitchen	2.05m x 3.95m	6'8" x 12'11"
Bedroom	5.10m x 2.95m	16'8" x 9'7"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"
Balcony	37 sq. m	398 sq. ft

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# 3<sup>RD</sup> FLOOR

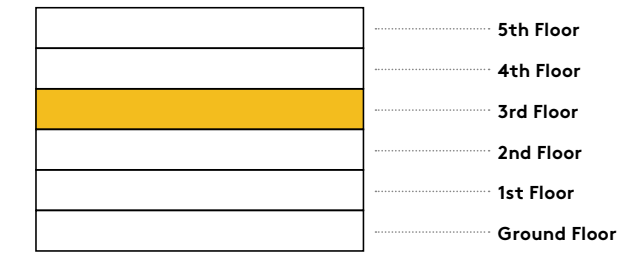
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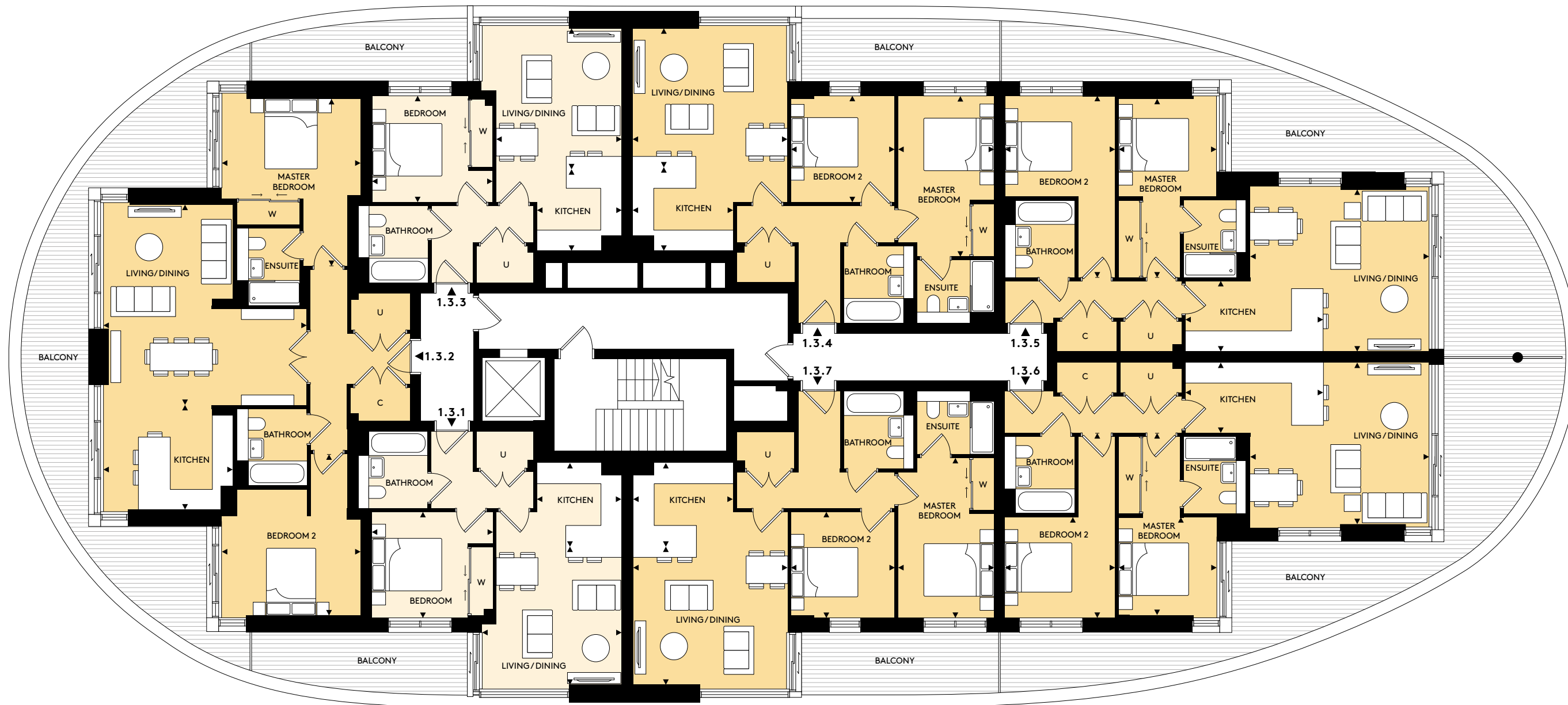
## ELEVATION



