



A DEVELOPMENT OF 10 HIGH
SPECIFICATION ONE, TWO AND
THREE BEDROOM APARTMENTS.



A trusted local developer with a reputation for quality

With a reputation for building stylish, high quality properties, Darcliffe Homes have been operating throughout Southern England for over 50 years.

All of our homes are carefully designed to provide tasteful and welcoming exteriors and spacious, functional interiors that meet the demands of today's modern lifestyles.

Darcliffe Homes properties are finished with high quality fittings included in the selling price, along with features such as carpets, hard flooring and built-in appliances, making your property ready to move into and eliminating many of the hidden costs associated with buying a new home.

Innovation is at the heart of our design and planning process as we strive to reduce the lifetime cost of a home through intelligent design and energy efficiency.



Residents at Parkside Gardens will enjoy exclusive access to the landscaped grounds.



Computer generated image. Indicative and for illustration purposes only.



A great place to live

Nestled in the heart of Berkshire, Reading is a vibrant town that combines a rich history with modernity, making it an exceptional place to live, work and play.

With excellent transport links, abundant green spaces, thriving job market and diverse shopping and leisure options, Reading is a flourishing town and extensive improvements are set to continue with the fantastic One Station Hill regeneration.

Getting around is easy, with two well-connected railway stations nearby - Reading West and Reading - providing direct access to London and beyond. Additionally, the town benefits from an extensive bus network, making commuting a breeze, and with close proximity to the M4 (junction 12), Reading is super convenient for both local and long-distance travel.

Reading's popular parks and green spaces are a real delight, whilst the picturesque River Thames flows gracefully through the town, providing serene waterside strolls, shopping and dining opportunities. Nearby Prospect Park and the famous Forbury Gardens are idyllic spots for exercise, relaxation and outdoor activities, offering a peaceful escape from the hustle and bustle of daily life.



Employment prospects in Reading are abundant, thanks to its thriving economy. The town is home to a diverse range of industries, including technology, finance, and healthcare. Major corporations and innovative startups have established their presence, creating a dynamic and varied job market.

When it comes to shopping, Reading doesn't disappoint. The Oracle, a premier shopping and leisure complex, offers a wide array of high-end and high-street brands. Broad Street and Friar Street are lined with independent shops, and cafes, providing a unique shopping experience for every taste and budget.

With its exceptional transport links, lush green spaces, thriving job market and diverse shopping opportunities, Reading's rich history and a bright future offers something for everyone.

Left: The Oracle shopping and leisure complex.

Above: Nearby Prospect Park is a great place to relax and unwind.



Discover the area

Postcode for Sat Nav

RG30 2DB

- | | |
|--------------------------|-------------------------------------|
| 1 Tilehurst Station | 9 Waitrose |
| 2 Reading West Station | 10 Shredquarters |
| 3 Reading Station | 11 Rivermead Leisure Centre |
| 4 Oracle | 12 Costco |
| 5 Ikea | 13 Vue Cinema |
| 6 Lidl / Adli | 14 The Hexagon |
| 7 Savacentre Retail Park | 15 Shinfield Studios |
| 8 Calcot Golf Club | 16 Bus Stop (direct to Town Centre) |



About the site

Situated on a corner plot approached along tree-lined roads, Parkside Gardens is surrounded by thoughtfully landscaped private grounds.

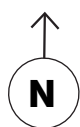
The impressive main entrance is via Parkside Road, with additional pedestrian access available from Westcote Road. Allocated parking is provided, along with two visitor spaces and secure cycle storage.

The thoughtfully designed communal gardens provide a welcoming mixture of formal and informal landscaping, with meandering footpaths, mature trees and seating to create a calm and welcoming private space.

Green benefits include dedicated solar panels for each apartment and access to an electric vehicle charging point. Predicted Energy Performance rating: B



Computer generated image. Indicative and for illustration purposes only.



Site plan

A contemporary 3 storey building with an undercroft for parking, Parkside Gardens provides a rare opportunity to enjoy a new residence in a well established, leafy residential area. Landscaped gardens and mature trees wrap the property in a green oasis, providing privacy and tranquility for residents to enjoy.

