

KENNET ISLAND

WELCOME TO KENNET ISLAND

# NEW HOMES IN AN URBAN VILLAGE

With the latest collection of apartments and houses now available, this is your opportunity to be part of a luxury Berkeley Homes development that, in just 10 years, has built a genuine sense of community. Kennet Island, set in landscaped grounds, is surrounded by natural, open spaces and an ecological area with easy access to local cycle trails and canal walks. At the heart of this urban village lies the welcoming Piazza, a place to meet and socialise, with shopping, a day care nursery, and a fitness centre that's one of two available for residents. The town centre is only a short distance away and the connections are excellent if you're heading to London or further afield.



**Berkeley**  
Designed for life



# PERFECTLY LOCATED

When living at Kennet Island, convenience comes as standard. Located just three miles from the heart of Reading, Kennet Island is convenient for the town's wide ranging amenities, open spaces, the Oracle Shopping Centre, business parks and the world-class University of Reading. Excellent transport links include a regular bus service to the railway station, and the M4 motorway is only 5 minutes away.





**This page**

*A beautifully landscaped Piazza to meet and relax*

**Opposite page**

*Kennet Island has a range of amenities including the Island Lounge Café*

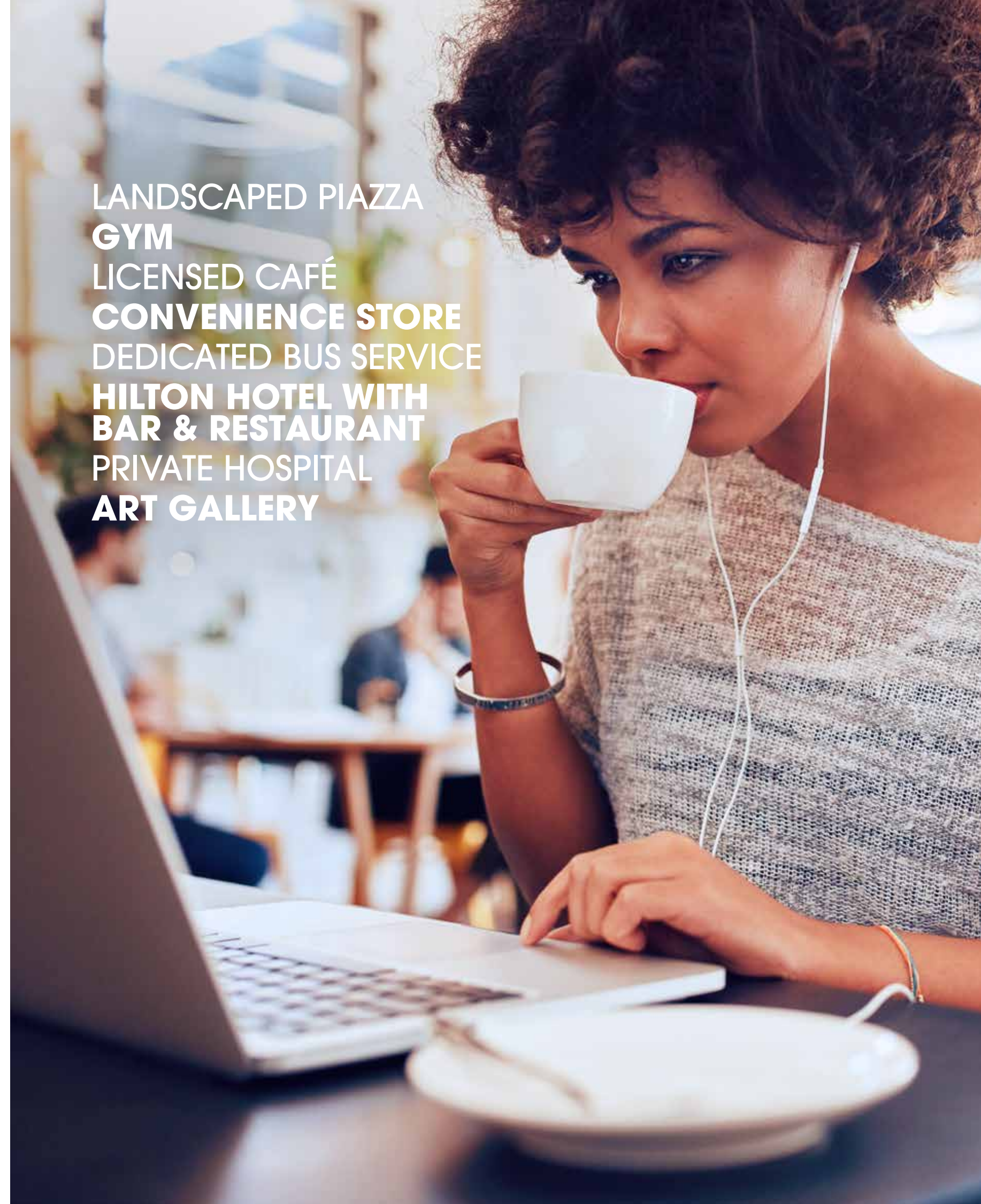


## LIVING THE LOCAL LIFE

At the heart of Kennet Island, the Piazza with its striking water feature and range of amenities, provides a focus for community life and the perfect place to meet and relax.

The Piazza is home to the Fit@KI gym, the lively and licensed Island Lounge Café, Hudson's convenience store and the Little Kingdom day nursery. From here you can stroll to the nearby Hilton Hotel with its restaurant and bar, and the Art Scope gallery at the private CircleReading hospital, which sells a range of interesting and affordable work. Or catch the Island's popular bus service to key destinations such as Reading train station, Green Park, and the Madejski Stadium. Every aspect of the Piazza, from the water features to the artist-designed benches, contributes to the sense of a community on its very own island.

LANDSCAPED PIAZZA  
GYM  
LICENSED CAFÉ  
CONVENIENCE STORE  
DEDICATED BUS SERVICE  
HILTON HOTEL WITH  
BAR & RESTAURANT  
PRIVATE HOSPITAL  
ART GALLERY



