



2 bedroom apartments
(private sale)

Huntley Place

Green Park Village, Reading

Good living for later living



Good living for later living

As part of the stylish Green Park Village development, Huntley Place offers 73 spacious 2 bedroom homes finished to a meticulous standard, available through outright purchase and shared ownership.

Huntley Place is designed for couples or singles age 55 or over (or in the case of a couple where one person is 55 or over and the other is 50 or over) who would like to live in a community with Extra Care available to them 24hrs a day should they need it. Care is available for those who are assessed as needing support, now or in the future, and can be delivered during the day or night time by the on-site care provider. The assessment will be carried out before your move to ensure they can cater for your health requirements.

So whether you wish to make new friends, enjoy hobbies and interests, or protect your future in a safe and welcoming community where care is available if you need it - this is the place for you.

Huntley Place offers independence, social opportunity, a secure living environment and an enriching lifestyle with a range of amenities on your doorstep.

You'll also experience the beauty of waterside living, with a community lounge for residents to meet, which looks out on to the surrounding landscaped green spaces and a stunning lake with viewing platforms.

As well as a peaceful retreat within humble surroundings, you will have access to a range of facilities to ensure your best comfort and ease in this development:

- Reception with communal seating area
- Restaurant offering daily catering service and dining room also open to resident's guests
- Mobility scooter parking
- Hobby room
- Multifunction room
- Hairdressing salon
- Health suite
- Assisted bathroom
- Gardening shed
- Lift to all levels
- Guest room



Image above courtesy of Green Park Village, St Edward. Amenities shown are subject to planning and the construction programme.

Activities and engagement

At Huntley Place we understand the need to keep active and engaged with daily life. We offer a full range of activities including, word games, puzzles, guest speakers, musicians, games, exercise classes and many other interesting activities. For those who like being outdoors we offer activities outside too, weather permitting, along with a potting shed and gardening space.

As well as in house activities we encourage residents to make the most of the surrounding amenities such as arranging cinema trips, theatre trips, walking clubs and visiting places of interest.



Places of interest

1



2



3



4



5



6



1. Forbury Gardens
2. Reading Bridge – the river Thames
3. Eton-Windsor bridge – the river Thames
4. Madejski Stadium
5. Reading Town Hall
6. Abbey Ruins

Huntley Place at Green Park Village

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



Image courtesy of Green Park Village, St Edward. Amenities shown are subject to planning and the construction programme.

At the heart of it all

- Short walk to proposed new railway station, linking to Reading and London with Crossrail coming in 2019
- 7 minutes by car to M4 for London and the west
- Lake walks, trim trails, cycle paths, picnic areas and green open spaces all on your doorstep with Longwater Lake set within 195 acres of landscaped parkland nearby
- Close to Green Park business centre with a gym, restaurants, retail outlets and a range of exciting events held throughout the year