## LOCATION



LAKE VIEW



1.3.1	45.5 SQ.M	490 SQ.FT	1.3.3	45.5 SQ.M	490 SQ.FT
Living / Dining	3.95m x 4.05m	13'0" x 13'3"	Living / Dining	3.95m x 4.05m	13'0" x 13'3"
Kitchen	2.40m x 2.45m	7'10" x 7'11"	Kitchen	2.40m x 2.45m	7'10" x 7'11"
Bedroom	3.05m x 3.45m	10'0" x 11'4"	Bedroom	3.05m x 3.45m	10'0" x 11'4"
Balcony	9.9 sq. m	106 sq. ft	Balcony	9.9 sq. m	106 sq. ft

1.3.2	92.8 SQ.M	999 SQ.FT	1.3.4	68.2 SQ.M	734 SQ.FT
Living / Dining	5.95m x 5.70m	19'6" x 18'8"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	3.85m x 2.95m	12'7" x 9'7"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	4.00m x 4.75m	13'1" x 15'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	4.10m x 4.60m	13'6" x 15'0"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	32.5 sq. m	349 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.3.5	72.8 SQ.M	784 SQ.FT	1.3.7	68.2 SQ.M	734 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	2.05m x 3.95m	6'8" x 12'11"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	5.10m x 2.95m	16'8" x 9'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	37 sq. m	398 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.3.6	72.8 SQ.M	784 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"
Kitchen	2.05m x 3.95m	6'8" x 12'11"
Bedroom	5.10m x 2.95m	16'8" x 9'7"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"
Balcony	37 sq. m	398 sq. ft

