L&Q at BANKSIDE GARDENS

L&Q

Computer generated image for illustrative purposes only

A well connected neighbourhood *and a community full of life*

L&Q at Bankside Gardens presents a contemporary collection of Shared Ownership apartments in the leafy Reading suburbs.

This exciting collection of 1, 2 and 3 bedroom apartments are perfect for those looking to escape city life and embrace peaceful waterside living.

Tucked away amongst the cluster of lakes weaving through the town, L&Q at Bankside Gardens offers the perfect work and play balance. With the brand new Reading Green Park station only a 3 minute* walk, you are able to go straight to Reading Central station, taking you out to the capital in under half an hour**

Reading town centre is also just a 7 minute drive away, providing an excellent selection of bars, restaurants and leisure facilities to enjoy.

Each home at this incredibly desirable lakeside location will benefit from an all-inclusive specification, including a fully fitted kitchen, bathroom and flooring throughout. With a local convenience store, planned coffee shop and access onto the A33 just a stone's throw away from your doorstep, these charming waterside apartments are the perfect place to call home.

*Google Maps time. **National Rail Enquiries.

We provide the home

and you make it your own

CGI view of L&Q at Bankside Gardens is indicative only

Reading Abbey Ruins

The essentials you need
and all close at hand

Reading Green Park station* reachable by foot in 3 minutes

New waterside neighbourhood to unwind, work and play

Riverside walks and nature reserves nearby

UK's third largest digital technology town**

Community hub including access to the on-site gym

3 minute walk to Tesco Express supermarket

Three shopping centres and two retail parks nearby

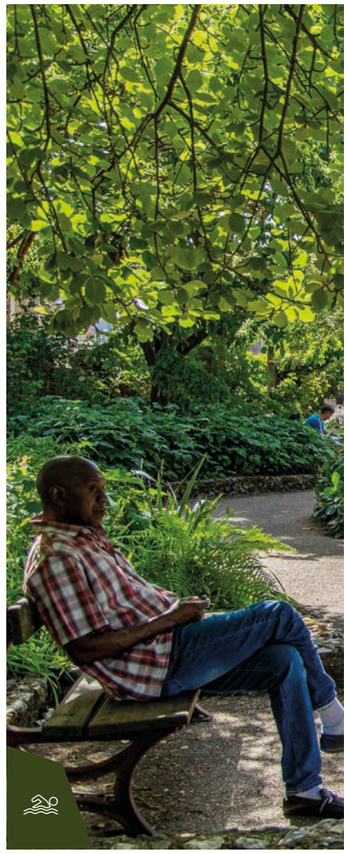
A great selection of restaurants and bars in Reading town centre

Excellent road links into Reading and neighbouring locations

*Completion of Reading Green Park station is due for 2023. Source: https://www.reading.gov.uk/news/green-park-station-to-open-by-the-end-of-this-year/
**UK Digital Technology Census by thedatacity.com

Get to know your new neighbourhood

1. Nuffield Health Reading Fitness & Wellbeing Gym
2. Green Park Day Nursery
3. Reading FC Stadium
4. Reading Gate Retail Park
5. Nando's Reading
6. Tesco
7. Circle Reading Hospital
8. Gymfinity Kids
9. Aldi
10. Morrisons
11. Reading Town Centre
12. Reading Abbey Ruins



Unwind

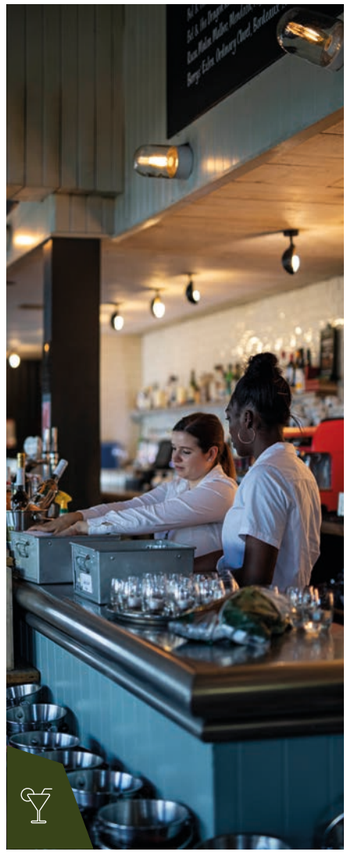
Relax and indulge at the nearby Thames LIDO, a refurbished Edwardian Ladies Swimming Bath offering a luxury swimming pool, relaxing massage packages and a restaurant & tapas bar on-site to enjoy your lunch in poolside style.

