



READING, BERKSHIRE

TWO BEDROOM APARTMENTS

SOUTH LAKE APARTMENTS



St Edward
Designed for life

TWO BEDROOM APARTMENTS

WATERFRONT LIVING

South Lake Apartments offer an exclusive collection of eight spacious two bedroom homes overlooking the beautiful lake at Green Park Village.

These superbly appointed apartments will each benefit from their own outside space with either a private balcony or terrace. Beautiful panoramic views of the lake and beyond can also be enjoyed from the landscaped communal roof garden.

Inside, every detail is considered including a choice of fittings and finishes to give each home its own distinctive style.

TWO BEDROOM APARTMENTS

SITE PLAN

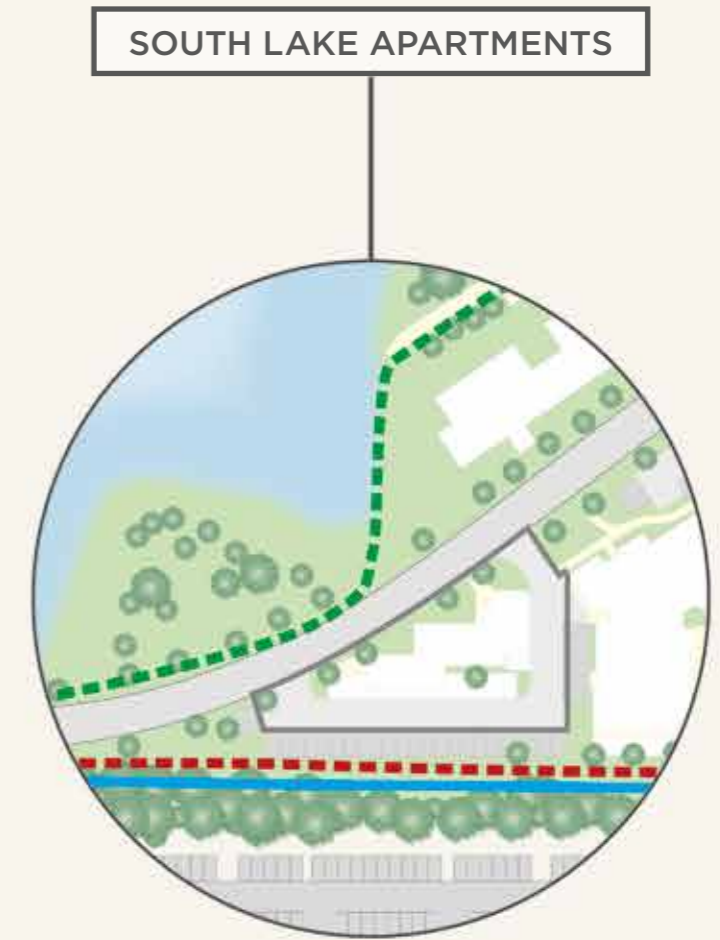
Green Park Village is a New England inspired development set amongst 60 acres of parkland, featuring nature trails, woodland walks, trim trails and picnic areas providing a unique lakeside retreat, with excellent transport links to Reading town centre and beyond.

South Lake Apartments are located on the south side of the lake, with curved boardwalks, viewing platforms, aquatic planting and a picnic area on the doorstep. Also within walking distance is the Market Square, the proposed train station and the facilities at nearby Green Park including restaurants, retail and gym with pool.



Map not to scale

Key	
	Leisure route and footpaths inside Green Park Village
	Nature Trail
	Willow Walk (Public Footpath 11)
	National Cycle Route 23
	Footpath to Kennet & Avon Canal
	Green Park lake edge paths and public pedestrian routes



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.