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# 4<sup>TH</sup> FLOOR

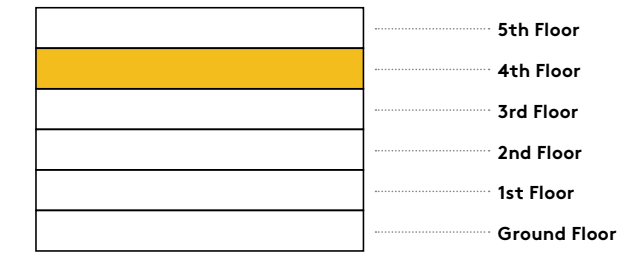
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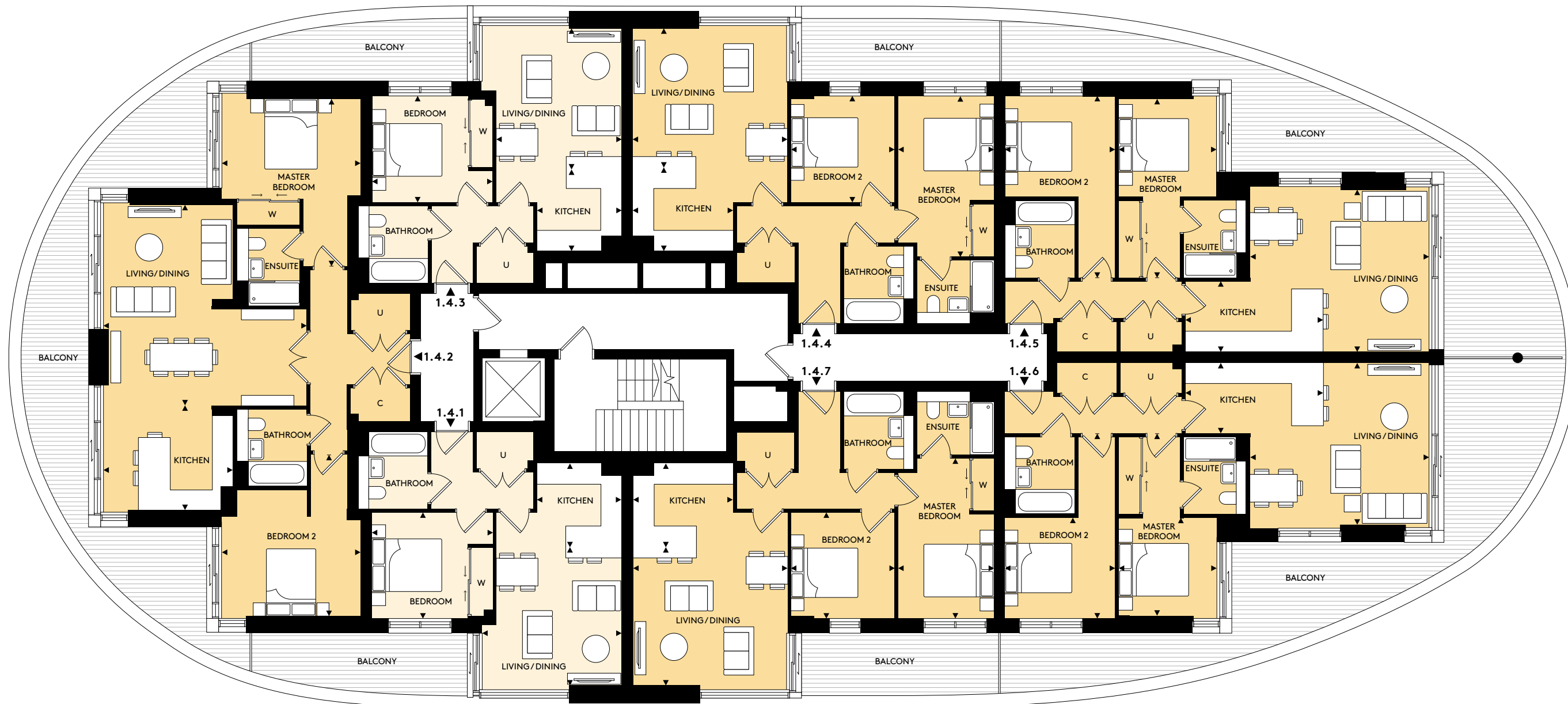
## ELEVATION



## LOCATION



LAKE VIEW



1.4.1	45.5 SQ.M	489 SQ.FT	1.4.3	45.5 SQ.M	489 SQ.FT
Living / Dining	3.95m x 4.05m	13'0" x 13'3"	Living / Dining	3.95m x 4.05m	13'0" x 13'3"
Kitchen	2.40m x 2.45m	7'10" x 7'11"	Kitchen	2.40m x 2.45m	7'10" x 7'11"
Bedroom	3.05m x 3.45m	10'0" x 11'4"	Bedroom	3.05m x 3.45m	10'0" x 11'4"
Balcony	9.9 sq. m	106 sq. ft	Balcony	9.9 sq. m	106 sq. ft

1.4.2	92.8 SQ.M	998 SQ.FT	1.4.4	68.2 SQ.M	734 SQ.FT
Living / Dining	5.95m x 5.70m	19'6" x 18'8"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	3.85m x 2.95m	12'7" x 9'7"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	4.00m x 4.75m	13'1" x 15'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	4.10m x 4.60m	13'6" x 15'0"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	32.5 sq. m	349 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.4.5	72.8 SQ.M	783 SQ.FT	1.4.7	68.2 SQ.M	734 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"	Living / Dining	3.95m x 4.45m	13'0" x 14'6"
Kitchen	2.05m x 3.95m	6'8" x 12'11"	Kitchen	2.40m x 2.90m	7'10" x 9'5"
Bedroom	5.10m x 2.95m	16'8" x 9'7"	Bedroom	4.60m x 2.75m	15'1" x 9'0"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"	Bedroom 2	3.05m x 2.95m	10'0" x 9'8"
Balcony	37 sq. m	398 sq. ft	Balcony	10.1 sq. m	108 sq. ft