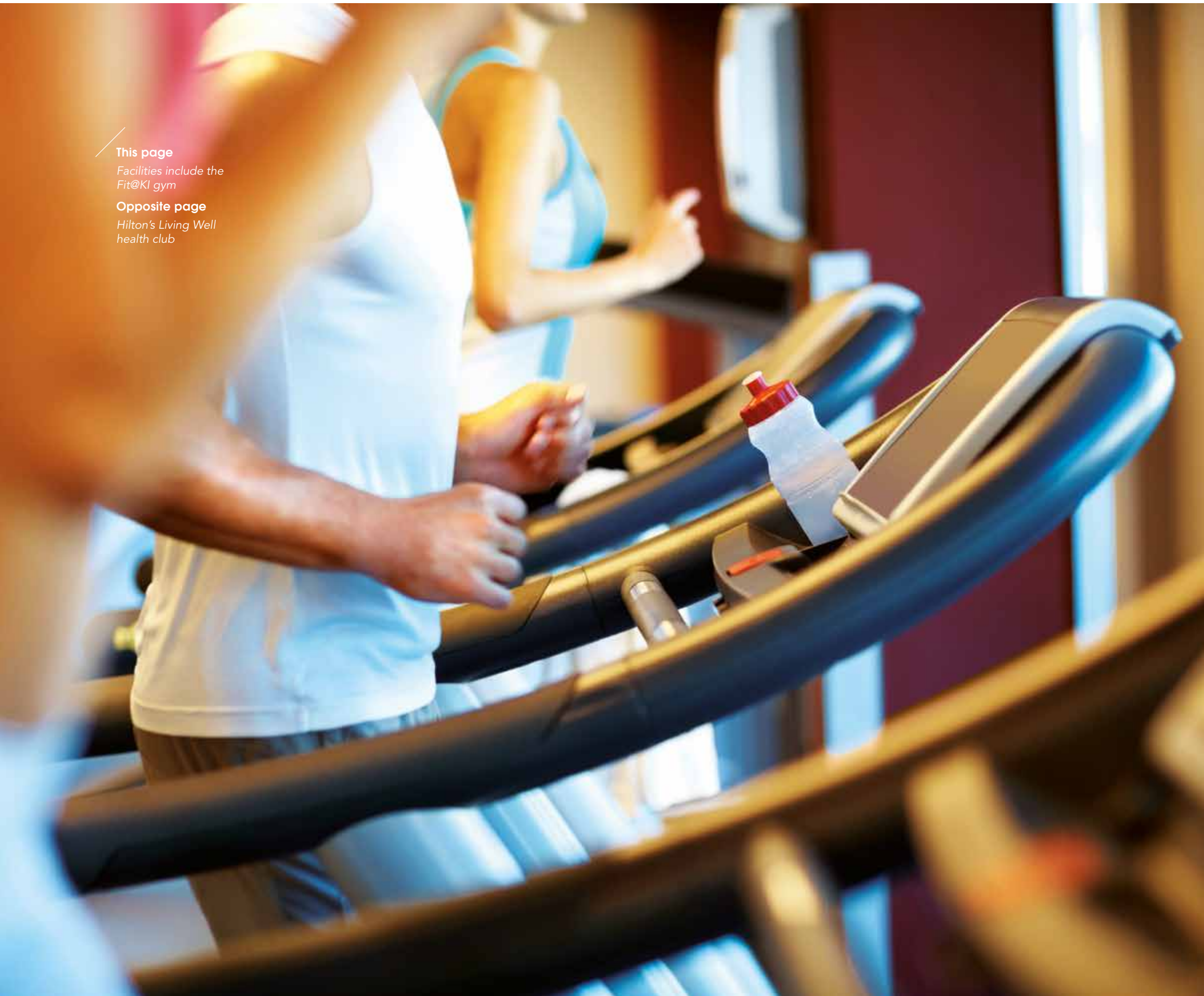


**This page**

Facilities include the  
Fit@KI gym

**Opposite page**

Hilton's Living Well  
health club



# WORKOUT AND UNWIND

With two local fitness facilities and cycle routes close by, keeping in shape or simply chilling out has never been easier.

Fit@KI\* is Kennet Island's very own gym and fitness centre. A small monthly fee gives residents use of the latest resistance and cardiovascular equipment, seven days a week. Membership is also available at the nearby Hilton's Living Well health club\* where you can swim in the indoor pool, soothe tired limbs in the steam room or take a relaxing sauna. The club also offers a wide range of fitness classes.

If you prefer cycling, Kennet Island has a docking station for Reading Borough Council's ReadyBike hire scheme. There are plenty of cycle routes to enjoy throughout Reading or you can take the cycle and foot path into the town centre along the ecological corridor.



\* Membership fees apply



**This page**

*Foudry Brook and  
ecological area*

**Opposite page**

*Residents can enjoy open  
spaces at Kennet Island*



## SPACE TO BREATHE

Careful landscaping at Kennet Island ensures that there's plenty of open space with opportunities to walk, to play, or simply to relax in natural surroundings.

Alongside the formal Piazza, and the shady, tree-lined Boules Court, designated play areas provide a safe and stimulating environment for children. The adjoining Foudry Brook ecological corridor with its ponds and reed beds allows residents to observe a variety of wildlife in its natural habitat. Care has also been taken to conceal the ground level car parking beneath natural landscaping that uses mature and evergreen planting to ensure year-round interest.

OPEN LANDSCAPED SPACES  