-  Shops
-  Cafe/restaurant
-  Bar/pub
-  Gym/leisure centre

Royal Berkshire Hospital

2.7miles

Morrisons

1.8miles

Madejski Stadium

0.9miles

Asda

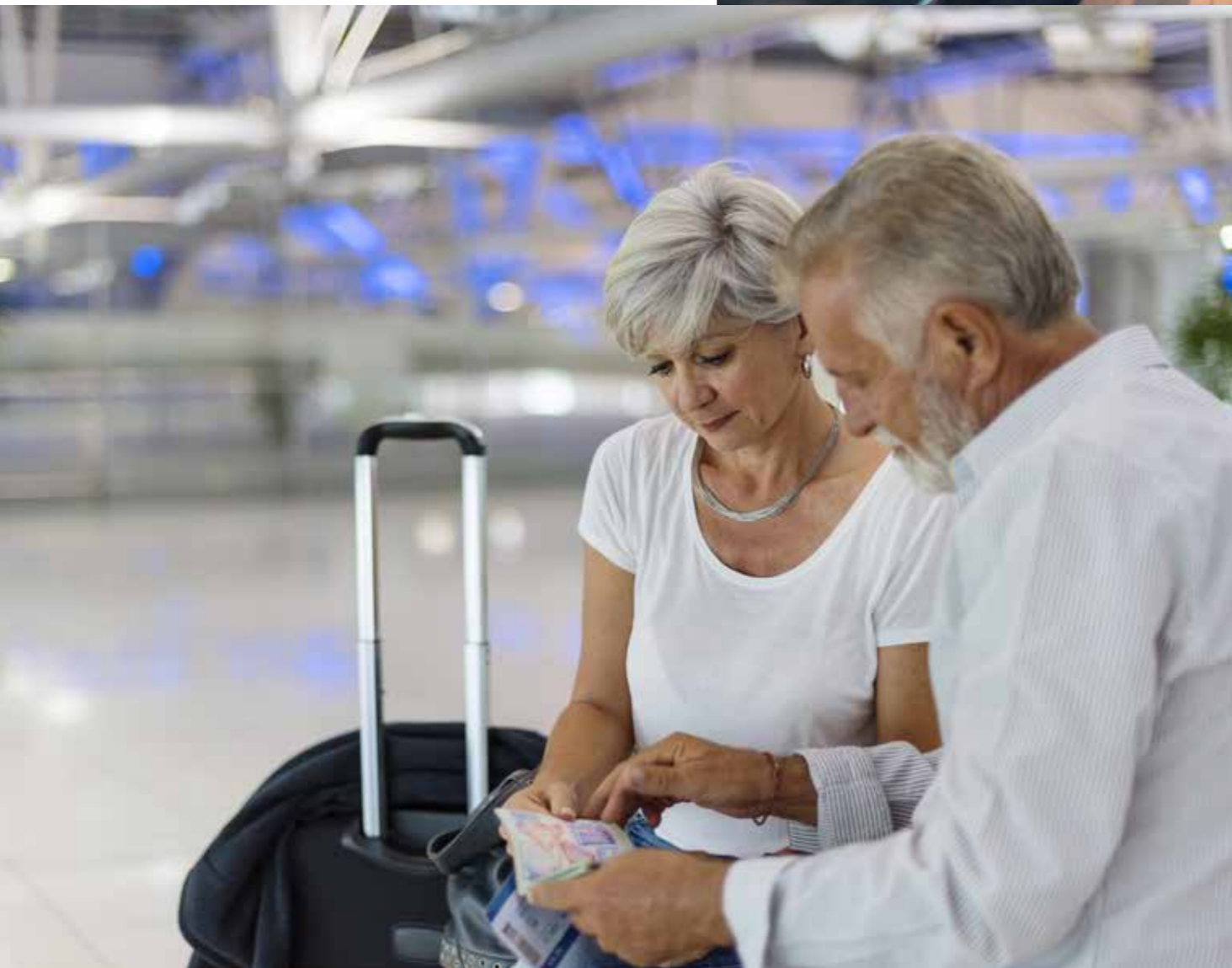
3.5miles



Connections that make life easy

Fantastic transport links mean getting around via train or road is a piece of cake. For local commuters, Reading, Wokingham and Bracknell can each be easily reached by road in under 20 minutes.

If you're heading somewhere outside of Reading, you have ready access to the M4 and A33. Heathrow is only 27 miles away when a holiday overseas beckons.



Air travel

Miles, minutes

- **Heathrow**
27.6 miles, 33 minutes
- **Gatwick**
56.2 miles, 70 minutes
- **Luton**
63.9 miles, 76 minutes



By road

Miles, minutes

- **Reading**
9 minutes
- **Ascot**
27 minutes
- **Henley-on-Thames**
30 minutes
- **Windsor**
32 minutes
- **Oxford**
54 minutes
- **London**
58 minutes
- **Bristol**
72 minutes



Train

Minutes

By Green Park Village (proposed railway station):

- **Paddington**
26 minutes
- **Bond Street**
53 minutes
- **Tottenham Court Road**
55 minutes
- **Canary Wharf**
74 minutes



By crossrail

Minutes

- **Paddington**
50 minutes
- **Bond Street**
53 minutes
- **Liverpool Street**
61 minutes
- **Canary Wharf**
67 minutes

Distances are approximate and listed without traffic.

Beautiful new homes

The apartments comprise of an en-suite wet room with non-slip flooring, some with dual access from the bedroom and hallway, fully fitted kitchen with accessible housing for appliances, non-slip flooring and carpeted throughout. The properties have been designed to maximise space and storage whilst allowing adaptations for any future needs. Your safety and security is our priority; all apartments are fitted with an emergency call button with additional portable devices available to you and video entry intercom.



