

The Printworks

Cardiff Road
Reading

A collection of 1, 2 and 3 bedroom homes

Bellway



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 75 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **75**
YEARS of QUALITY
SINCE 1946



Historic yet contemporary location

Welcome to The Printworks, a new collection of 1, 2 and 3 bedroom apartments & 3 bedroom houses situated in the vibrant Berkshire town of Reading. The variety of homes on offer makes this development ideal for a variety of buyers, from families seeking well-regarded local schools to professionals working in Reading or

commuting to Newbury, Basingstoke or Bracknell. It also presents an excellent opportunity for those looking to hop on the property ladder. All however are certain to benefit from an excellent location, close to Reading's range of shopping, dining and entertainment opportunities, with rural pursuits also just moments away.



Enjoy Reading right on the doorstep

Benefitting from a position just north of Reading's town centre, The Printworks is close to a wide range of amenities catering to everyday needs, with a post office, hospital, veterinarian, and a selection of banks and supermarkets all just under two miles from home.

There's plenty of things to see and do in Reading as well, whether it's exploring the town's rich history, catching the latest blockbuster or enjoying an evening of live entertainment.



In addition to the array of cafés, delicatessens and coffee shops, Reading is home to a selection of well-known restaurant chains and independent eateries offering cuisines that includes Italian, Japanese, Thai, Greek and French. There's no shortage of cosy local pubs either, with The Moderation just a 10-minute walk away offering real ales and hearty British food.

Reading offers an array of shopping options, with big name retailers found on the pedestrianised Broad Street and inside both Broad Street mall and The Oracle shopping centre. The town also has an impressive independent scene headlined by Harris Arcade, an undercover precinct that's home to a range of stylish boutiques, services, cafés and restaurants.

Just a 10-minute walk from home is Rivermead Leisure Complex, which boasts a gym, swimming pool, sports hall and a range of group fitness classes. Golfers can practice their game at one of the many local golf courses, including Caversham Heath Golf Club just 10 minutes away by car.

Families will have a variety of schooling options, with Rocking Horse Nursery and Crawshay Pre School both within a 7-minute drive and E P Collier, The Heights and Thameside primary schools all within a 5-minute drive. Older pupils can attend Highdown School & Sixth Form Centre just a 10-minute drive away.

Reading Station is conveniently situated just under a mile from home, providing a range of services to Cardiff Central, Newcastle, Oxford, Bournemouth and London Paddington. Junction 11 of the M4 is just 15 minutes away for journeys to Bracknell taking 25 minutes and Newbury taking 40 minutes.



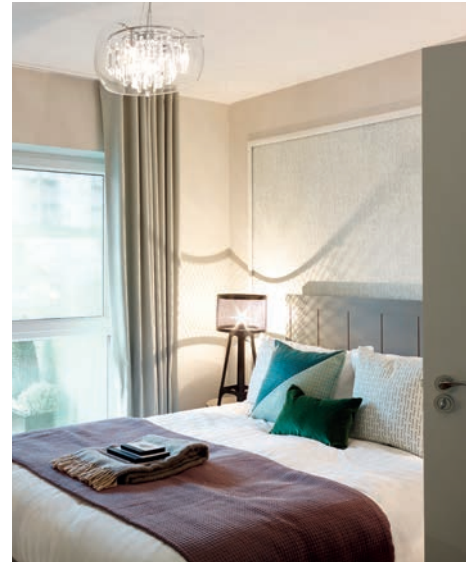
The Printworks is just moments from the Chiltern Hills Area of Outstanding Natural Beauty, with its majestic landscapes, charming villages and areas of historical interest.



The Printworks offers the quintessential apartment lifestyle, with sleek, cleverly designed interior spaces set against the backdrop of Reading's bustling town centre.







Make your new home
as individual as you are
Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Upgrade kitchen units
- ~ Integrated or freestanding washer/dryer
- ~ Integrated or freestanding dishwasher
- ~ Integrated or freestanding washing machine
- ~ Silestone worksurfaces
- ~ Double oven
- ~ Integrated microwave as kitchen layout permits

Flooring:

- ~ Choose from carpets, vinyl or laminate
- ~ Full and half height tiling
- ~ Comprehensive upgrade options

Plumbing:

- ~ Heated towel rail

Security:

- ~ Intruder alarms
- ~ Security lights

Electrical:

- ~ Additional sockets
- ~ Additional switches
- ~ Chrome sockets
- ~ Chrome switches
- ~ Under-unit lighting
- ~ BT and TV points

Miscellaneous:

- ~ Landscaped gardens
- ~ Wardrobes
- ~ Automated garage
- ~ Wine cooler*

*Where design permits

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.