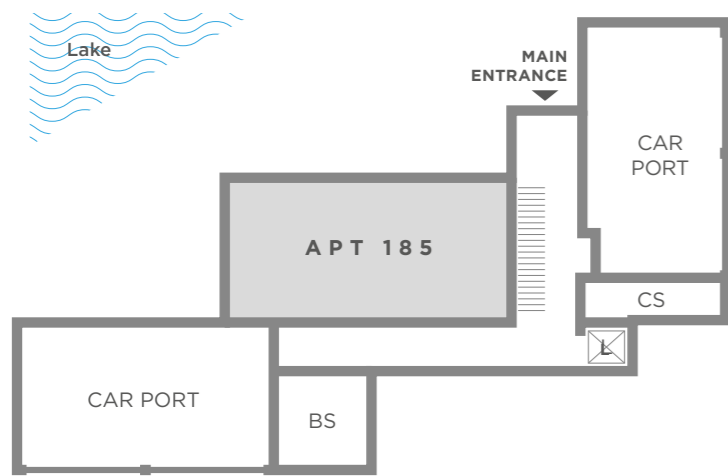
TWO BEDROOM APARTMENTS

CAREFULLY CONSIDERED

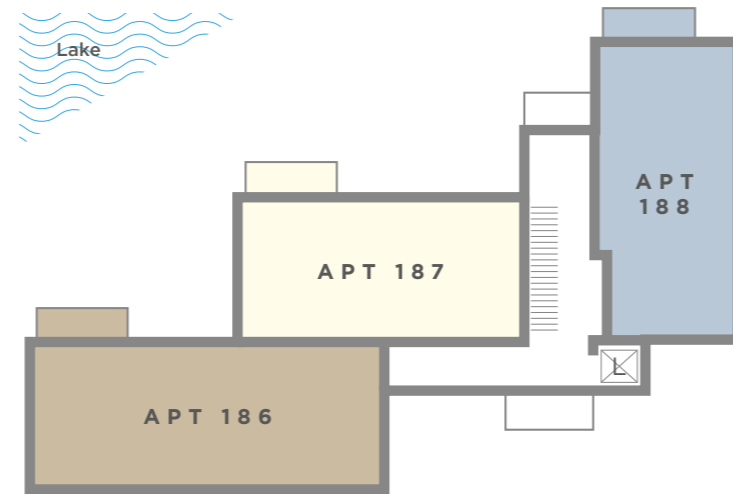
Eight stylish apartments arranged over four floors with a superb roof garden



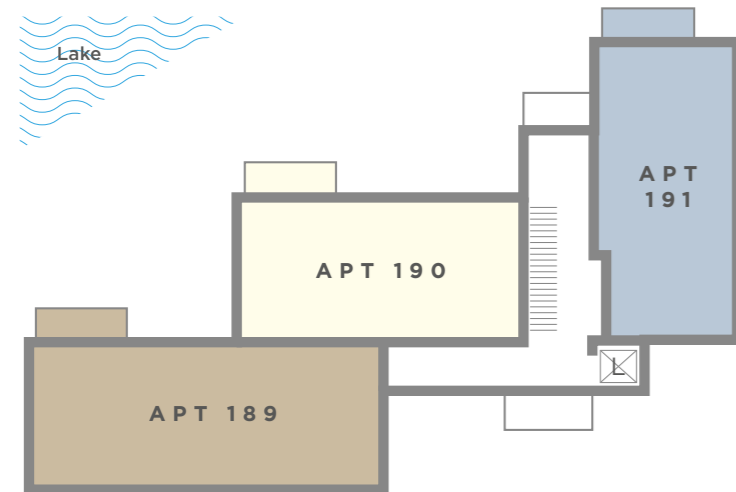
GROUND FLOOR



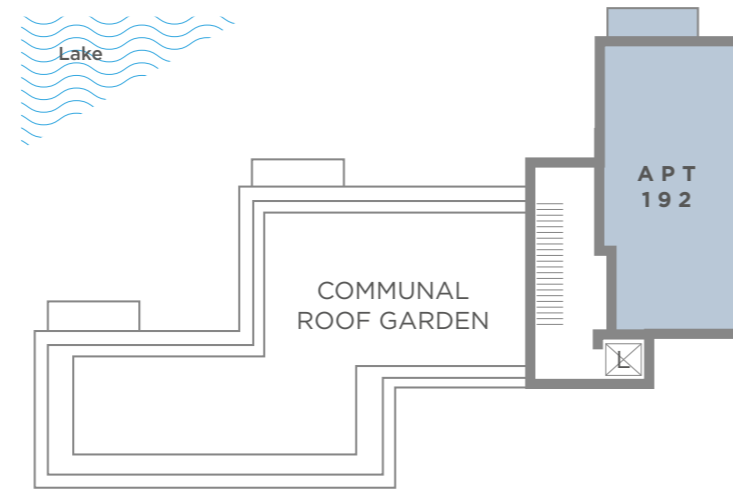
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