1.4.6	72.8 SQ.M	783 SQ.FT
Living / Dining	4.60m x 5.25m	15'2" x 17'3"
Kitchen	2.05m x 3.95m	6'8" x 12'11"
Bedroom	5.10m x 2.95m	16'8" x 9'7"
Bedroom 2	5.20m x 3.15m	17'0" x 10'4"
Balcony	37 sq. m	398 sq. ft

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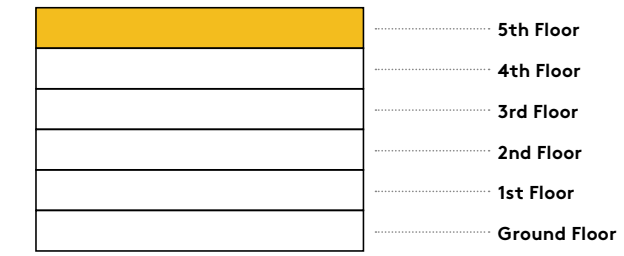
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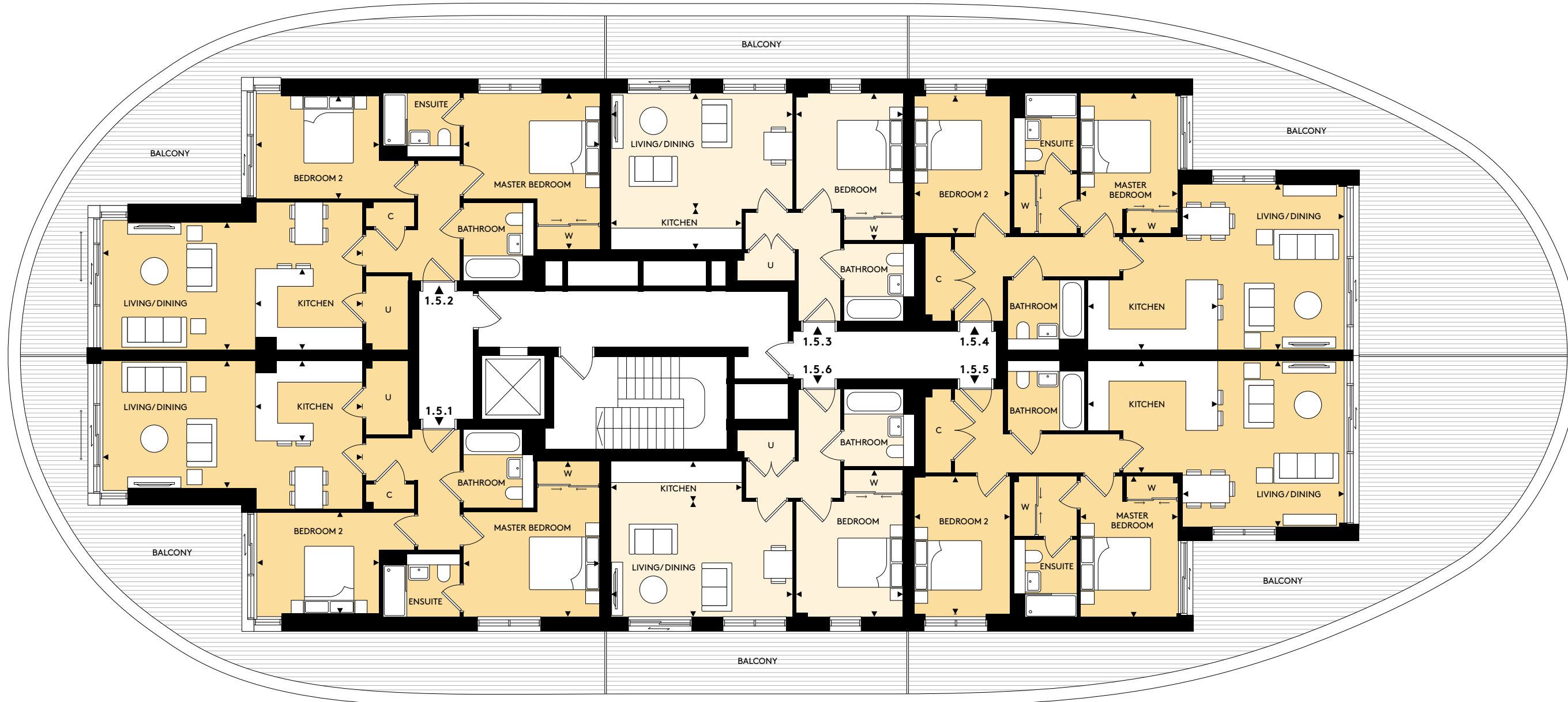
## ELEVATION