Thames LIDO
4 miles by car*

Lakeside

Take a stroll, go for a run or cycle down the River Kennet and River Thames, both of which flow through Reading and offer great country walks. Follow the River Kennet up to the town centre and pay a visit to the ruins of Reading Abbey and its grounds, full of rich history and culture.

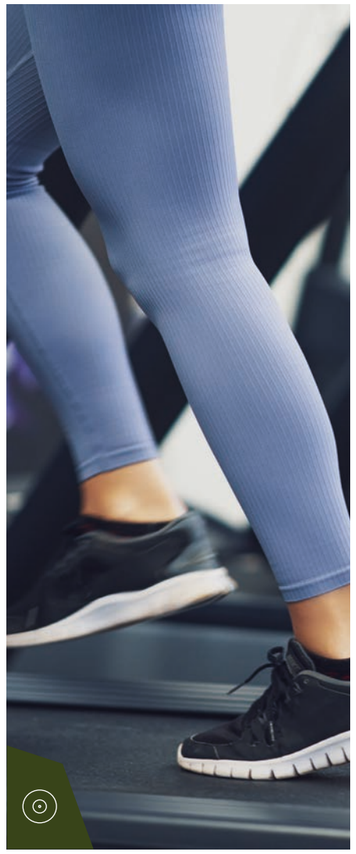
Reading Abbey Ruins
4 miles by car*



Eat & Drink

Surrounded by lakes you can stroll through the landscaped surroundings of the beautiful South Lake, just on your doorstep, which gives you lovely views of the waterfront development. For more adventure you can visit the Lagoona Park, just a 17 minute walk offering paddleboarding, Aqua Park and much more.

Lagoona Park
17 minutes by foot*



Workout

Just a stone's throw away, the Nuffield Health Reading Fitness & Wellbeing Gym is located close to home, providing a swimming pool, sauna and steam room facilities and excellent fitness classes. A short journey away in Reading town centre, there is a wide selection of gyms to choose from.

Nuffield Health Reading Fitness & Wellbeing Gym
19 minutes by foot*

Shopping

There truly is something for everyone in this bustling town, from high street favourites to independent boutique stores, you can expect a great selection of retail options nearby. Reading Gate Retail Park has everything you need to make your new apartment a home, or in 10 minutes by car you can reach a range of shopping centres in Reading town centre, such as The Oracle and Broad Street Mall.

Reading Gate Retail Park
20 minutes by foot*

Explore

Discover the incredible social calendar that Reading has to offer, from the show-stopping music event that is Reading Festival that takes place each August bank holiday weekend, to Reading Fringe Festival offering a fantastic plethora of arts, stand-up comedy and theatre. The Hexagon in the centre of town also offers amazing theatre and arts.

The Hexagon
3 miles by car*

* Distances taken from google.co.uk/maps

Fun nights out in the city

Carnaby Street, London

The River Thames, Reading

At L&Q at Bankside Gardens, you're based within the ideal location for balancing lakeside living with the option to delve into the hustle and bustle of the capital whenever you please.

The excitement of London is a short train ride away, and can be reached in just 24* minutes via the fast Great Western Railway service from Reading to Paddington. Other popular UK cities can also be reached via Reading train station, making journeys to Exeter, Bristol, Cardiff, Birmingham and Southampton Central super accessible.

Heathrow airport can be reached in just 26.5 miles via the M4 from Reading, making door to door airport transfers easier than ever for jetsetters and holiday goers. Many other towns and cities such as Basingstoke, Newbury, Slough, Oxford and Guildford can also be easily accessed via road or rail services, making Reading a fantastic destination for those wanting to travel into neighbouring locations for work, play or to explore somewhere new.