Specification includes

Bedroom

- Built in wardrobe with hinged doors
- Impervious cut pile carpet in hospi-classic in taupe and cream

Bathrooms

- Bristan Prism deck mounted chrome finished taps
- Vitreous china white finished basin
- Vitreous china white finished lever cistern WC
- Bristan Prism chrome finished shower slide rail, hose and multifunction hand shower
- Roca-Diva wall tiles in Base Blanco
- Roca-Creation floor tiles in Base Gris

Kitchen

- Sahara Brown rounded edge worktop finish
- Forbo Eternal Wood flooring
- Newport Avola White finish units*
- Forbo Millwood flooring*
- Glass hob splashback
- Stainless steel single bowl and drainer
- Chrome dual level action mixer tap
- Chrome mon bloc lever action mixer tap*
- Beko integrated single electric oven and grill with side opening door
- Beko inset electric ceramic hob with controls
- Beko integrated fridge-freezer*
- Recycling bins

*Specifications are subject to change. Images are indicative only and are of previous developments.



Specification includes

Electrical fittings

- TV points provided to living room and master bedroom
- Telephone points providing to living room and master bedroom
- White finished LED downlights to kitchen and bathroom
- Pendant lighting to bedrooms
- White finished sockets in bedroom/living room and kitchen
- White finish light switches to all rooms
- Shaver sockets to bathroom
- External downlighters on balcony

Security and peace of mind

- Audio entrance system to apartments
- Property prewired for intruder alarm
- Mains powered smoke detector
- 10-year NHBC build warranty

Communal areas

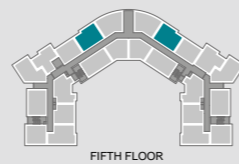
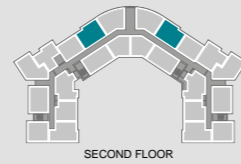
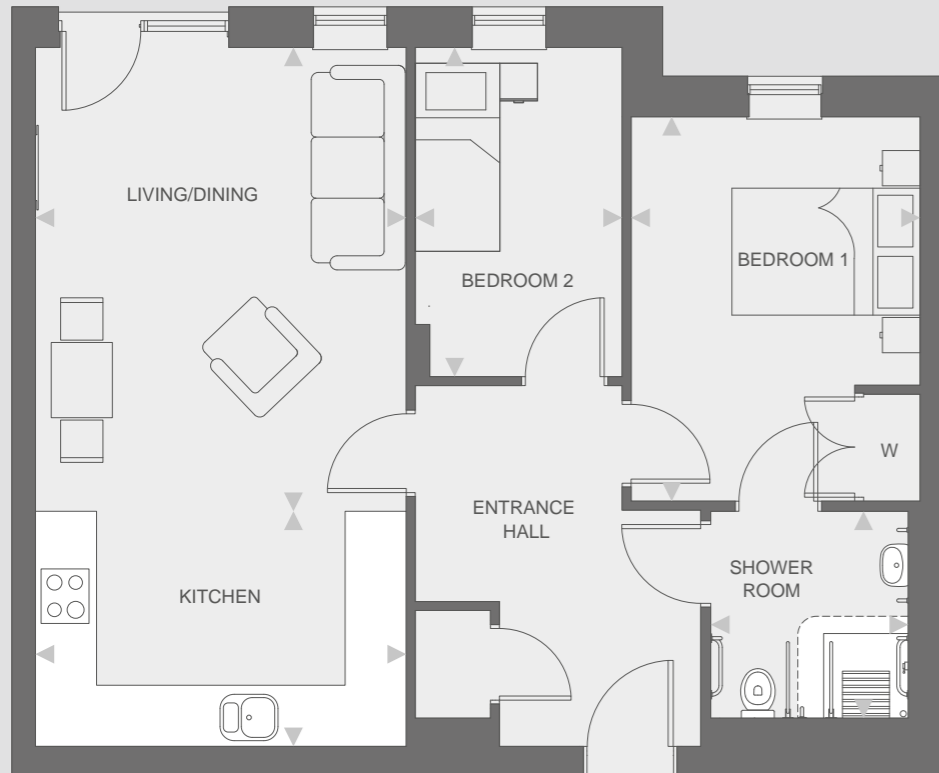
- Impervious tufted cut pile carpet :
 - Ground Floor – Mushroom
 - First Floor – Coral Ocean
 - Second Floor – Emperor Royal
 - Third Floor – Dawn Meadow
 - Fourth Floor – Scarlet Cup
 - Fifth Floor – Ink Cap

*Specifications are subject to change. Images are indicative only and are of previous developments.