KEY

L Lift CS Cycle Store BS Bin Store

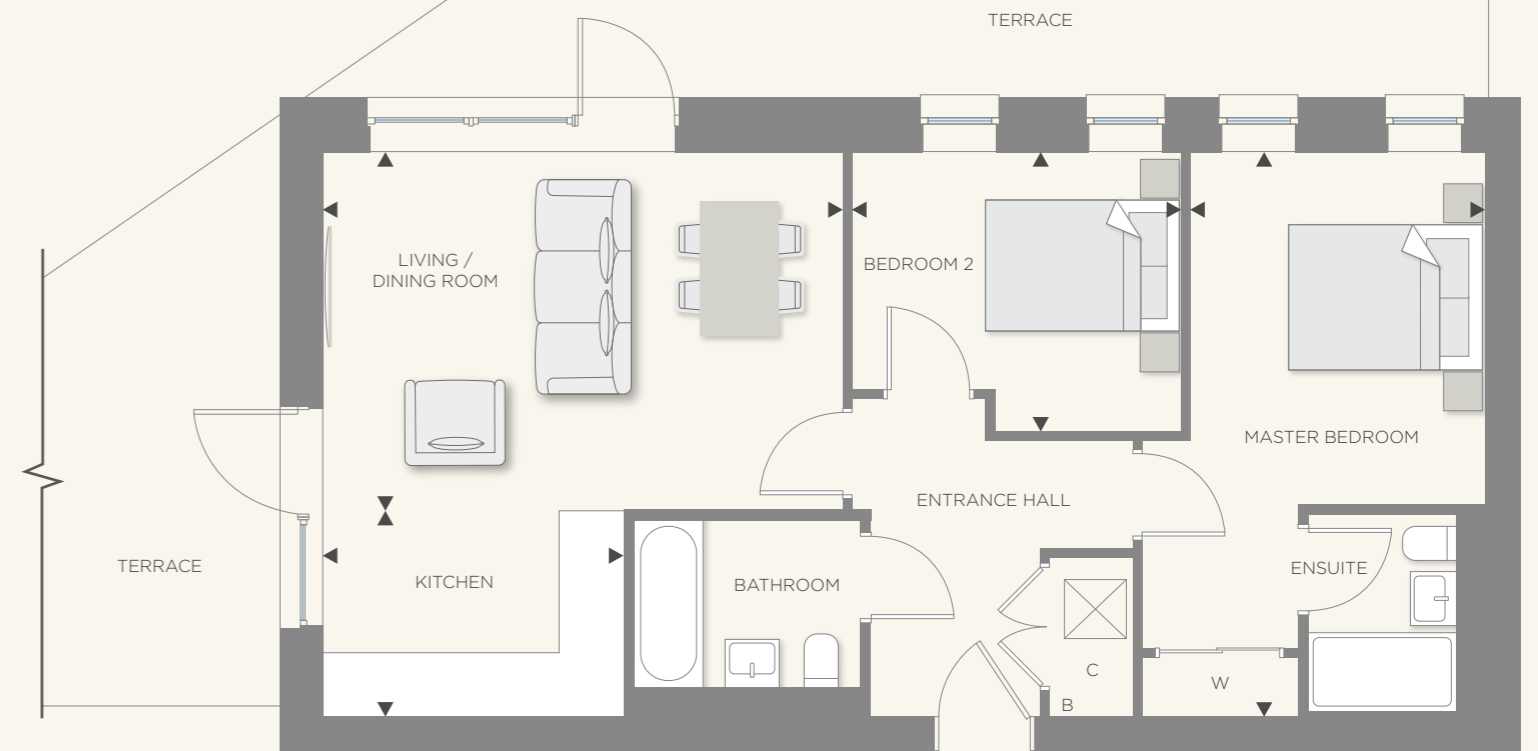
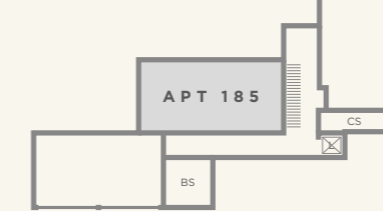
Floorplans shown for South Lake Apartments are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans in other inserts. Floorplans show the master bed as a king size (1.52m) and standard double beds (1.37m) in all other double bedrooms. Green Park Village and South Lake Apartments 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. All images used are computer generated images of Green Park Village and are indicative only. Issue date: May 2017.