**FOUDRY BROOK**  
CHILDREN'S PLAY AREAS  
**BOULES COURT**  
ECOLOGICAL AREA & VIEWING PLATFORM







#### This page

The Oracle shopping centre includes major brands such as Hugo Boss

#### Opposite page

Plenty to explore in Reading's vibrant town centre



## READING – A TOP RETAIL DESTINATION

When it comes to shopping, Reading really does have it all. In fact, it ranks as one of the UK's top retail destinations with all the big brands and more.

The Oracle in the town centre offers over 80 shops, ranging from chic boutiques to major department stores like House of Fraser and Debenhams, besides the Vue cinema complex. Elsewhere you'll find a large John Lewis and Marks & Spencer, as well as other well-known high street names. A twice-monthly farmers' market specialises in fresh, local produce and at Brunel Retail Park, half a mile from Kennet Island, shop at Next, Halfords and Laura Ashley or enjoy coffee at Costa.



**This page**

The bustling riverside outside The Oracle shopping centre, Wolf and Bill's

**Opposite page**

Reading is the perfect place to mix with friends and family



## PLACES TO EAT PLACES TO DRINK

Reading has an enviable reputation for the variety and quality of its restaurants, brasseries and bars catering for pretty much any taste or occasion.

Dine by the Oracle's riverside with familiar names such as Jamie's Italian, Las Iguanas, and Wagamama. Eat Sardinian at Pepe Sale, enjoy the ambience and the wine cellar at the Malmaison Brasserie, or head to L'Ortolan in the nearby village of Shinfield. This Michelin-starred restaurant is celebrated for its original take on the finest French cuisine. For drinks, explore the Friar and Gun Street areas, or seek out the Forbury's hidden garden or the Penta Hotel for a splash of cocktail chic.





