



READING, BERKSHIRE

EASTPORT APARTMENTS



Effortless living for everyone

St Edward
Designed for life

A joint venture company owned by
M&G **Berkeley**
INVESTMENTS GROUP

St Edward
Designed for life



READING, BERKSHIRE

ONE, TWO & THREE BEDROOM APARTMENTS

EASTPORT APARTMENTS

Effortless living for everyone

EASTPORT APARTMENTS

EASTPORT APARTMENTS

The Eastport Apartments are a collection of 23 one, two and three bedroom contemporary homes located in the beautiful 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. Large, light filled living spaces create the perfect place to call home.

At Eastport Apartments you can enjoy all the benefits of nature on your doorstep, combined with local conveniences and great connections.



FRESH AIR AND OPEN SPACES

Ideal for all ages, Green Park Village is a great location with space to breathe and plenty to enjoy. With trim trails, lake walks, cycle paths and green open spaces, the beautiful setting offers activities for all. It is a haven for flora and wildlife, perfect for exploration and new adventures with nature. Eastport Apartments is a delightful retreat and yet highly connected with excellent transport links – a wonderful balance of accessibility and escapism.

The homes in Eastport Apartments are conveniently located just a short walk to the forthcoming Green Park Reading train station. Trains to Reading main line station will take just 6 minutes, where there are 23-minute services to London Paddington and the forthcoming Crossrail service.



With trim trails, cycle paths and green open spaces, the natural beauty of this superb setting offers activities for all.



Within walking distance from your new home is the new primary school, Green Park Academy, with the very latest educational facilities.



COMMUNITY LIFE

At the heart of Green Park Village lies a thriving community centred around its own Market Square, a superb setting to meet with friends and neighbours, or simply watch the world go by and enjoy The Ribbon of Light and water feature.

A striking architectural addition, intended to give a distinctive character and sense of place to the Market Square, The Ribbon of Light has been designed as a conceptual river, meandering through the square, cascading down the steps into the East Park before reaching its destination: the lake at Green Park Village.



SITE PLAN

Set in 60 acres of parkland, Green Park Village offers all the facilities that a local neighbourhood needs including a new train station, Market Square, community hall, nature trails, woodland walks, trim trails, play areas, a new primary school, and excellent facilities at nearby Green Park Business Park including restaurants, retail and gym with pool.

Key

- (A) Market Square (B) Primary School (C) Transport Interchange
- (D) Extra Care Apartments (E) Play Area (F) Picnic Areas
- (G) Substation (H) Affordable Housing

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



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.

EASTPORT APARTMENTS

WELCOME HOME

*Welcome to the Eastport Apartments,
designed to provide modern living in a
village environment with abundant green
space on the doorstep. Hallways with sleek
doors and ironmongery create a great sense
of arrival.*

EASTPORT APARTMENTS

FINE DINING

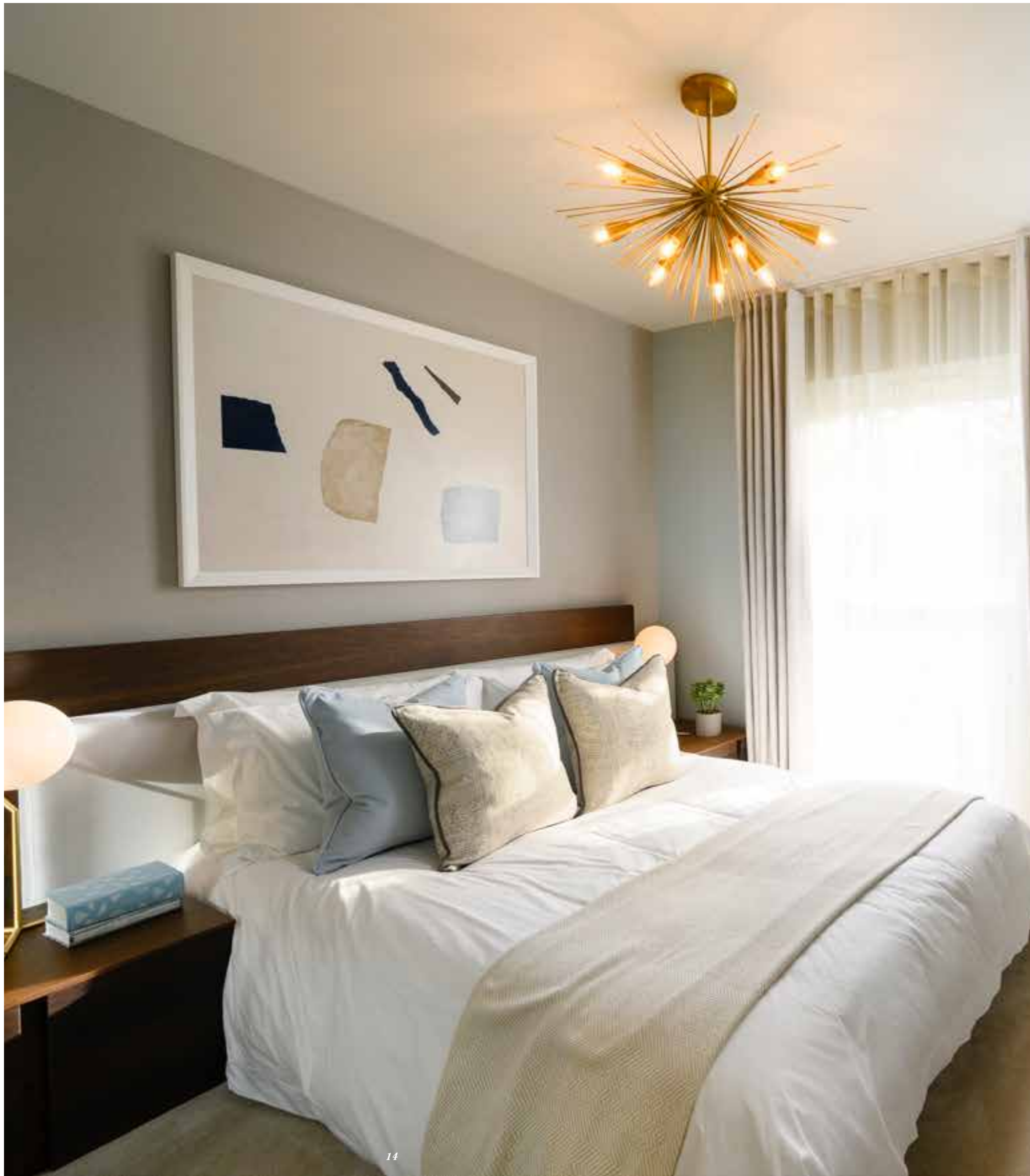
*Individually designed kitchens featuring
contrasting timber and concrete effect finishes,
with fully integrated appliances made for a
modern cooking experience.*

EASTPORT APARTMENTS

STYLISH LIVING

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





EASTPORT APARTMENTS

SLEEP IN STYLE

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





EASTPORT APARTMENTS

ELEGANT
FINISHES

*Bathrooms and en suites/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.

EASTPORT APARTMENTS

A BREATH OF FRESH AIR

Every apartment benefits from a balcony or terrace, with many boasting tranquil views over the surrounding green space.

SPECIFICATION

Carefully considered spaces in these
beautifully designed homes.

KITCHENS

- Contemporary kitchen with contrasting timber and concrete effect finishes
- Slimline concrete effect laminate worktops with full height bronze mirror splashbacks to selected walls
- Contemporary stainless steel sink with polished chrome mixer tap
- Bosch cooking A+ rated energy efficient built-in single oven
- Bosch cooking A+ rated energy efficient built-in 4-zone induction hob
- Beko integrated A+ rated energy efficient fridge/freezer
- Beko integrated A+ rated energy efficient dishwasher
- Re-circulating canopy extractor
- Feature LED lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Chrome sockets with USB charging point

BATHROOMS

- 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 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 SUITES/SHOWER ROOMS*

- 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

INTERNAL 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 large format wall tiles to selected walls in bathroom and en suite/shower room*

EXTERNAL 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 splashbacks
- White finish sockets throughout
- White finish light switches to all rooms
- Shaver sockets to bathroom and en suite/shower room*

*Where applicable.