Private sale
2 bedroom apartments

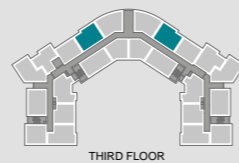
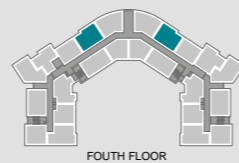
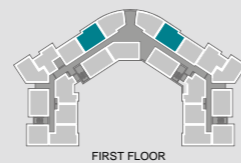
Type G01 Plots 39, 63, 87 & 111



Measurements

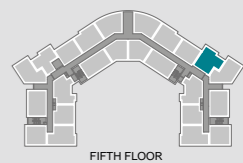
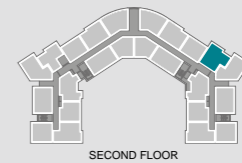
Bedroom 1	3.07m x 4.08m
Bedroom 2	2.20m x 3.50m
Living room	3.94m x 4.93m
Kitchen	2.50m x 3.94m
Shower room	2.10m x 2.20m

Total: 67.57m²



Private sale
2 bedroom apartments

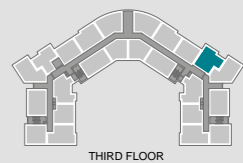
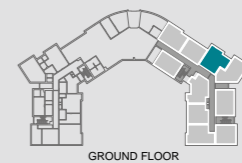
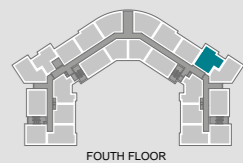
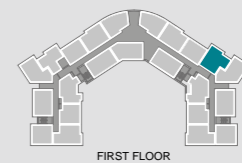
Type G03 Plots 3,21



Measurements

Bedroom 1	3.35m x 5.24m
Bedroom 2	2.20m x 3.59m
Living room	3.45m x 5.65m
Kitchen	3.06m x 3.10m
Shower room	2.10m x 2.20m

Total: 68.99m²



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

Private sale

2 bedroom apartments

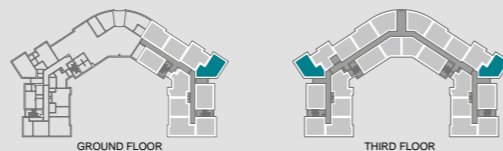
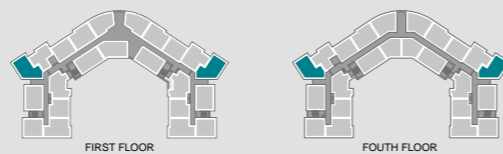
Type G04 Plots 36, 60, 84 & 108



Measurements

Bedroom 1	4.78m x 3.68m
Bedroom 2	2.20m x 4.79m
Living room	4.60m x 4.91m
Kitchen	1.90m x 3.15m
Shower room	2.10m x 2.20m

Total: 68.98m²



Private sale

2 bedroom apartments

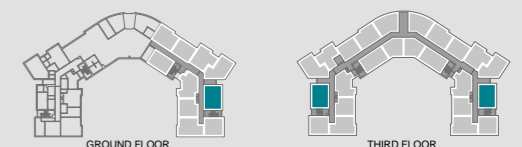
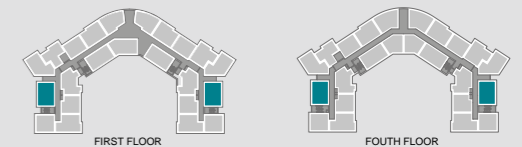
Type G05 Plots 5, 23, 46, 70, 94 & 118



Measurements

Bedroom 1	3.52m x 4.42m
Bedroom 2	2.20m x 4.42m
Living room	3.75m x 4.51m
Kitchen	2.51m x 4.63m
Bathroom	2.10m x 2.20m