Making your move easier

Buy with just 5% deposit with Help to Buy



Help to Buy is backed by the Government and aimed at helping you purchase your first home.

The scheme is open to first time buyers, with regional price caps on the value of the property you are able to purchase. Please talk to one of our sales advisors for full details.

To use the scheme, you will need at least a 5% deposit. You may then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Backed by
HM Government

Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home. Start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity.

In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

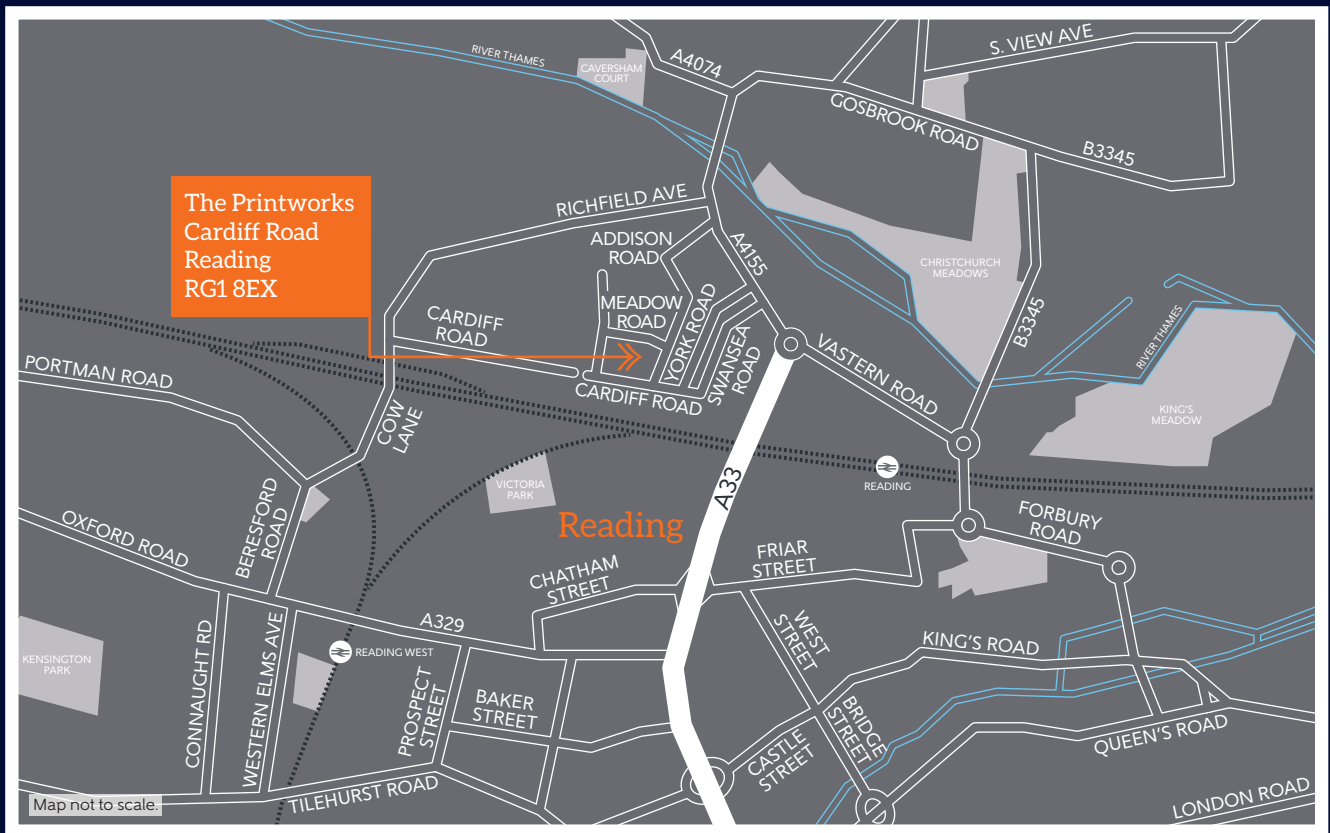
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **75**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

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