Typical specification for 2 bedroom apartment only. Specification for 1 and 3 bedroom apartments and penthouse 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 speak to a Sales Consultant for further information.



APARTMENT LOCATOR

Twenty-three contemporary apartments and penthouses arranged over five floors, all with easy access to local amenities.

ONE BEDROOM APARTMENTS

| APARTMENT NO. | TOTAL AREA (SQ FT) | TOTAL AREA (SQ M) | FLOOR | ASPECT | EXTERNAL (SQ FT) | EXTERNAL (SQ M) | PAGE NO. |
|---------------|--------------------|-------------------|--------|--------------|------------------|-----------------|----------|
| 323 | 495 | 45.9 | Ground | West | 43 | 4.0 | 24 |
| 324 | 523 | 48.6 | Ground | South & West | 84 | 7.8 | 27 |
| 326 | 573 | 53.2 | Ground | South | 43 | 4.0 | 26 |
| 329 | 501 | 46.5 | First | West | 41 | 3.8 | 25 |
| 332 | 504 | 46.8 | First | South | 41 | 3.8 | 28 |
| 335 | 501 | 46.5 | Second | West | 41 | 3.8 | 25 |
| 338 | 504 | 46.8 | Second | South | 41 | 3.8 | 28 |

TWO BEDROOM APARTMENTS

| APARTMENT NO. | TOTAL AREA (SQ FT) | TOTAL AREA (SQ M) | FLOOR | ASPECT | EXTERNAL (SQ FT) | EXTERNAL (SQ M) | PAGE NO. |
|---------------|--------------------|-------------------|--------|--------------|------------------|-----------------|----------|
| 325 | 725 | 67.4 | Ground | South & West | 109 | 10.1 | 29 |
| 327 | 696 | 64.6 | Ground | South | 41 | 3.8 | 30 |
| 330 | 728 | 67.6 | First | South & West | 84 | 7.8 | 31 |
| 331 | 725 | 67.4 | First | South & West | 109 | 10.1 | 32 |
| 333 | 736 | 68.4 | First | South | 41 | 3.8 | 33 |
| 336 | 728 | 67.6 | Second | South & West | 84 | 7.8 | 31 |
| 337 | 725 | 67.4 | Second | South & West | 109 | 10.1 | 32 |
| 339 | 736 | 68.4 | Second | South | 41 | 3.8 | 33 |

THREE BEDROOM APARTMENTS

| APARTMENT NO. | TOTAL AREA (SQ FT) | TOTAL AREA (SQ M) | FLOOR | ASPECT | EXTERNAL (SQ FT) | EXTERNAL (SQ M) | PAGE NO. |
|---------------|--------------------|-------------------|--------|--------|------------------|-----------------|----------|
| 328 | 908 | 84.3 | First | East | 41 | 3.8 | 34 |
| 334 | 908 | 84.3 | Second | East | 41 | 3.8 | 34 |



ONE BEDROOM PENTHOUSE APARTMENTS

| APARTMENT NO. | TOTAL AREA (SQ FT) | TOTAL AREA (SQ M) | FLOOR | ASPECT | EXTERNAL (SQ FT) | EXTERNAL (SQ M) | PAGE NO. |
|---------------|--------------------|-------------------|-------|--------|------------------|-----------------|----------|
| 341 | 501 | 46.5 | Third | West | 41 | 3.8 | 25 |
| 344 | 504 | 46.8 | Third | South | 41 | 3.8 | 28 |

TWO BEDROOM PENTHOUSE APARTMENTS

| APARTMENT NO. | TOTAL AREA (SQ FT) | TOTAL AREA (SQ M) | FLOOR | ASPECT | EXTERNAL (SQ FT) | EXTERNAL (SQ M) | PAGE NO. |
|---------------|--------------------|-------------------|-------|--------------|------------------|-----------------|----------|
| 342 | 728 | 67.6 | Third | South & West | 84 | 7.8 | 31 |
| 345 | 736 | 68.4 | Third | South | 41 | 3.8 | 33 |

THREE BEDROOM PENTHOUSE APARTMENTS

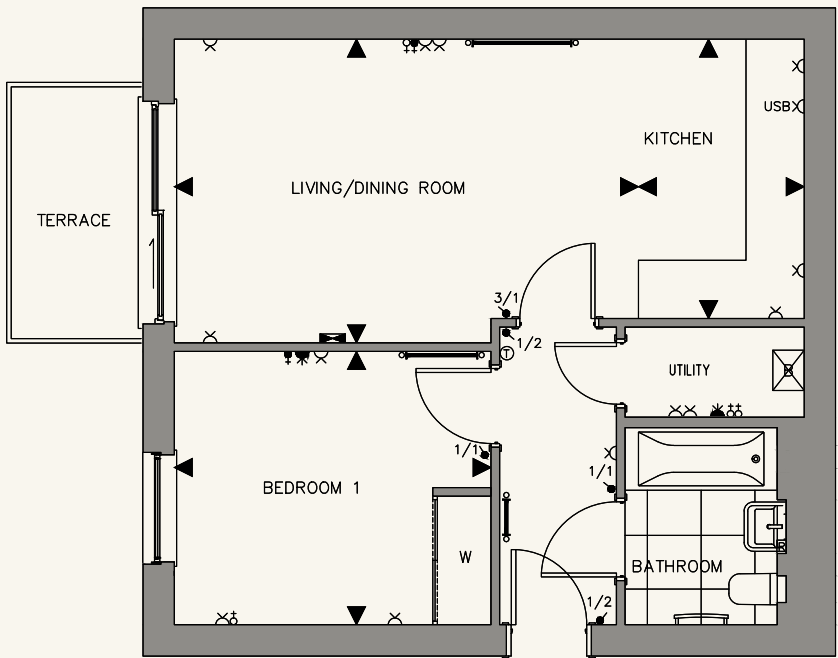
| APARTMENT NO. | TOTAL AREA (SQ FT) | TOTAL AREA (SQ M) | FLOOR | ASPECT | EXTERNAL (SQ FT) | EXTERNAL (SQ M) | PAGE NO. |
|---------------|--------------------|-------------------|------------------|--------------|------------------|-----------------|----------|
| 340 | 908 | 84.3 | Third | East | 41 | 3.8 | 34 |
| 343 | 938 | 87 | Third/ Fourth | South & West | 109 | 10.1 | 35 |

ONE BEDROOM

APARTMENT

323

TOTAL AREA 45.9 SQ M 495 SQ FT



- KEY
- ◄► Measurements points
 - W Wardrobe
 - C Cupboard
 - ⌵ Double switched socket outlet
 - ⌵^{USB} Double switched socket outlet with 2 USB outlets
 - ⌵ Single switched socket outlet
 - ⌵ Light switch
 - ⌵ BT RJ11 outlet wired in Cat5e cable
 - ⌵ RJ45 data point wired in Cat5e cable
 - ⌵ Shaver point
 - ⌵ Controller
 - ⌵ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⌵ TV outlet
 - ⌵ Radiator
 - ⌵ Boiler

| | | |
|--------------------|---------------|------------------|
| Kitchen | 1.85m x 3.12m | 6' 0" x 10' 2" |
| Living/Dining Room | 5.18m x 3.39m | 16' 10" x 11' 0" |
| Bedroom 1 | 3.53m x 3.05m | 11' 6" x 9' 11" |

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.