Total: 68.02m²

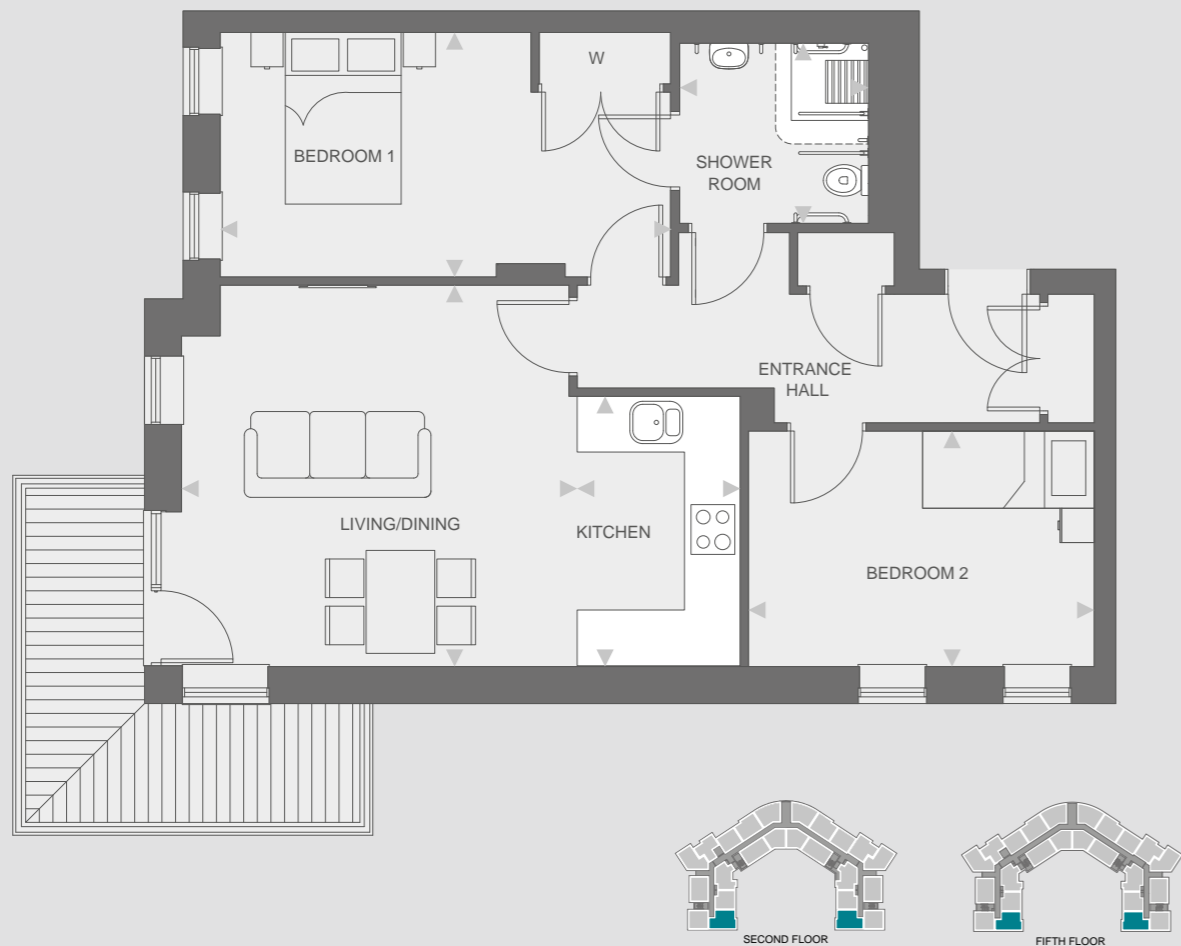


Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

Private sale

2 bedroom apartments

Type G07 **Plots 7, 25, 48, 57, 72, 81, 96, 105, 120 & 129**
 Mirror – 25, 57, 81, 105 & 129



Measurements

Bedroom 1	5.24m x 2.85m
Bedroom 2	4.03m x 2.74m
Living room	4.61m x 4.44m
Kitchen	1.90m x 3.15m
Shower room	2.10m x 2.20m

Total: 69.90m²



Private sale

2 bedroom apartments

Type G09 **Plots 9, 27, 50, 74, 98 & 122**

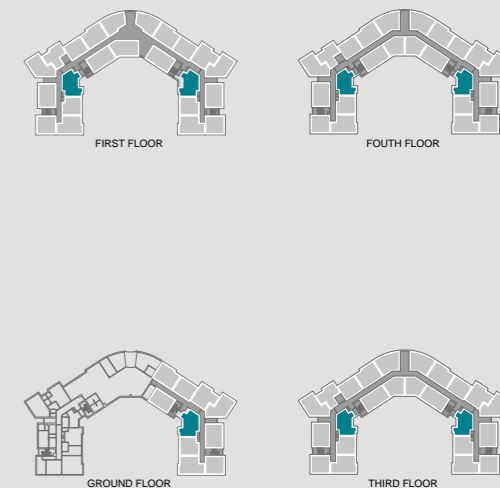


Measurements

Bedroom 1	4.57m x 3.49m
Bedroom 2	3.24m x 3.60m
Kitchen / Living room	2.91m x 3.46m
Bathroom	2.10m x 2.20m

Total: 69.33m²

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.