## LOCATION



LAKE VIEW ↗



1.5.1	76.0 SQ.M	818 SQ.FT
Living / Dining	3.60m x 7.55m	11'10" x 24'9"
Kitchen	2.30m x 3.05m	7'6" x 10'0"
Bedroom	4.45m x 3.90m	14'7" x 12'10"
Bedroom 2	2.90m x 3.65m	9'5" x 11'11"
Balcony	39.2 sq. m	421 sq. ft

1.5.2	76.0 SQ.M	818 SQ.FT
Living / Dining	3.60m x 7.55m	11'10" x 24'9"
Kitchen	2.30m x 3.05m	7'6" x 10'0"
Bedroom	4.45m x 3.90m	14'7" x 12'10"
Bedroom 2	2.90m x 3.65m	9'5" x 11'11"
Balcony	39.2 sq. m	421 sq. ft

1.5.3	46.0 SQ.M	495 SQ.FT
Living / Dining	3.30m x 5.20m	10'10" x 17'0"
Kitchen	1.15m x 3.75m	3'9" x 12'3"
Bedroom	4.20m x 3.05m	13'9" x 10'0"
Balcony	15 sq. m	161 sq. ft

1.5.4	75.6 SQ.M	813 SQ.FT
Living / Dining	4.75m x 4.50m	15'6" x 14'9"
Kitchen	3.25m x 3.70m	10'7" x 12'2"
Bedroom	4.00m x 2.80m	13'1" x 9'2"
Bedroom 2	3.90m x 2.75m	12'9" x 9'0"
Balcony	57.7 sq. m	621 sq. ft

1.5.5	75.6 SQ.M	813 SQ.FT
Living / Dining	4.75m x 4.50m	15'6" x 14'9"
Kitchen	3.25m x 3.70m	10'7" x 12'2"
Bedroom	4.00m x 2.80m	13'1" x 9'2"
Bedroom 2	3.90m x 2.75m	12'9" x 9'0"
Balcony	57.7 sq. m	621 sq. ft

1.5.6	46.0 SQ.M	495 SQ.FT
Living / Dining	3.30m x 5.20m	10'10" x 17'0"
Kitchen	1.15m x 3.75m	3'9" x 12'3"
Bedroom	4.20m x 3.05m	13'9" x 10'0"
Balcony	15 sq. m	161 sq. ft