ONE BEDROOM

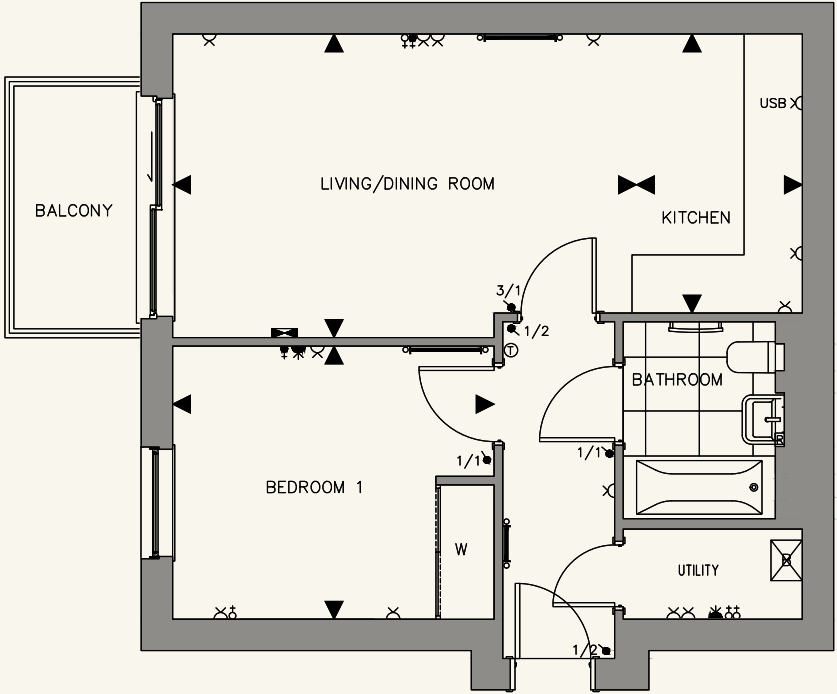
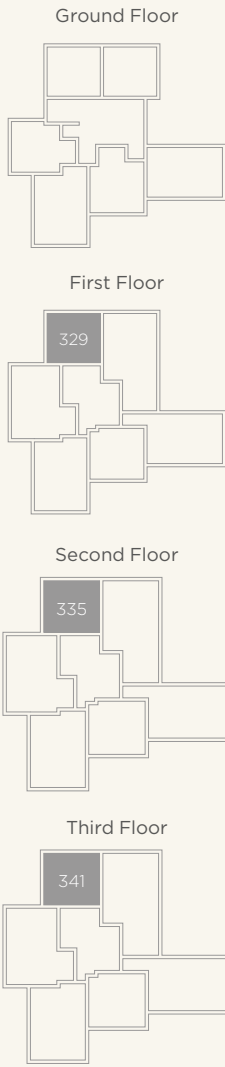
APARTMENTS

329 & 335

PENTHOUSE

341

TOTAL AREA 46.5 SQ M 501 SQ FT



- KEY
- ◄► Measurements points
 - W Wardrobe
 - C Cupboard
 - ⌵ Double switched socket outlet
 - ⌵^{USB} Double switched socket outlet with 2 USB outlets
 - ⌵ Single switched socket outlet
 - ⌵ Light switch
 - ⌵ BT RJ11 outlet wired in Cat5e cable
 - ⌵ RJ45 data point wired in Cat5e cable
 - ⌵ Shaver point
 - ⌵ Controller
 - ⌵ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - ⌵ TV outlet
 - ⌵ Radiator
 - ⌵ Boiler

| | | |
|--------------------|---------------|------------------|
| Kitchen | 1.85m x 3.12m | 6' 0" x 10' 2" |
| Living/Dining Room | 5.17m x 3.39m | 16' 10" x 11' 0" |
| Bedroom 1 | 3.59m x 3.05m | 11' 8" x 9' 11" |

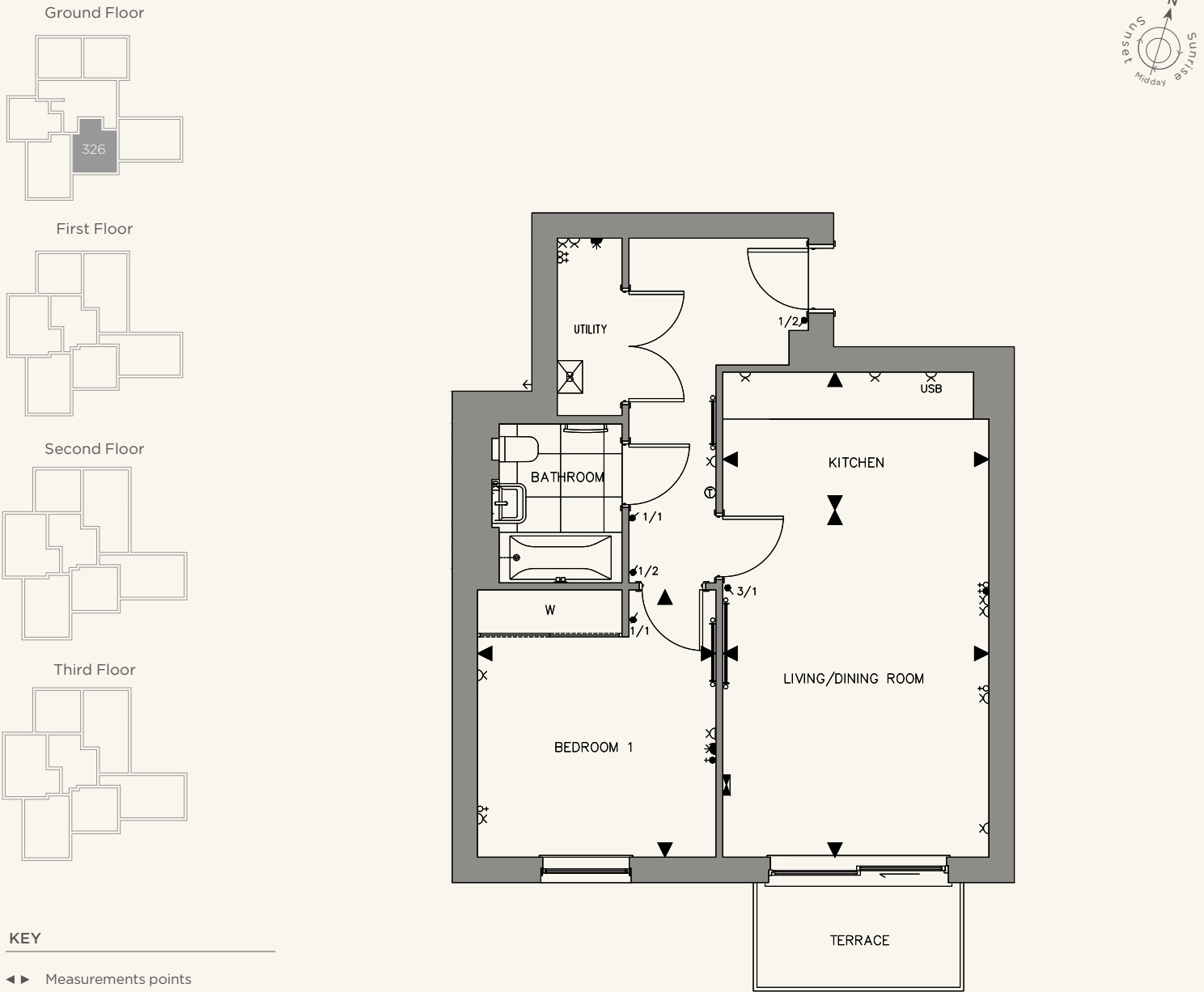
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ONE BEDROOM

APARTMENT

326

TOTAL AREA 53.2 SQ M 573 SQ FT



KEY

- ◄► Measurements points
- W Wardrobe
- C Cupboard
- ⌵ Double switched socket outlet
- ⌵^{USB} Double switched socket outlet with 2 USB outlets
- ⌵ Single switched socket outlet
- ⚡ Light switch
- ⌵ BT RJ11 outlet wired in Cat5e cable
- ⌵ RJ45 data point wired in Cat5e cable
- ⌵ Shaver point
- ⌵ Controller
- ⌵ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
- ⌵ TV outlet
- ⌵ Radiator
- ⌵ Boiler

| | | |
|--------------------|---------------|-----------------|
| Kitchen | 3.68m x 1.91m | 12' 0" x 6' 2" |
| Living/Dining Room | 3.68m x 4.80m | 12' 0" x 15' 7" |
| Bedroom 1 | 3.29m x 3.69m | 10' 9" x 12' 0" |