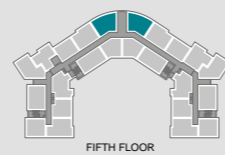
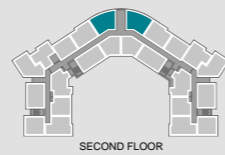
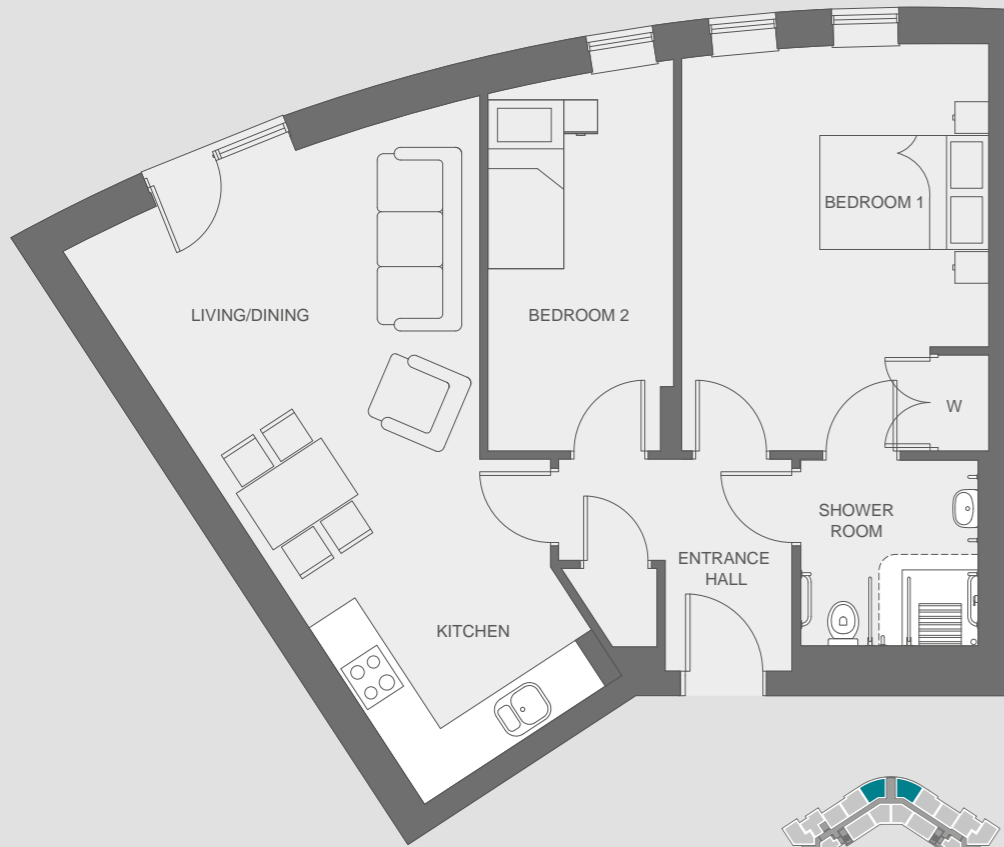
Private sale

2 bedroom apartments

Type G12

Plots 40 & 41

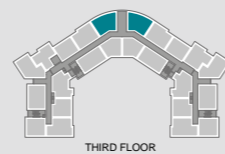
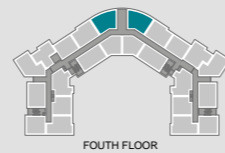
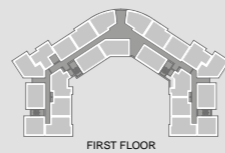
Mirror - Plot 40



Measurements

Bedroom 1	3.63m x 4.82m
Bedroom 2	2.04m x 4.23m
Living room	2.78m x 5.32m
Kitchen	2.78m x 2.50m
Shower room	2.10m x 2.20m