**This page**

*The world famous  
Reading Festival  
and Windsor Castle*

**Opposite page**

*Boating along the  
River Thames, Caversham*



Photography by Marc de Groot at Reading Festival

## THE LOCAL ATTRACTIONS

Living at Kennet Island offers a wealth of opportunities for leisure, sport and culture, all within easy reach.

Follow the river for miles to Windsor or Henley, or take a narrow boat up the Kennet and Avon canal. Explore Royal Berkshire's historic houses and great parks. Uncover the beauties of the Chilterns and the Thames Valley's picture-perfect villages. Sports fans can try fly-fishing on the Kennet, take in the races at Ascot, play some superb local golf courses or head to Reading's Madejski Stadium. Reading also has excellent music venues, a 10-screen Vue cinema and theatres, plus regular events including Reading Festival, Children's Festival, WaterFest and WOMAD for world music.

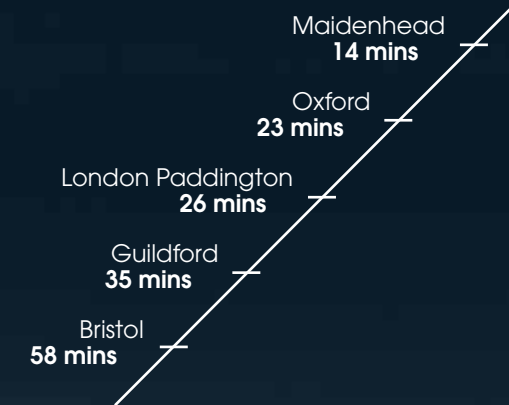


# SUPERBLY CONNECTED

Whichever direction you want to go, Kennet Island is a great place to start. There are frequent buses to central Reading and the station where there are 26 minute services in to London. With easy access to the A33 and M4, it only takes minutes to link up with the UK's motorway network.

Reading Station has recently been refurbished for the 21st century and now offers improved access, enhanced platforms and new information screens. From December 2019, the current services will be joined by two direct Crossrail services into central London every hour.

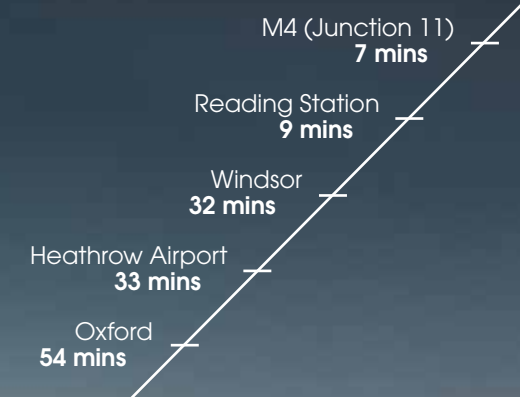
## BY TRAIN 26 minutes to London



## BY CROSSAIL (2019) 53 minutes to Bond St



## BY CAR 33 minutes to Heathrow Airport



## BY BUS 12 minutes to Reading





# EVERYTHING ON YOUR DOORSTEP



- 1 Landscaped piazza including licensed café and Hudsons convenience store
- 2 Fit@KI gym
- 3 Little Kingdom Daycare nursery
- 4 Bus stops
- 5 Community meeting room
- 6 Boules Court
- 7 Open landscaped space
- 8 Children's play area
- 9 CircleReading hospital
- 10 Hilton Hotel with health club
- 11 Sales and Marketing Suite
- 12 Foudry Brook
- 13 Ecological area
- 14 ReadyBikes
- 15 Public art and seating area

- Residential
- Affordable housing
- Commercial Units

Development layout of Kennet Island indicative only and subject to change



This page

*Cygnat House*

Opposite page

*Georgia Square*



## OUTSTANDING MODERN LIVING

Contemporary design and clean lines ensure that the new homes at Kennet Island integrate seamlessly with the existing architecture.

Each apartment or house benefits from Berkeley's commitment to creating distinctive living environments of exceptional quality, design and specification. Careful consideration has gone into interiors that maximise light to provide spaces that are as practical as they are pleasing. The high level of build quality throughout and the host of added features elevate these homes well above the ordinary.





## ATTENTION TO DETAIL

It's the small things that make all the difference and the highest specification is evident in every feature of the homes at Kennet Island.

The interiors are of the same exceptional quality you would expect from a Berkeley home. The stylish, contemporary kitchens incorporate fully-integrated Bosch appliances and white goods, designer chrome polished mixer taps, laminate worktops and stainless steel bowls with mobile drainers. Bathrooms are fitted with elegant white sanitary ware and chrome finishings which include a heated towel rail and VADO mixer shower. In the bedrooms, you'll find fitted carpeting and the master suites have full-height, mirrored wardrobes.