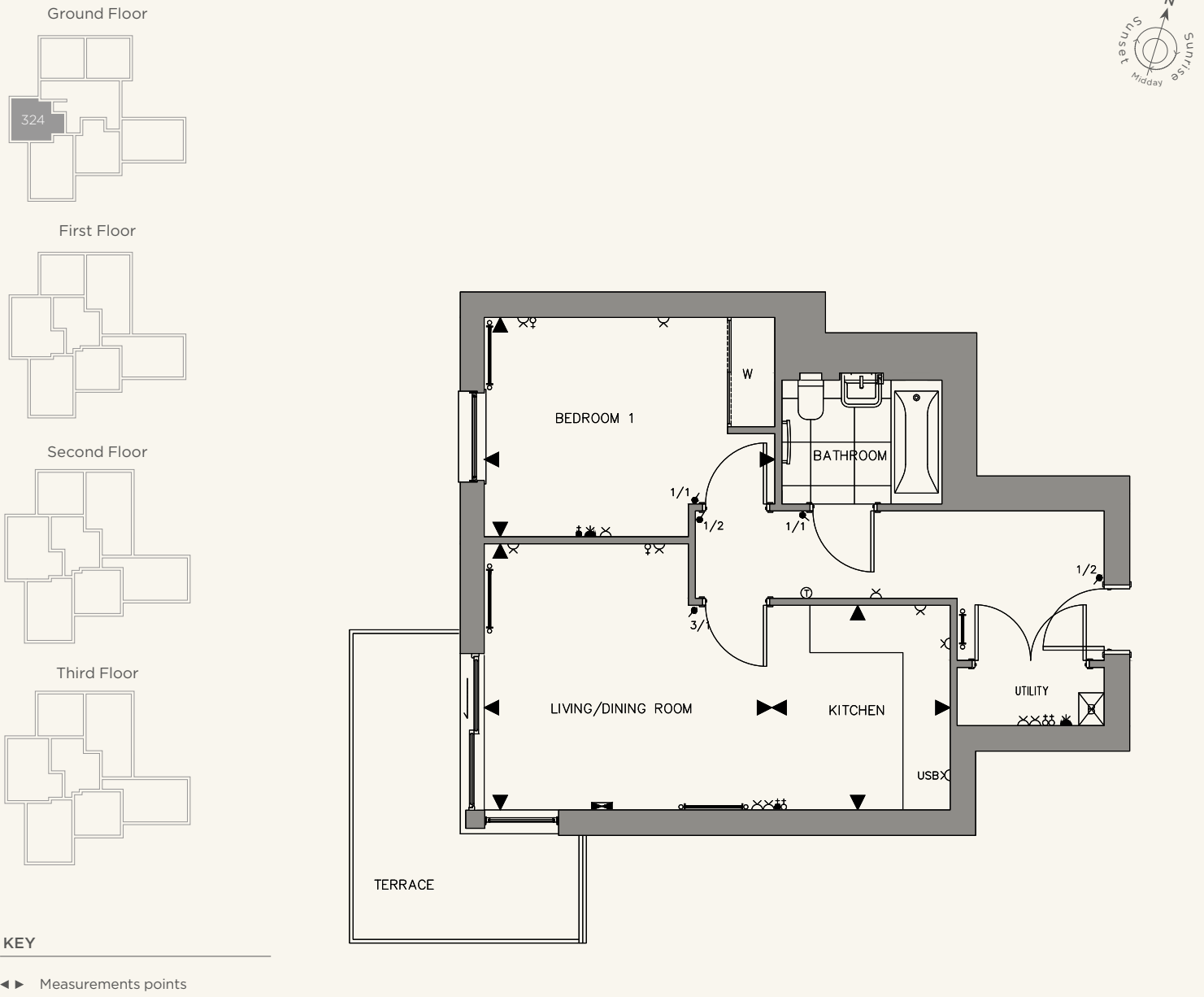
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ONE BEDROOM

APARTMENT

324

TOTAL AREA 48.6 SQ M 523 SQ FT



KEY

- ◄► Measurements points
- W Wardrobe
- C Cupboard
- ⌵ Double switched socket outlet
- ⌵^{USB} Double switched socket outlet with 2 USB outlets
- ⌵ Single switched socket outlet
- ⚡ Light switch
- ⌵ BT RJ11 outlet wired in Cat5e cable
- ⌵ RJ45 data point wired in Cat5e cable
- ⌵ Shaver point
- ⌵ Controller
- ⌵ Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
- ⌵ TV outlet
- ⌵ Radiator
- ⌵ Boiler

| | | |
|--------------------|---------------|-------------------|
| Kitchen | 2.45m x 2.80m | 8' 0" x 9' 2" |
| Living/Dining Room | 3.95m x 3.65m | 12' 10" x 11' 11" |
| Bedroom 1 | 3.99m x 3.01m | 13' 0" x 9' 9" |

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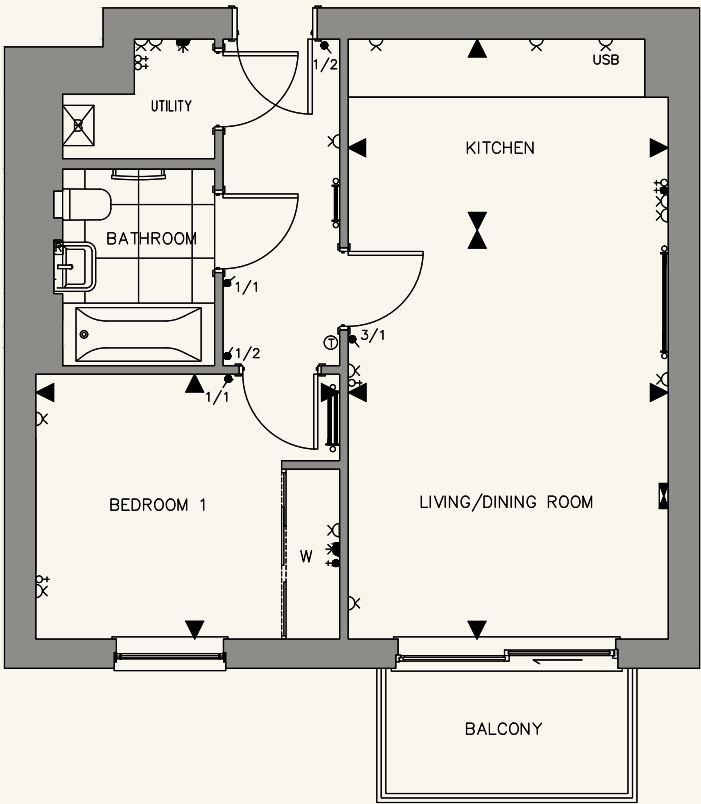
ONE BEDROOM

APARTMENTS PENTHOUSE
332 & 338 344

TOTAL AREA

46.8 SQ M

504 SQ FT



KEY

- Measurements points
- W Wardrobe
- C Cupboard
- Double switched socket outlet
- Double switched socket outlet with 2 USB outlets
- Single switched socket outlet
- Light switch
- BT RJ11 outlet wired in Cat5e cable
- RJ45 data point wired in Cat5e cable
- Shaver point
- Controller
- Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
- TV outlet
- Radiator
- Boiler

| | | |
|--------------------|---------------|------------------|
| Kitchen | 3.58m x 2.13m | 11' 8" x 6' 11" |
| Living/Dining Room | 3.58m x 4.57m | 11' 8" x 14' 10" |
| Bedroom 1 | 3.39m x 2.96m | 11' 0" x 9' 8" |