TWO BEDROOM

APARTMENT 185

TOTAL AREA 66 SQ M 716 SQ FT

Ground Floor



KEY

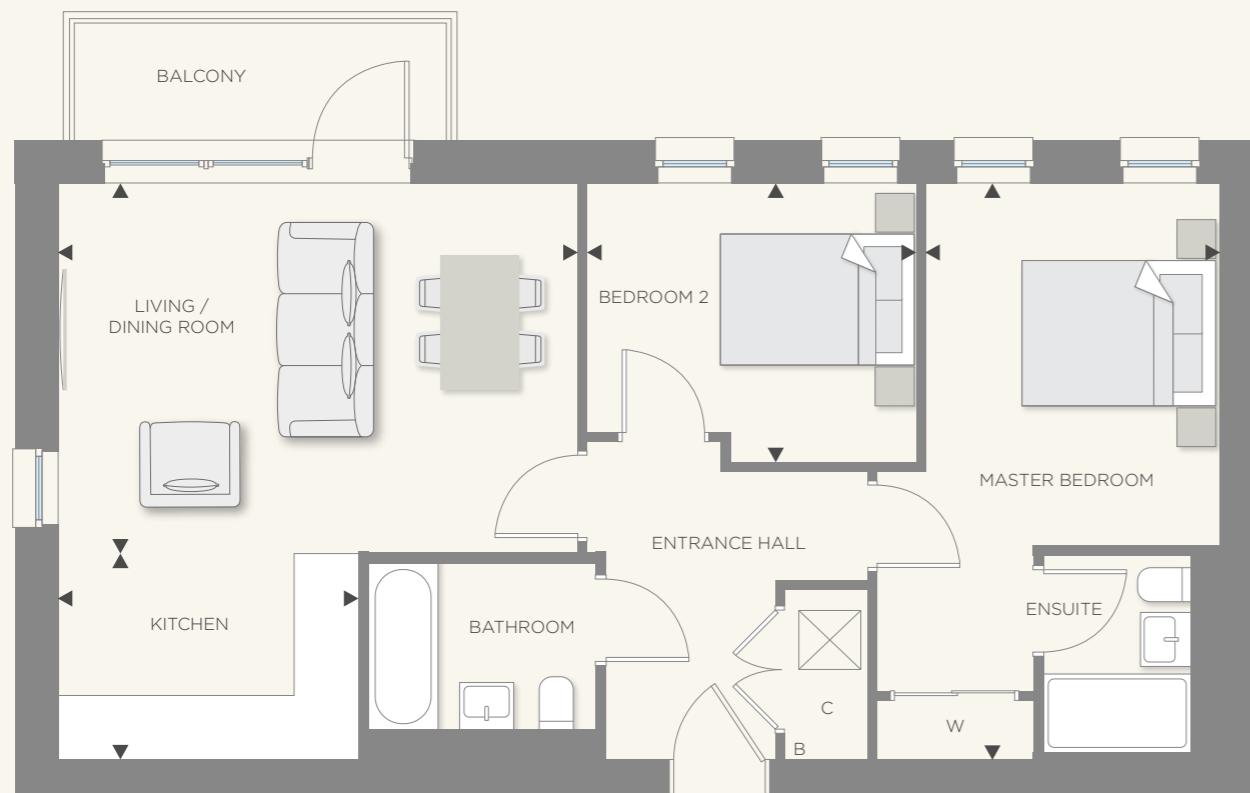
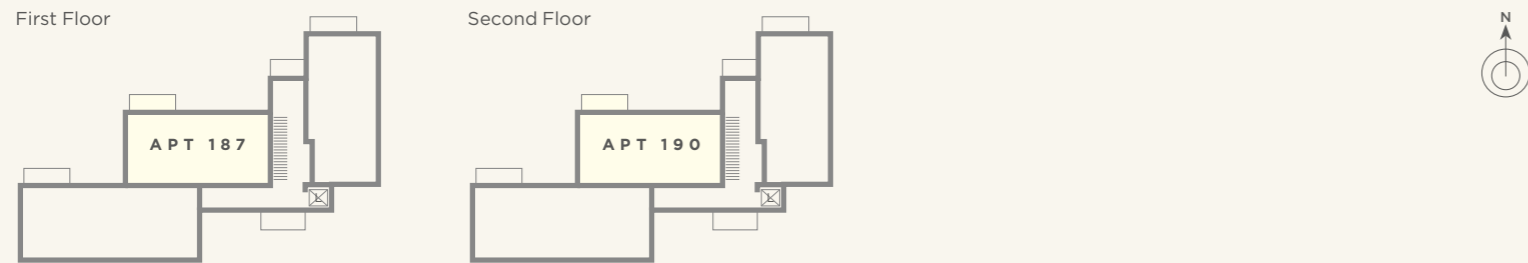
◄► Measurements B Boiler W Wardrobe ☒ Plumbing for Washer/dryer C Cupboard

Living/Dining Room	5.28m x 3.75m	17' 2" x 12' 2"
Kitchen	3.05m x 2.10m	9' 11" x 6' 10"
Master Bedroom	5.86m x 3.00m	19' 1" x 9' 9"
Bedroom 2	3.35m x 2.96m	10' 11" x 9' 8"