*Train times taken from nationalrail.co.uk

By road from L&Q at Bankside Gardens

Bracknell	22 mins
Basingstoke	28 mins
Slough	32 mins
Newbury	33 mins
Heathrow	33 mins
Oxford	52 mins

By cycle from L&Q at Bankside Gardens

Nuffield Health Gym	5 mins
Fobney Island Nature Reserve	8 mins
Reading Town Centre	16 mins
Reading West Station	20 mins

By rail from Reading Station

London Paddington	24 mins
Bristol	49 mins
Southampton Central	50 mins
London Waterloo	1 hr 1 min
Cardiff	1 hr 22 mins
Gatwick Airport	1 hr 24 mins
Birmingham	1 hr 33 mins

By rail from Reading Green Park Station*

Reading	TBC
Reading West	TBC
Mortimer	TBC
Bramley	TBC
Basingstoke	TBC

*Reading Green Park station to open in 2023. Travel time are approximate and may be subject to change. Source; nationalrail.co.uk and Google Maps

Brunches, dinners and everything in between

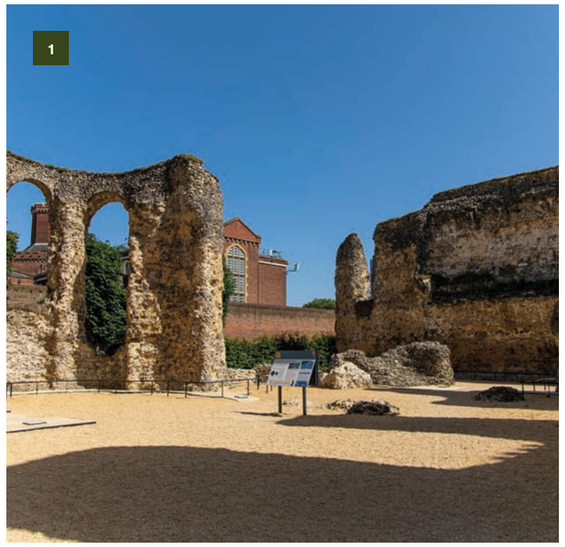
The best of both worlds

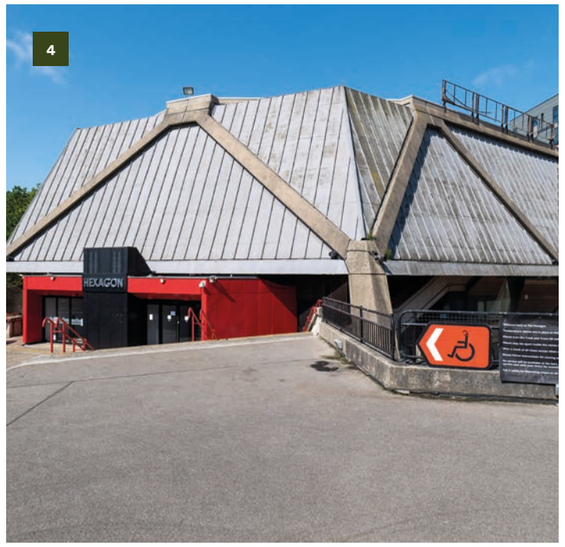
Enjoy the open space in cool, contemporary homes at L&Q at Bankside Gardens, and delve into the heritage, countless amenities and the large art scene this vibrant town has to offer.