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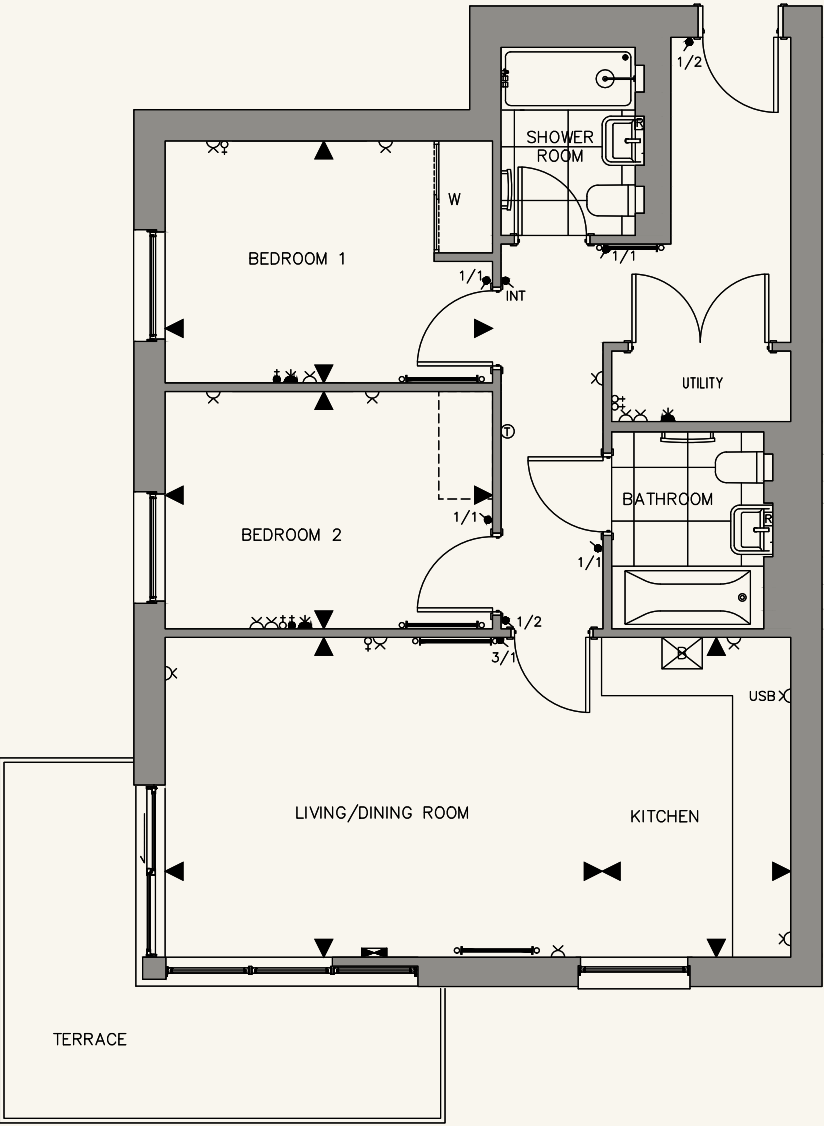
TWO BEDROOM

APARTMENT
325

TOTAL AREA

67.4 SQ M

725 SQ FT



KEY

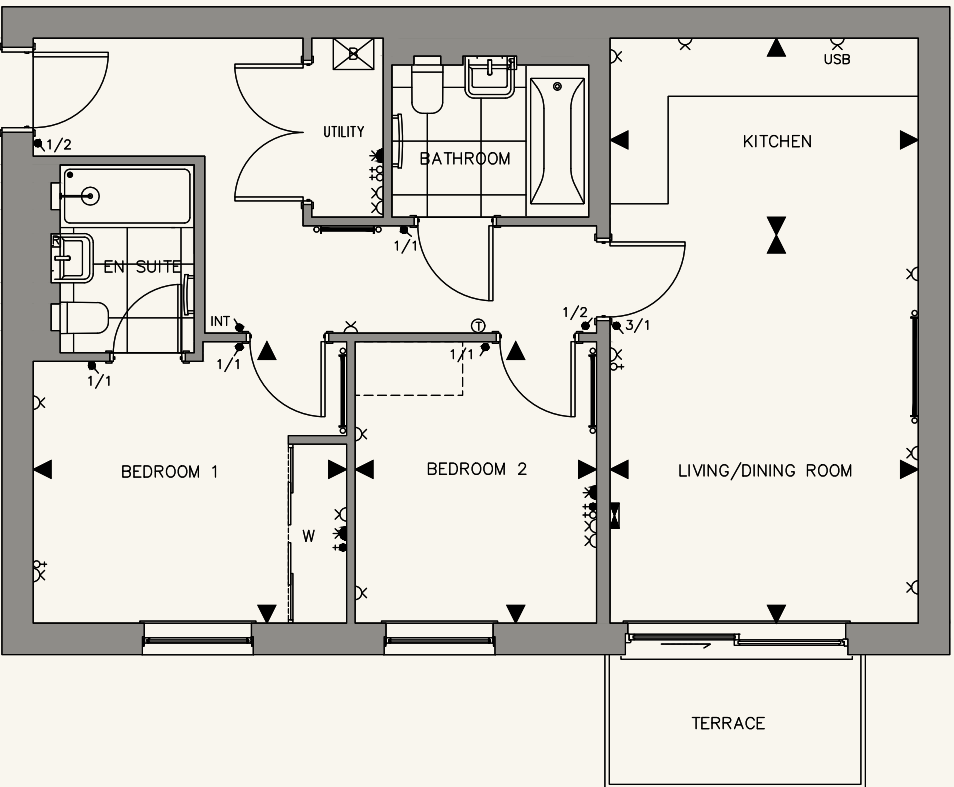
- Measurements points
- W Wardrobe
- C Cupboard
- Double switched socket outlet
- Double switched socket outlet with 2 USB outlets
- Single switched socket outlet
- Light switch
- BT RJ11 outlet wired in Cat5e cable
- RJ45 data point wired in Cat5e cable
- Shaver point
- Controller
- Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
- TV outlet
- Radiator
- Boiler

| | | |
|--------------------|---------------|------------------|
| Kitchen | 2.10m x 3.57m | 6' 10" x 11' 7" |
| Living/Dining Room | 4.88m x 3.57m | 15' 10" x 11' 7" |
| Bedroom 1 | 3.65m x 2.70m | 11' 11" x 8' 9" |
| Bedroom 2 | 3.65m x 2.65m | 11' 11" x 8' 7" |