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## SPECIFICATION

# A STATEMENT OF DESIGN



Computer Generated Images of Bankside Gardens, indicative only

## KITCHENS

- Individually designed contemporary kitchens with contrasting timber and flat matt finishes
- Feature black metal framed wall shelves with timber finishes
- Composite stone worktops and upstands with full height tinted mirrored splashbacks to selected walls
- Stainless steel under mounted sink with brushed black graphite mixer tap
- Bosch black cooking A-rated energy efficient built-in single oven
- Bosch black cooking energy efficient built-in frameless 4-zone induction hob
- Beko integrated A+ rated energy efficient fridge/freezer with active fresh technology
- Beko integrated A+ rated energy efficient dishwasher
- Integrated recirculating extractor hood
- Featured LED lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Matt black finished sockets above worktops, including one with USB charging ports

## BATHROOMS

- Vitra surface mounted ceramic basin on bespoke timber vanity storage unit with black handle and black hairpin legs
- Feature wall mounted VADO brushed black graphite taps with a crosshead design
- Fixed back lit mirror with integrated demister pad
- Vitra back to wall WC with soft closing seat and cover, matt black dual flush plate and concealed cistern
- Contemporary bath fitted with stowaway bath panel and black framed bath screen
- VADO brushed black graphite overhead shower on slide rail and thermostatic mixer
- Feature niche with LED lighting
- Brushed black chrome heated towel radiator
- Matt black finished shaver socket

## MASTER EN SUITES

- Vitra surface mounted ceramic basin on bespoke timber vanity storage unit with black handle and black hairpin legs
- Feature wall mounted VADO brushed black graphite taps with a crosshead design
- Fixed back lit mirror with integrated demister pad
- Vitra back to wall WC with soft closing seat and cover, matt black dual flush plate and concealed cistern
- Low-profile stone resin shower tray with feature black framed hinged glass door
- Brushed black graphite finished overhead rain shower with separate handheld shower set and thermostatic VADO shower mixer
- Feature niche with LED lighting
- Brushed black chrome heated towel radiator
- Matt black finished shaver socket

## ELECTRICAL FITTINGS

- Wiring for Sky Q provided to living rooms
- TV points provided to living rooms and bedrooms

- Cat5 network data points
- White finished LED downlights to kitchens/living/dining rooms, en suites\*, bathrooms and hallways
- Energy efficient pendant lighting to bedrooms
- Automatic lighting to hall cupboards
- Matt black finish sockets in kitchens, including one with USB charging points.
- Matt white finish sockets to remaining rooms, including one socket with USB charging ports in the living rooms and bedrooms
- Matt white finish light switches to all rooms
- Matt black finished shaver sockets to en suites\* and bathrooms
- All off kill switch to hallways

## INTERIOR FINISHES

- Washed oak effect internal doors with black chrome door furniture elsewhere
- Sliding wardrobe doors with interior shelf and hanging rail to master bedrooms
- Karndean timber effect flooring laid at a 45 degree angle to kitchens/living rooms with en suites\*, bathrooms and hallways laid as standard
- High quality carpets to bedrooms

## EXTERNAL FEATURES

- Glass balustrade to balconies\*
- Private external terraces to ground floor apartments\*
- Private external balconies to apartments on floors 1-5\*

## SECURITY

- Audio visual entrance system
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup

## HEATING

- Nest smart heating thermostat
- Communal district heating and hot water network delivered to apartments via heat interface unit (HIU)
- Mechanical heat recovery ventilation system

## PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10-year build warranty

## CAR PARKING

- Ground floor level parking

## LIFTS

- Passenger lifts serve all levels

## MANAGEMENT AGENT

- A managing agent will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit offered

Typical specification for 2-bedroom apartment only. Specifications for 1 bedroom apartments will vary. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required. A number of options are available to personalise your home. Options are subject to timeframes, availability and change. Please ask a Sales Consultant for details.

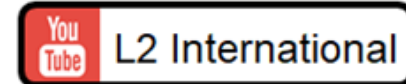
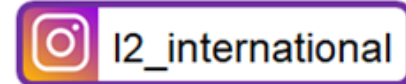
\*Where applicable

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