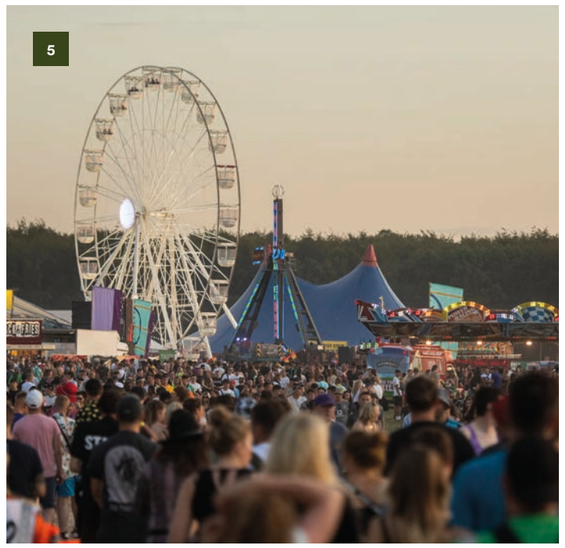
With the beautiful ruins of Reading Abbey laid some 900 years ago, it's safe to say that Reading is rich with history and heritage right on your doorstep to explore and discover. The impressive monument, originally built for a Norman King has since featured in literary materials and art for centuries, and is now a popular place for the local community and visiting tourists to take photos, gather thoughts and take a pause from life's hustle and bustle.

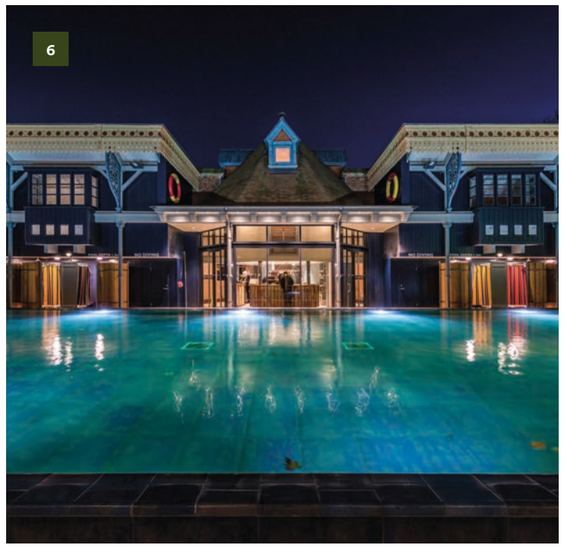
One of the things that makes this historic market town so exclusive to its neighbouring counterparts is its perfect balance between old and new. Its charming culture dating back centuries is just as impressive as the wide selection of modern amenities, local facilities and exciting things to do, making modern life in easy reach. The Hexagon, an art venue in the heart of Reading town centre is a fantastic place to discover new, budding talent, big name comedians and incredible musicals.