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TWO BEDROOM
APARTMENT
327

TOTAL AREA 64.6 SQ M 696 SQ FT



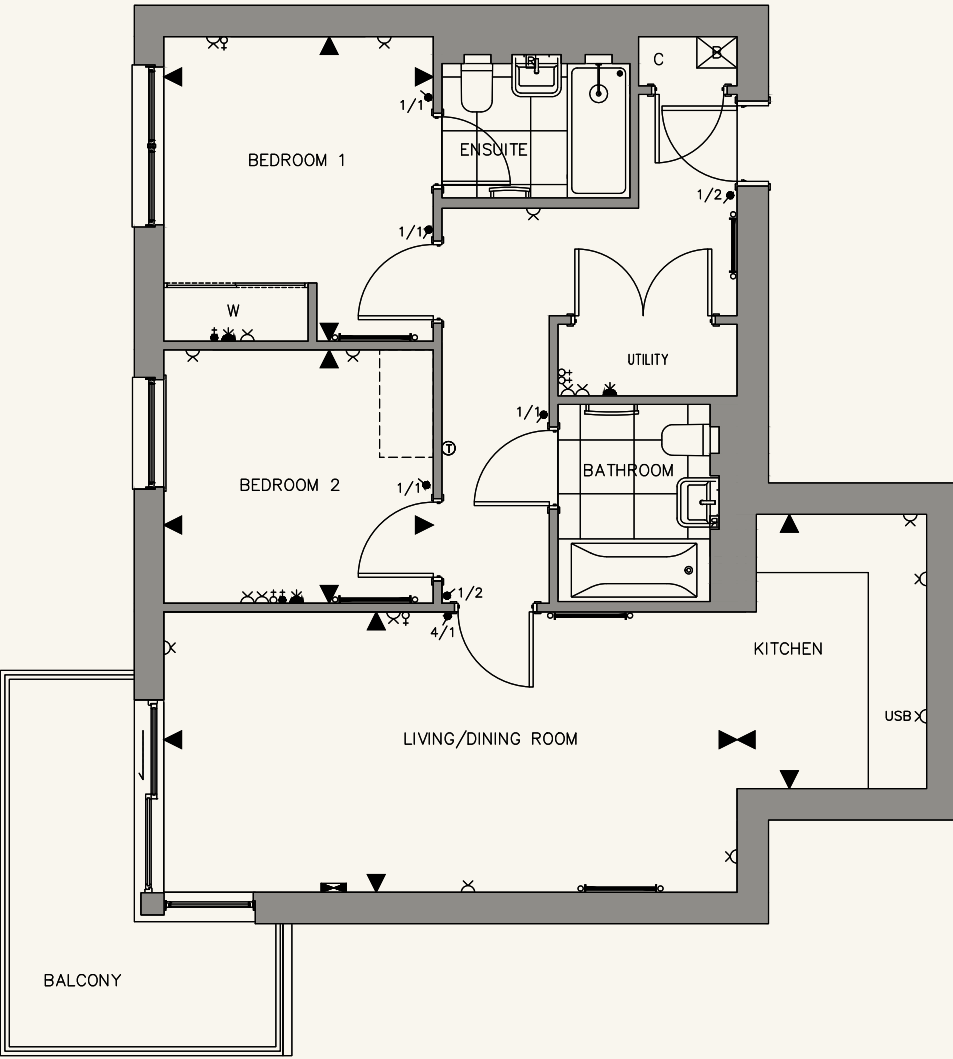
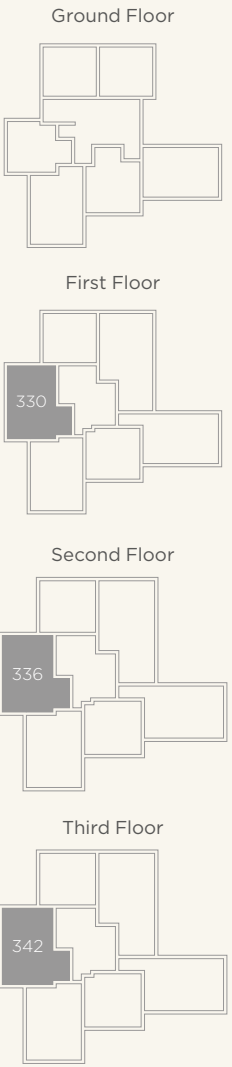
- KEY
- Measurements points
 - W Wardrobe
 - C Cupboard
 - Double switched socket outlet
 - Double switched socket outlet with 2 USB outlets
 - Single switched socket outlet
 - Light switch
 - BT RJ11 outlet wired in Cat5e cable
 - RJ45 data point wired in Cat5e cable
 - Shaver point
 - Controller
 - Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - TV outlet
 - Radiator
 - Boiler

| | | |
|--------------------|---------------|-----------------|
| Kitchen | 3.45m x 2.20m | 11' 2" x 7' 2" |
| Living/Dining Room | 3.45m x 4.33m | 11' 2" x 14' 1" |
| Bedroom 1 | 3.50m x 3.14m | 11' 5" x 10' 3" |
| Bedroom 2 | 2.69m x 3.14m | 8' 9" x 10' 3" |

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TWO BEDROOM
APARTMENTS
330 & 336
PENTHOUSE
342

TOTAL AREA 67.6 SQ M 728 SQ FT



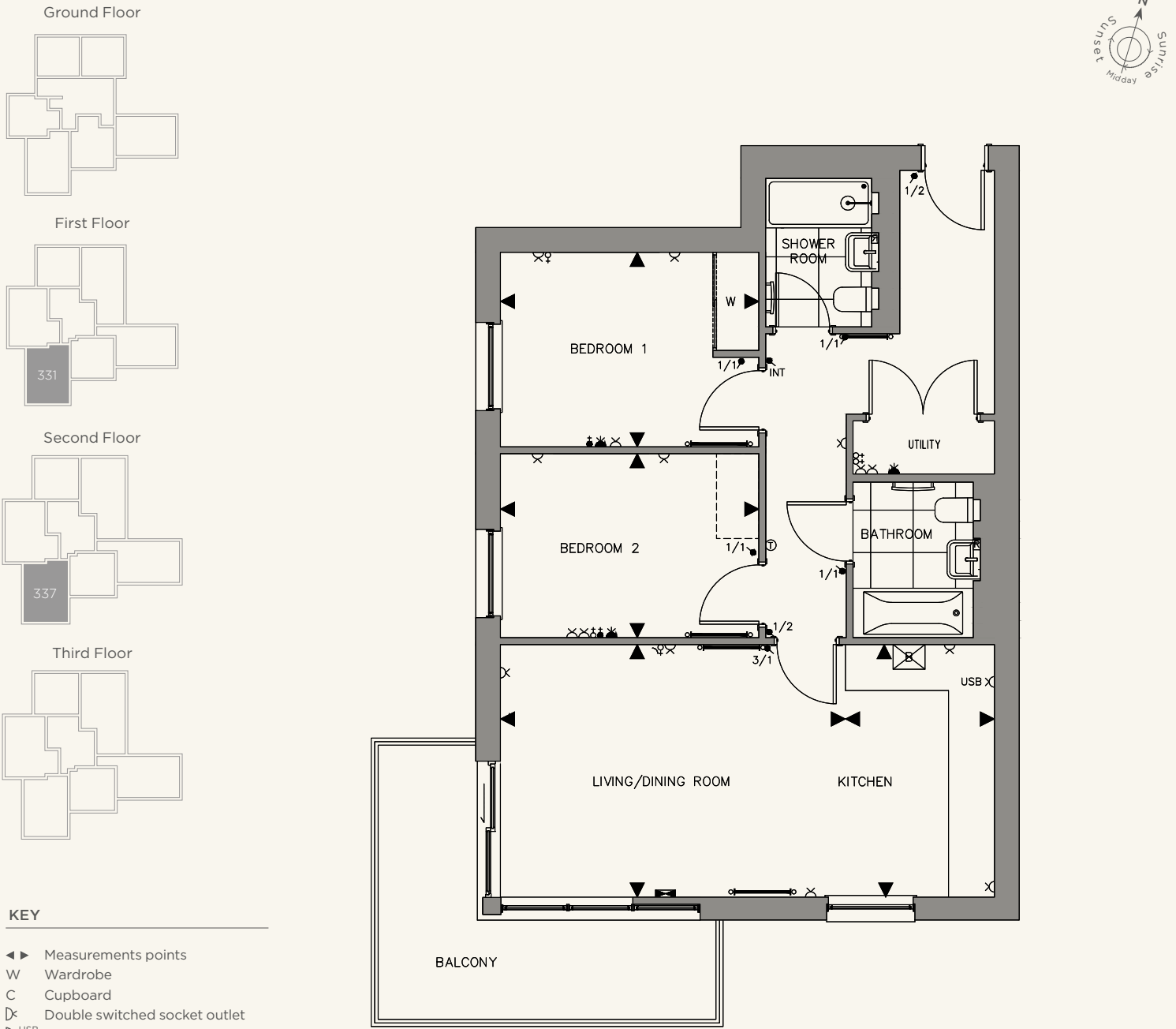
- KEY
- Measurements points
 - W Wardrobe
 - C Cupboard
 - Double switched socket outlet
 - Double switched socket outlet with 2 USB outlets
 - Single switched socket outlet
 - Light switch
 - BT RJ11 outlet wired in Cat5e cable
 - RJ45 data point wired in Cat5e cable
 - Shaver point
 - Controller
 - Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - TV outlet
 - Radiator
 - Boiler

| | | |
|--------------------|---------------|------------------|
| Kitchen | 2.11m x 3.06m | 6' 10" x 9' 11" |
| Living/Dining Room | 6.40m x 3.13m | 20' 10" x 10' 2" |
| Bedroom 1 | 3.01m x 3.40m | 9' 9" x 11' 1" |
| Bedroom 2 | 3.01m x 2.83m | 9' 9" x 9' 2" |