TWO BEDROOM

APARTMENTS 187 AND 190

TOTAL AREA 67 SQ M 731 SQ FT



KEY

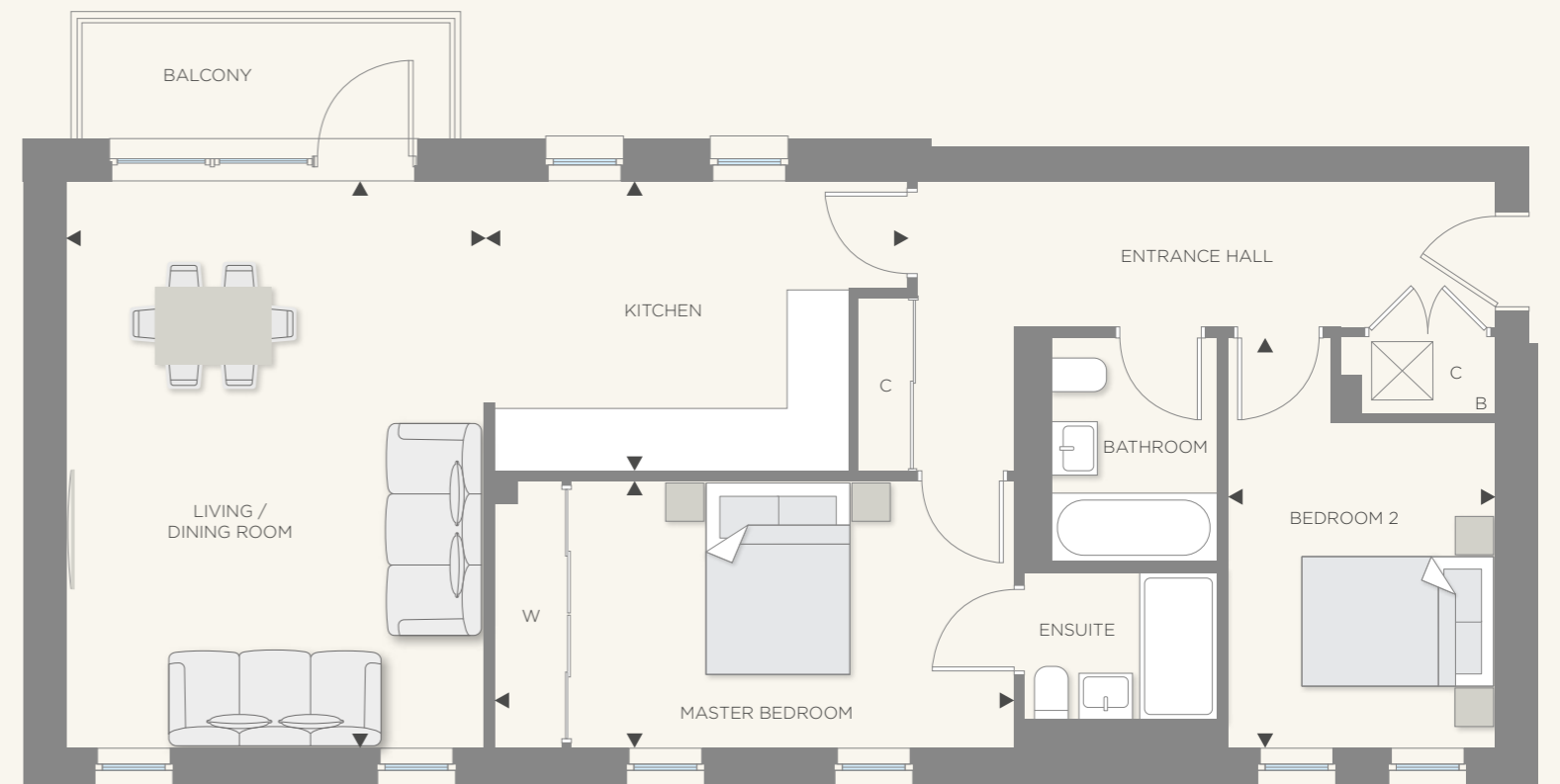
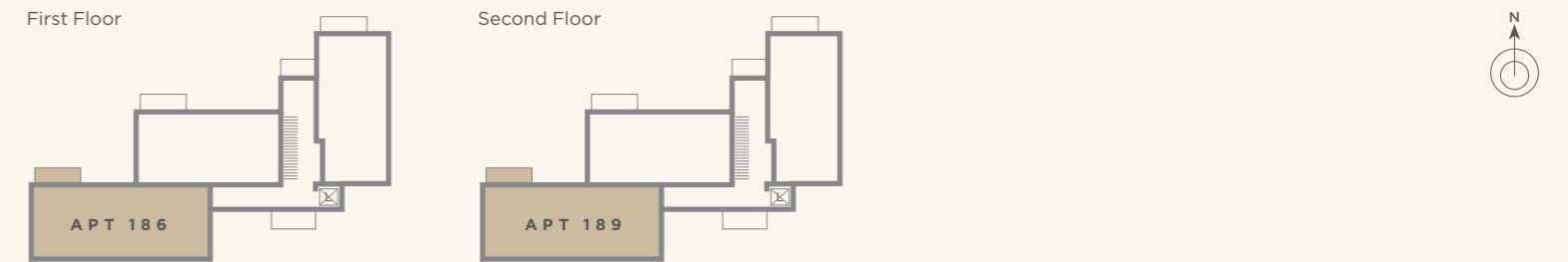
- ◄► Measurements
- W Wardrobe
- C Cupboard
- B Boiler
- ☒ Plumbing for Washer/dryer

