

Station Reach – Pricelist



PLOT	FLOOR	BED	BATH	SQFT	PRICE	RENTAL PCM	GROSS YIELD %	APPROX SERVICE CHARGE
VASTERN WAY – COMPLETION FROM OCT 27 – MAR 28								
48	Second	2	1	664	£410,000	£2,225	6.51%	£3.58/SQFT
61	Third	1	1	545	RESERVED	£1,725	6.84%	£3.58/SQFT
35	First	2	1	766	£445,000	£2,250	6.43%	£3.58/SQFT
75	Fourth	1	1	659	£325,000	£1,800	6.78%	£3.58/SQFT
STATION HOUSE COMPLETION FROM SEP 27 – FEB 28								
15	Second	1	1	576	£350,000	£1,725	5.91%	£3.91/SQFT
3	Ground	2	2	684	£399,950	£2,225	6.67%	£3.91/SQFT
11	First	1	1	576	£345,000	£1,725	6.00%	£3.91/SQFT
13	Second	2	2	687	RESERVED	£2,225	6.30%	£3.91/SQFT
24	Fifth	2	2	775	£475,000	£2,225	5.62%	£3.91/SQFT
GOODS YARD COMPLETION FROM APR 28 – SEP 28								
203	Ground	2	1	587	£414,000	£2,175	6.3%	£4.37 /SQFT
205	One	2	1	588	£424,000	£2,200	6.23%	£4.37 /SQFT
207	Two	2	1	588	£429,000	£2,200	6.15%	£4.37 /SQFT
ALBURY CROSS COMPLETION FROM OCT 27 – MAR 28								
114	One	1	1	480	SOLD	£1,675	6.24%	£3.99/SQFT
111	Ground	2	2	687	£410,000	£2,200	6.43%	£3.99/SQFT
120	Third	2	2	669	£454,000	£2,250	5.95%	£3.99/SQFT

INFORMATION

Lease	999 years
Ground rent	For all reservations from 30 th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments
Parking	Parking spaces available to purchase for apartments over 750 sq ft (Parking Varies between properties, please check with the sales team)

Disclaimer – The above prices are correct at the time of distribution

FOR MORE INFORMATION, OR TO ARRANGE AN APPOINTMENT, PLEASE CONTACT OUR SALES & MARKETING SUITE

TEL: 0118 2176 772 E: readingriverworks@berkeleygroup.co.uk W: www.readingriverworks.co.uk FIND US: 24 Carraway Street, Reading, RG1 3GB

STANDARD RESERVATION PROCEDURE

For all transactions, a £2,000 reservation fee is payable. Payment can be made either with a credit/debit card payable to Berkeley Homes Limited. For every person named on the reservation form and anyone who contributes to the purchase financially, including reservation fee, the following identification must be supplied to satisfy Berkeley Homes Anti-Money Laundering regulations:

1. Proof of ID
2. Proof of Address (less than 3 months old)

Originals not seen by the sales consultant must be certified by a third party, speak to the sales consultant to confirm who can certify the true copies of originals. All certified documents must be accompanied with a third-party letter; a template can be provided by the sales team.

PAYMENT TERMS

1. Following reservation purchasers are required to enter a binding contract to purchase within 28 days of receipt of contract papers by their solicitor.
2. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
3. 10 % of the purchase price is payable 6 months form exchange of contracts (advance payment)
4. Balance of 80% is payable on completion

DATA PROTECTION ACT

Berkeley Homes (Oxford & Chiltern) Ltd will use your information for marketing and research purposes. We may share your information with other companies within The Berkeley Group plc, our agents and other carefully selected third parties. We or they may telephone or write to you about other developments or services which may be of interest to you. (If you do not wish us to use your information for marketing purposes, please contact a member of the sales team on the above phone number). You have the right to apply for a copy of the information we hold about you (for which we may make a small charge) and to have any inaccuracies.

CANCELLATION PROCEDURE

Cancellations made within the 14 days from the signing of a reservation form are subject to a full reservation fee refund. Any cancellations made outside of this period; The Berkeley Group reserve the right to deduct reasonable administration fees up to the value of £500.00. All requests to cancel should be emailed directly to: readingriverworks@berkeleygroup.co.uk

IMPORTANT INFORMATION

Berkeley Homes (Oxford & Chiltern) Ltd is unable to consider any variation whatsoever to the floor plans or specification. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalize your home. Choices and options are subject to timeframes, availability and change. As part of our ongoing commitment to improve our level of customer service, we carry out research via telephone. If you have any objections to this, please advise a sales consultant. Please be aware that these details are intended to give a general indication of Properties Available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability.

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