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TWO BEDROOM
APARTMENTS
331 & 337

TOTAL AREA 67.4 SQ M 725 SQ FT



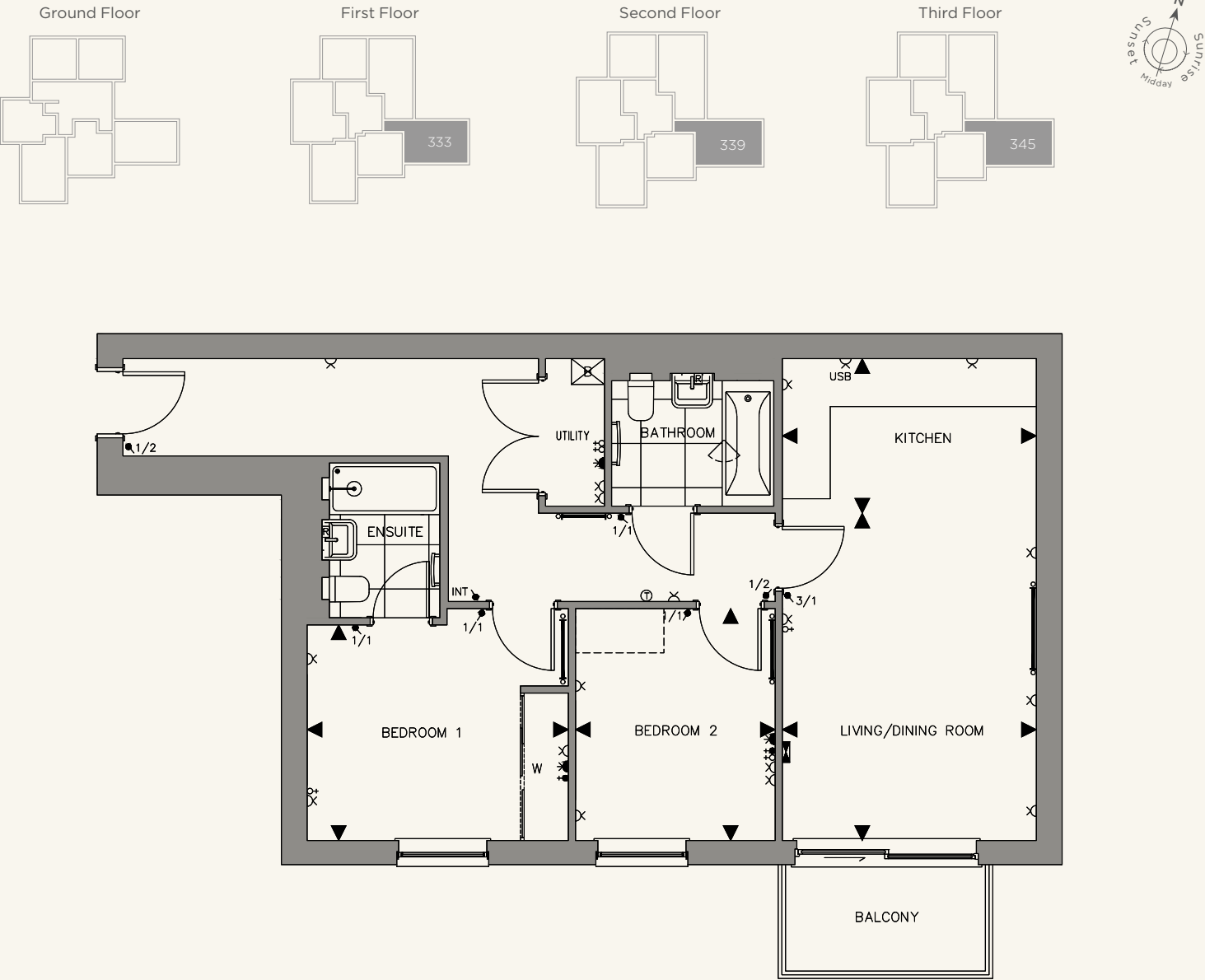
- KEY
- Measurements points
 - W Wardrobe
 - C Cupboard
 - Double switched socket outlet
 - Double switched socket outlet with 2 USB outlets
 - Single switched socket outlet
 - Light switch
 - BT RJ11 outlet wired in Cat5e cable
 - RJ45 data point wired in Cat5e cable
 - Shaver point
 - Controller
 - Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - TV outlet
 - Radiator
 - Boiler

| | | |
|--------------------|---------------|------------------|
| Kitchen | 2.10m x 3.57m | 6' 10" x 11' 7" |
| Living/Dining Room | 4.87m x 3.57m | 15' 10" x 11' 7" |
| Bedroom 1 | 3.65m x 2.75m | 11' 11" x 8' 11" |
| Bedroom 2 | 3.65m x 2.60m | 11' 11" x 8' 5" |

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TWO BEDROOM
APARTMENTS
333 & 339
PENTHOUSE
345

TOTAL AREA 68.4 SQ M 736 SQ FT



| | | |
|--------------------|---------------|-----------------|
| Kitchen | 3.45m x 2.09m | 11' 2" x 6' 10" |
| Living/Dining Room | 3.45m x 4.44m | 11' 2" x 14' 5" |
| Bedroom 1 | 3.54m x 3.14m | 11' 6" x 10' 3" |
| Bedroom 2 | 2.71m x 3.14m | 8' 10" x 10' 3" |

- KEY
- Measurements
 - W Wardrobe
 - C Cupboard
 - Proposed wardrobe location
 - Double switched socket outlet
 - Double switched socket outlet with 2 USB outlets
 - Single switched socket outlet
 - Light switch
 - BT RJ11 outlet wired in Cat5e cable
 - RJ45 data point wired in Cat5e cable
 - Shaver point
 - Controller
 - Low level multimedia plate to underside of socket outlets, comprising TV & TV return, FM, DAB, SATx2, BT outlet & 4 no. switched sockets
 - TV Outlet
 - Boiler
 - Radiator