Total: 68.05m²



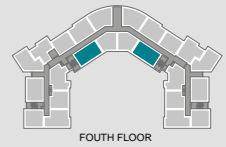
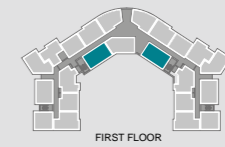
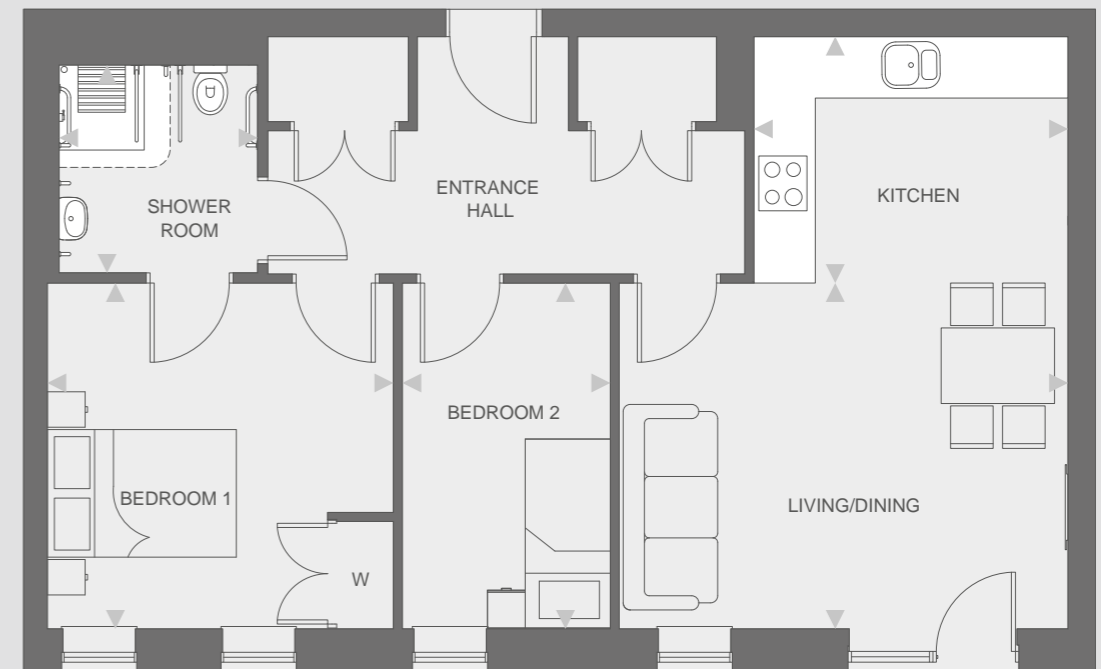
Private sale

2 bedroom apartments

Type G14

Plots 28, 51, 54, 75, 78, 99, 102, 123 & 126

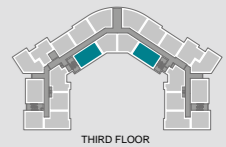
Mirror - Plots 54, 78, 102 & 126



Measurements

Bedroom 1	3.66m x 3.66m
Bedroom 2	2.20m x 3.66m
Living room	3.66m x 4.74m
Kitchen	2.60m x 3.32m
Shower room	2.10m x 2.20m

Total: 67.69m²



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

10 steps to buying

You've found your dream home, here's what happens next:



Step 1. Get things moving

We're delighted that you've chosen to enquire about a Home Group development. In the first instance, contact us and we will happily talk you through this process and arrange your viewing. Please phone or call into the sales office to arrange a convenient time.



Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.



Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Home Group can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.



Step 4. Reserve your home

To secure your home, you need to pay a £1,000 reservation fee (£500 if shared ownership) of which is refundable*. This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.



Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.



Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.



Step 7. Home Demonstration and Inspection

Before you complete on your purchase, we'll be in touch to arrange a demonstration of your new home. Your Sales Advisor will give you the chance to experience your new home for the first time whilst also gaining your confirmation that you are happy ahead of moving in.



Step 8. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home.



Step 9. You're in!

Congratulations and welcome to your new home.



Step 10. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Home Group.

*Fully refunded before instruction of Home Group solicitors. £150 fee will be retained by Home Group as an administration fee if we have instructed our solicitors.

Get in touch

Phone 0800 073 0600
Email BuyAHome@homegroup.org.uk
Web www.homegroup.org.uk

Let's get social



The details shown in this brochure are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.

All images, descriptions, dimensions, references to measurements and other details used in this brochure are for illustrative purposes only and are given in good faith but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

Home Group Limited (charitable registered society
No: 22981R)