Living/Dining Room	5.28m x 3.63m	17' 2" x 11' 10"
Kitchen	3.05m x 2.10m	9' 11" x 6' 10"
Master Bedroom	5.86m x 3.00m	19' 1" x 9' 9"
Bedroom 2	3.35m x 2.85m	10' 11" x 9' 3"

TWO BEDROOM

APARTMENTS 186 AND 189

TOTAL AREA 85 SQ M 916 SQ FT



KEY

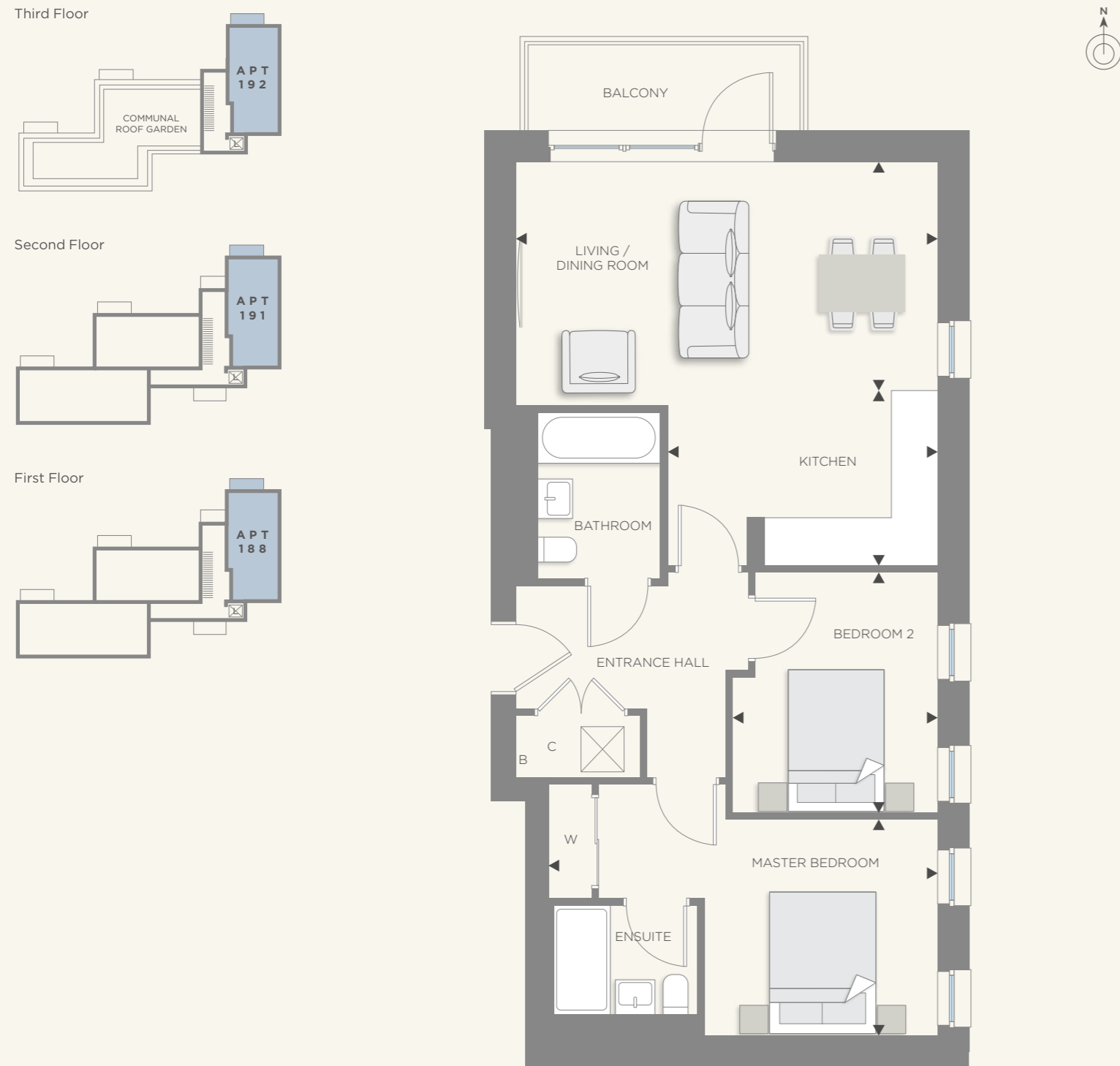
- ◄► Measurements
- W Wardrobe
- C Cupboard
- B Boiler
- ☒ Plumbing for Washer/dryer