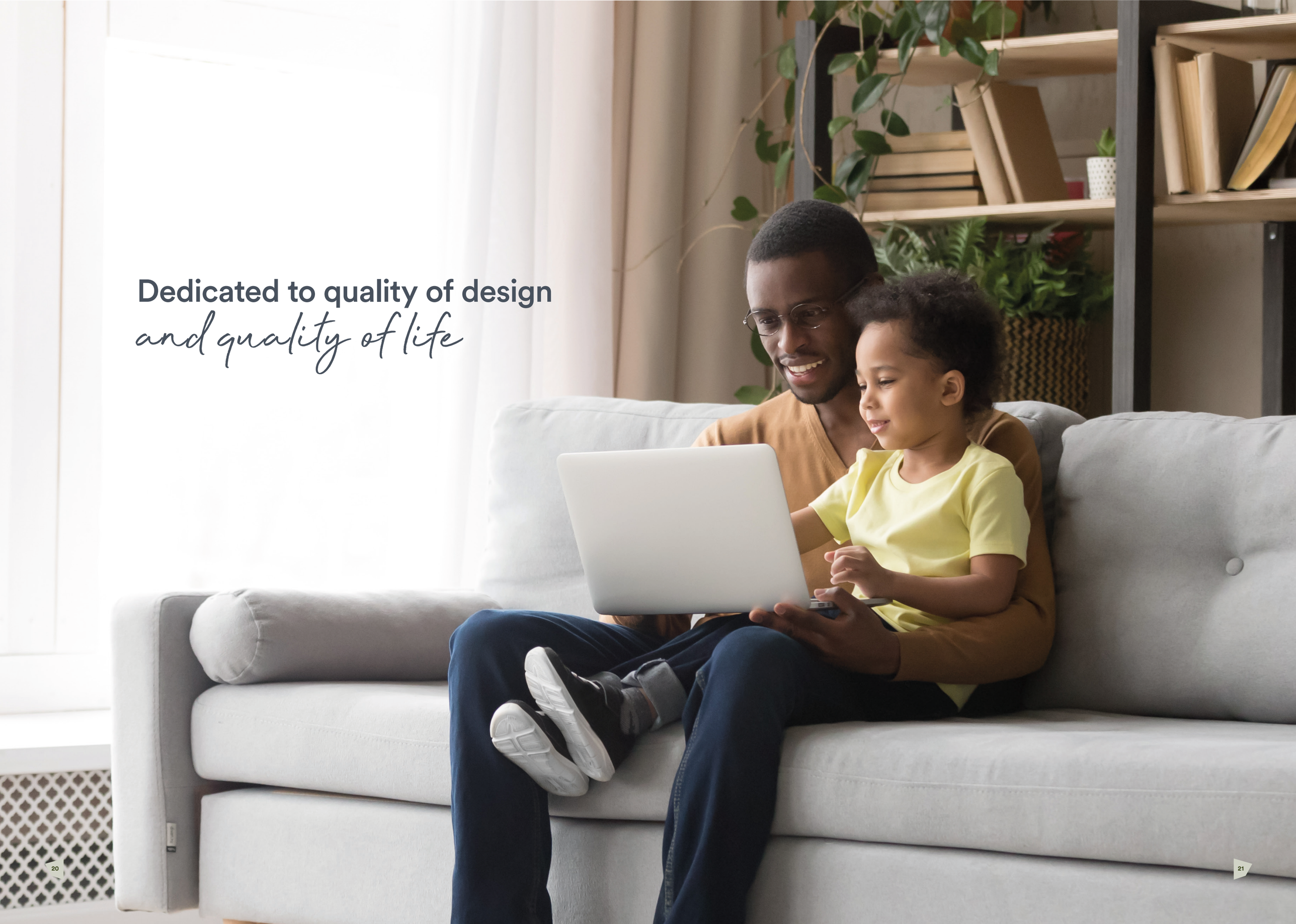
1. Ruins of Reading Abbey
2. Riverside Dining
3. The Oracle (retail)
4. The Hexagon (arts centre)
5. Reading Festival
6. Thames LIDO











Dedicated to quality of design
and quality of life

Images depict a typical L&Q show home

Specification

All the homes located within L&Q at Bankside Gardens have a fully inclusive specification throughout and will be covered by NHBC warranty.

Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

Bathroom

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Full height mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en suite will include a bath mixer tap with hair wash attachment mounted at low level

Bedroom

- Fitted carpet
- Double wardrobe to master bedroom with mirrored sliding doors (wardrobe)

Heating, Electrical & Lighting

- Radiators sourced by onsite HUI heating system
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms, hallways & store cupboards
- Polished chrome switches and sockets
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

Wall & Floor Finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Karndean flooring to hallways and kitchen/living/dining areas
- Porcelain large format floor and wall tiles to bathrooms

General

- Free standing washer/dryer located in store cupboard
- Oak coloured internal doors
- Chrome door furniture
- Private balcony or terrace*
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Secure car parking to every home

* Where applicable. The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Invest for the future *and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit lqhomes.com/shared-ownership

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying.
You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at **applications@lqgroup.org.uk** or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at **lqhomes.com/shared-ownership**

Getting started with L&Q Shared Ownership

Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.

Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.

Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home

After we have made you an offer

Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.

Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.

Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.

Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!

Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

We’re here and ready to help

When you’re ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk

A selection of other L&Q developments

L&Q at Huntley Wharf, Reading
lqhomes.com/huntleywharf

Hayes Village, Hillingdon
lqhomes.com/hayesvillage

L&Q at High Street Quarter, Hounslow
lqhomes.com/hsquarter

L&Q at Bankside Gardens

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lqhomes.com/banksidegardens

Disclaimer
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Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print May 2023. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

L&Q