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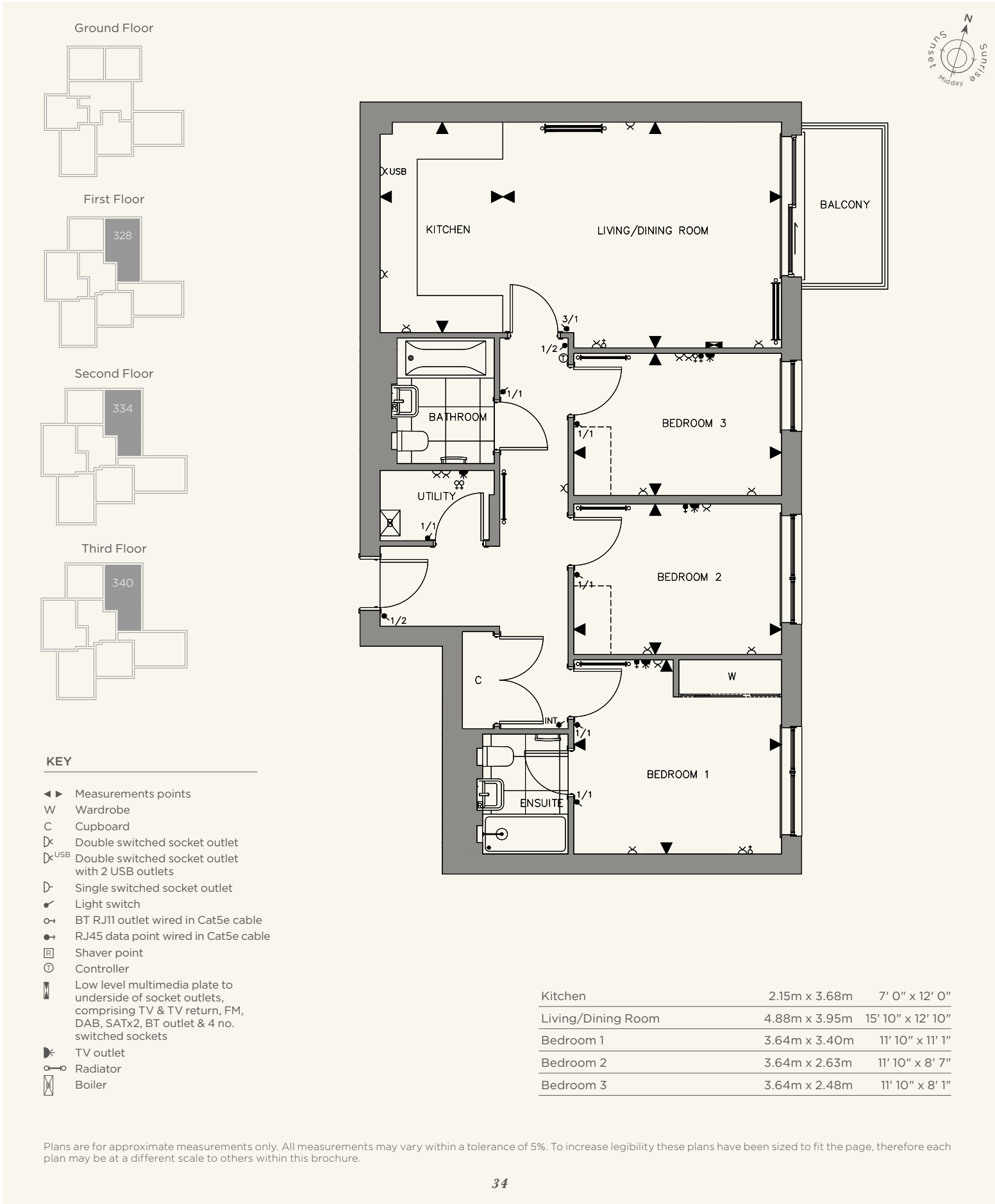
THREE BEDROOM

APARTMENTS PENTHOUSE

328 & 334 340

TOTAL AREA

84.3 SQ M 908 SQ FT





INTERIOR SPECIFICATION

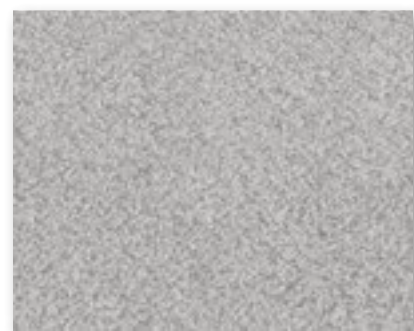
*There is a palette to suit all tastes,
with 3 colour options for kitchens,
en suites/shower rooms, bathrooms
and floor finishes.*



EASTPORT APARTMENTS

THE PINE

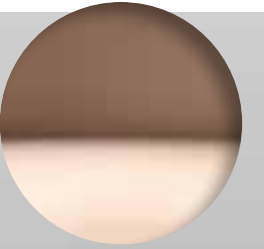
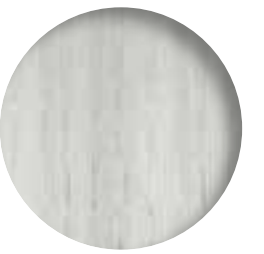
A light and airy design that gives a feeling of openness and space.



Bedrooms benefit from rich and sumptuous Morning Mist carpets.

Computer generated images and descriptions are indicative of a 2 bedroom apartment only. Specification may vary for 1 and 3 bedroom apartments and penthouse apartments. Please speak to a Sales Consultant for further information.

Nordic Pine timber units feature in the kitchens whilst Texas White Ash vinyl timber effect flooring flows through the living and dining spaces.



THE PINE



Bathrooms and en suites/shower rooms benefit from a mix of Milestone White floor and wall tiles with complementing dark timber vanity units.



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EASTPORT APARTMENTS

THE OAK

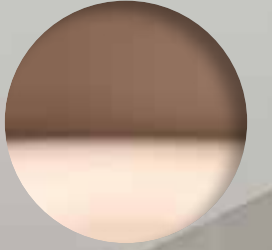
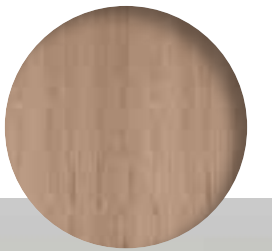
The Oak offers a stylish richer palette with a sleek and contemporary feel.



Bedrooms benefit from rich and sumptuous Wicker carpets.

Computer generated images and descriptions are indicative of a 2 bedroom apartment only. Specification may vary for 1 and 3 bedroom apartments and penthouse apartments. Please speak to a Sales Consultant for further information.

Kitchens feature Stone Oak timber units, bronze mirrored splashbacks and Keraton laminate work surfaces whilst Smoked Butternut flooring flows through the living and dining spaces.



THE OAK



Cities Vancouver floor and wall tiles are complemented in the bathrooms and en suites/shower rooms with Dark Timber vanity units.



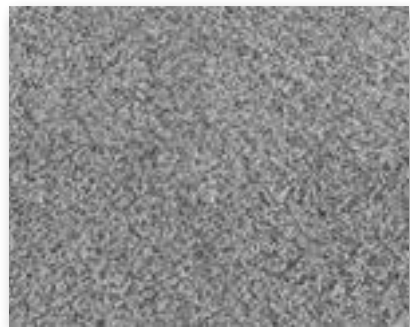
Computer generated images and descriptions are indicative of a 2 bedroom apartment only. Specification may vary for 1 and 3 bedroom apartments and penthouse apartments. Please speak to a Sales Consultant for further information.



EASTPORT APARTMENTS

THE ROBINA

*The Robina offers cool sophisticated design,
21st century living at its best.*



Bedrooms benefit from rich and sumptuous Silver Birch carpets.

Computer generated images and descriptions are indicative of a 2 bedroom apartment only. Specification may vary for 1 and 3 bedroom apartments and penthouse apartments. Please speak to a Sales Consultant for further information.

Liton concrete base units with Mountain Robina wall units bring elegance to the kitchens while Washed Grey Ash vinyl timber effect flooring adorns the apartment.



THE ROBINA



The bathrooms and en suites/
shower rooms boast Cities Lyon
floor and wall tiles.



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of a 2 bedroom apartment only. Specification may vary for
1 and 3 bedroom apartments and penthouse apartments.
Please speak to a Sales Consultant for further information.



SUSTAINABILITY AT ITS HEART

*Creating a sustainable living environment and home
is central to the ethos of Eastport Apartments.*



SUSTAINABILITY SPECIFICATION

People, planet, prosperity

Sustainability is fundamental to St Edward's ethos. In simple terms, we want to ensure the long-term health, well-being 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.

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 kitchen appliances are A-/A+ rated.

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.

Clean air

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. Within our homes we provide mechanical ventilation to filter the internal air.

Sustainable transport

Forthcoming Green Park Station and new local bus routes provide onsite 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. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

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 well-being 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 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.



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

OUR VISION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

Customer experience

Quality homes

Great places

Efficient and considerate operations

Commitment to people and safety



THE BERKELEY FOUNDATION

**We are committed to making a real and lasting difference to the communities we serve.**

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.

BerkeleyFoundation.org.uk
BerkeleyGroup.co.uk

Berkeley
Foundation

WHAT IS MYHOME PLUS?

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.



BUYING PROCESS

This section provides you with 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 email 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. Please speak to a Sales Consultant for further information.

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

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 our email, in order to access your personal property information and updates.

Sign in by visiting BerkeleyGroup.co.uk/my-home/sign-in

FOR FURTHER INFORMATION



**PLEASE CONTACT
GREEN PARK VILLAGE
SALES & MARKETING SUITE**

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E. GreenParkVillage@StEdward.co.uk
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Sales & Marketing Suite
Green Park
Reading, Berkshire
RG2 6AB

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. Eastport Apartments is a marketing name 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. G252/05CA/0121