Living/Dining Room	4.30m x 5.83m	14' 1" x 19' 0"
Kitchen	3.74m x 2.98m	12' 2" x 9' 8"
Master Bedroom	5.34m x 2.75m	17' 4" x 8' 11"
Bedroom 2	2.75m x 4.23m	8' 11" x 13' 9"

TWO BEDROOM

APARTMENTS 188, 191 AND 192

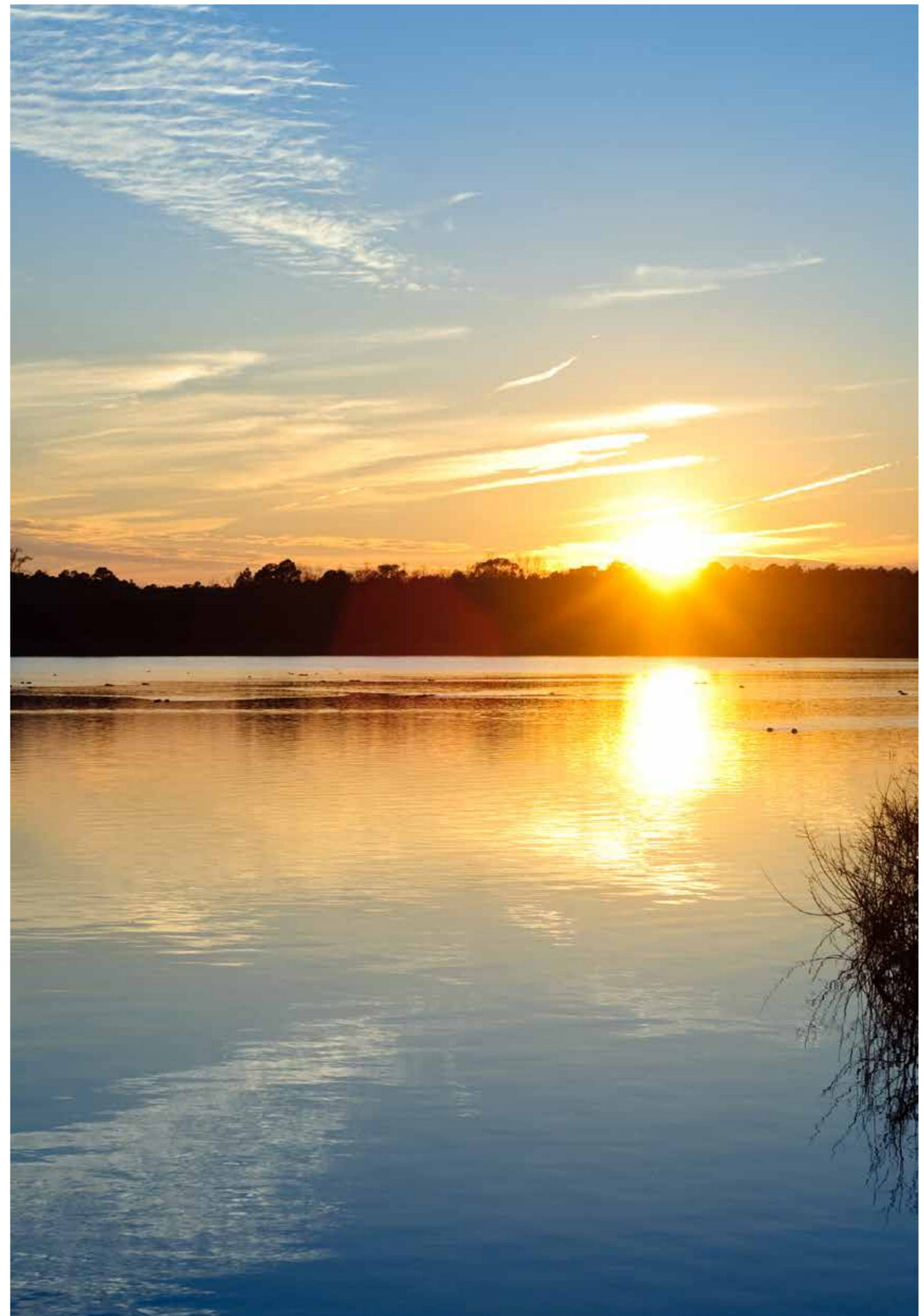
TOTAL AREA 68 SQ M 734 SQ FT



KEY

- ◀▶ Measurements
- W Wardrobe
- C Cupboard
- B Boiler
- ☒ Plumbing for Washer/dryer

Living/Dining Room	3.39m x 5.86m	11' 0" x 19' 1"
Kitchen	2.22m x 3.75m	7' 3" x 12' 2"
Master Bedroom	5.41m x 3.00m	17' 7" x 9' 9"
Bedroom 2	3.35m x 2.85m	10' 11" x 9' 3"





Photograph of Green Park Village. Indicative kitchen layout only.

TWO BEDROOM APARTMENTS

TOUCHES OF QUALITY

Carefully considered spaces in these beautifully designed homes

KITCHENS

- Individually designed contemporary handleless kitchens
- Stone worktops with full height glass splashback to selected walls
- Stainless steel undermounted sink with chrome polished mixer tap
- Full range of Bosch cooking appliances including an A rated energy efficient built-in single oven and frameless 4 zone induction hob
- Bosch integrated A+ rated energy efficient fridge/freezer
- Bosch integrated A+ rated energy efficient dishwasher
- Bosch integrated extractor hood
- Pre-plumbed for washer/dryer
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Chrome finished sockets above worktops

BATHROOMS

Master Ensuite

- Villeroy & Boch wall mounted porcelain basin with chrome Crosswater mixer tap
- Villeroy & Boch wall mounted WC with soft close seat and cover, chrome dual flush plate and concealed WC frame
- Low-profile stone resin shower tray with glass sliding door, chrome finished overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer
- Bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Feature niche to shower area
- Chrome heated towel radiator

Bathroom

- Villeroy & Boch wall mounted porcelain basin with surface mounted chrome Crosswater mixer tap
- Villeroy & Boch wall mounted WC with soft close seat and cover, chrome dual flush plate and concealed WC frame
- Contemporary bath fitted with Crosswater chrome finished handheld set and thermostatic mixer
- Bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting
- Chrome heated towel radiator