### This page

Kitchen from Kennet Island Show Apartment

### Opposite page

Specification features indicative only





# STYLISH SPACES

The design of Kennet Island prioritises providing attractive and practical spaces that meet the exacting demands of 21st century living.

Careful consideration is given to ensuring adequate storage in the shape of hall and kitchen cupboards and, whenever possible, appliances such as washing machines are sited away from the main living areas. In any Berkeley home, the standard specification is always leading edge and that encompasses a wide range of items other developers count as extras, including tiled or carpeted flooring throughout. A range of options also allows you to put your personal stamp on your new home.



## This page

Living room, bathroom and kitchen from Kennet Island Show Apartment

## Opposite page

Bedroom from Kennet Island Show Apartment





## BERKELEY DIFFERENCE

## AN EXCEPTIONAL CUSTOMER EXPERIENCE

From exchange of contracts, we provide every purchaser with a Customer Relations Representative to ensure that you always have an expert to talk to. We will also provide regular updates on the timing of completion of your new home and keep you informed about the progress of construction.

We will invite you to choose the interior of your home from a selection of palettes designed by our expert Interior Designers, as well as inviting you to visit your home for a full Home Demonstration to personally demonstrate all the functions and facilities, prior to legal completion.

On the day of legal completion, we will arrange for you or your chosen representative to meet with your dedicated Customer Relations Representative for a key handover. We will provide you with a 'Folio' which contains comprehensive information on all aspects of your new home in addition to a 2-year warranty period following legal completion of your new home.

A dedicated Customer Service telephone number is provided should you have any questions in regard to your new home. Following completion, we will contact you to ensure that you are happy with every aspect of your new home and assist you with any queries that you may have.





BERKELEY DIFFERENCE

DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a 10-year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service Teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be a member of the Berkeley Group of Companies  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



BERKELEY DIFFERENCE

A COMMITMENT TO THE FUTURE



Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

- Customers
- Homes
- Places
- Operations
- Our People

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

<p><b>An Exceptional Customer Experience</b></p> <p>We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.</p>	<p><b>High Quality Homes</b></p> <p>When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.</p>	<p><b>Great Places</b></p> <p>We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life.</p>	<p><b>Efficient and Considerate Operations</b></p> <p>We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.</p>
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**A commitment to People and Safety**

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



Berkeley takes social responsibility very seriously. In 2011 we set up the Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for the Berkeley Foundation to invest £10 million over the next four years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

For further information please contact your sales negotiator or email: [sustainability@berkeleygroup.co.uk](mailto:sustainability@berkeleygroup.co.uk)



THE BERKELEY GROUP

# RECENT AWARD SUCCESS

The Berkeley Group and all the companies within the Group have continued to strive to be the best at what we do. It is not only experts from our industry we have received recognition from, 98% of our customers would recommend us to a friend, and we have received the Queen's Award for Enterprise.

**The UK Customer Satisfaction Awards 2016**

Quality Monitoring Customer Focus Award, Large Enterprise  
**The Berkeley Group - Winner**

**The What House? Awards 2015**

Large Builder of the Year  
**The Berkeley Group - Silver**

**The Sunday Times 'British Homes Awards' 2015**

Homebuilder of the Year  
**Berkeley Homes**

**RESI Awards 2015**

Large Developer of the Year  
**The Berkeley Group - Winner**

**The Building Awards 2015**

Housebuilder of the Year  
**The Berkeley Group - Winner**

**PLC Awards 2014**

Achievement in Sustainability  
**The Berkeley Group - Winner**

**Queen's Award for Enterprise 2014**

Sustainable Development  
**The Berkeley Group**





## CONTACT DETAILS

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[www.kennetisland.co.uk](http://www.kennetisland.co.uk)

Sales & Marketing Suite and  
Showhome open daily.

## HOW TO FIND US

### By car

Leave the M25 at junction 15 and take the M4 motorway West towards Slough. Leave the M4 at junction 11 and at the roundabout take the 3rd exit onto the A33 towards Reading town centre. Continue on the A33 at the next 3 roundabouts and then at the traffic signals turn right onto Lindisfarne Way.

### By public transport

By public transport from Reading train station, walk 100m to Reading Town Centre, Station Road Stop. Take the number 40, 50a, 51a or 53a Greenwave Bus towards Kennet Island and Hilton Hotel which is only one stop and around 15 minutes journey time.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley'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. 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. Kennet Island is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Issue date: September 2016.



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