Photograph of Green Park Village, indicative only.



Photograph of Green Park Village, indicative only

FINISHES

Internal Finishes

- Glazed doors between hall and kitchen, with white painted internal doors and chrome polished door furniture elsewhere
- Sliding wardrobe doors with interior shelf and chrome hanging rail to master bedroom
- Wood veneered flooring to kitchen and living room
- Fitted carpets to hall and bedrooms
- Large format floor and wall tiles to selected walls in the ensuite and bathroom

External Features

- Composite decking to balconies*
- Private external terraces*
- Landscaped communal roof garden

Key

* where applicable

Specifications may vary between house types. Please refer to individual house type specifications for full details. Please check on the current availability of any options, as some selections will have been made by our interior designer in order to adhere to our building timetable. 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 choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. Computer generated images and photography of Green Park Village are indicative only. Issue date: May 2017

HEATING

- Gas fired central heating with mains pressure hot water
- Mechanical extract ventilation to kitchen, ensuite and bathroom

SECURITY AND PEACE OF MIND

- Audio entrance system to apartments
- Property pre-wired for intruder alarm
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- 10-year NHBC build warranty

ELECTRICAL FITTINGS

- Wiring for Sky Q provided to living room
- TV points provided to living room and bedrooms
- Telephone points provided to living room and master bedroom
- Data points provided to selected locations
- White finished LED downlights to kitchen, ensuite, bathroom and hall
- Energy efficient pendant lighting to living room and bedrooms
- Automatic lighting to hall cupboards
- White finished switches and sockets to all rooms except kitchen
- Shaver sockets to ensuite and bathroom
- External wall lantern provided to balcony*/terrace



Computer generated image of Green Park Village, indicative only.

**GREEN PARK VILLAGE
MARKETING SUITE**

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