- A** Main entrance
- B** Front and undercroft parking
- C** Bin store
- D** Cycle store
- E** Pedestrian entrance

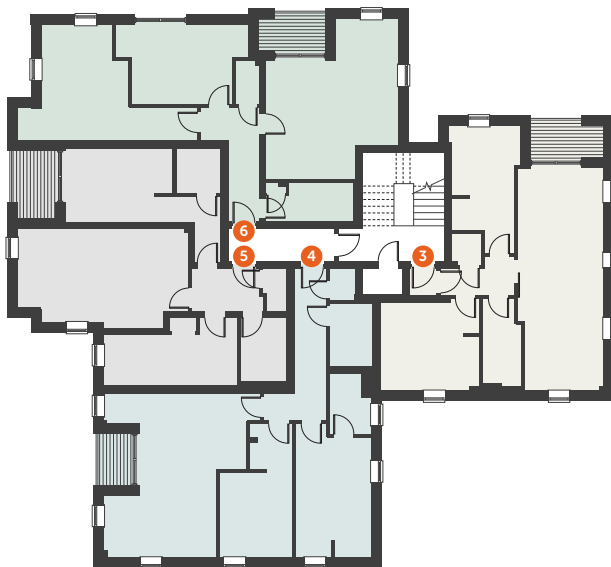
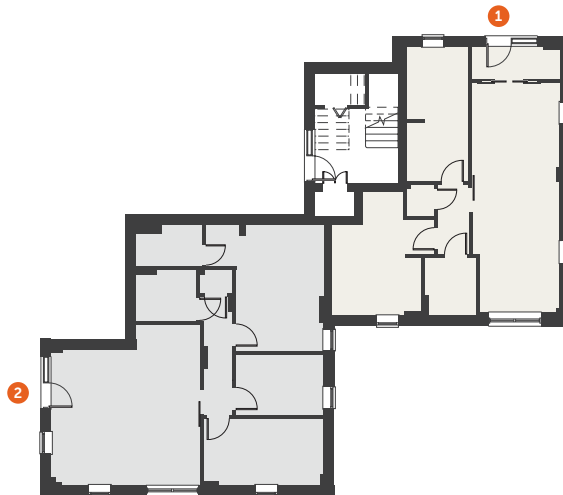


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Ground floor

Ground floor accommodation comprises one 2 bedroom apartment and one 3 bedroom apartment.

- ❶ Two bedrooms with private entrance
- ❷ Three bedrooms with private entrance



First floor

On the first floor are four 2 bedroom apartments, accessed via communal stairs. First floor apartments all benefit from a private balcony.

- ❸ Two bedrooms with balcony
- ❹ Two bedrooms with balcony
- ❺ Two bedrooms with balcony
- ❻ Two bedrooms with balcony

Second floor

Second floor accommodation comprises three 2 bedroom apartments and one 1 bedroom apartment, accessed via communal stairs. Second floor apartments also benefit from private balconies.

- ❺ One bedroom with balcony
- ❽ Two bedrooms with balcony
- ❾ Two bedrooms with balcony
- ❿ Two bedrooms with balcony



1

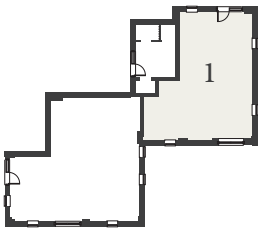


GROUND FLOOR

APARTMENT ONE • TWO BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	8.49m x 3.25m	27'10" x 10'8"
Bedroom 1	3.35m x 3.36m	10'11" x 11'0"
Bedroom 2	5.00m x 2.31m	16'4" x 7'6"
Total area	68m ²	731ft ²

C = Cupboard W = Wardrobe

Plans are not to scale. Measurements are approximate and should not be relied upon when purchasing furniture and appliances. Furniture layout is for illustrative purposes only. Customers are advised to check their individual specifications prior to making a reservation.



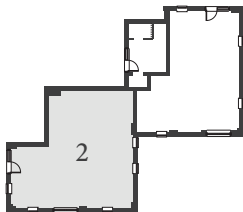
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GROUND FLOOR

APARTMENT TWO • THREE BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	5.53m x 5.95m	18'1" x 19'6"
Bedroom 1	3.14m x 4.65m	10'3"* x 15'3"
Bedroom 2	4.44m x 2.47m	14'7" x 8'1"
Bedroom 3	3.14m x 2.27m	10'3" x 7'5"
Total area	81m ²	871ft ²

C = Cupboard W = Wardrobe

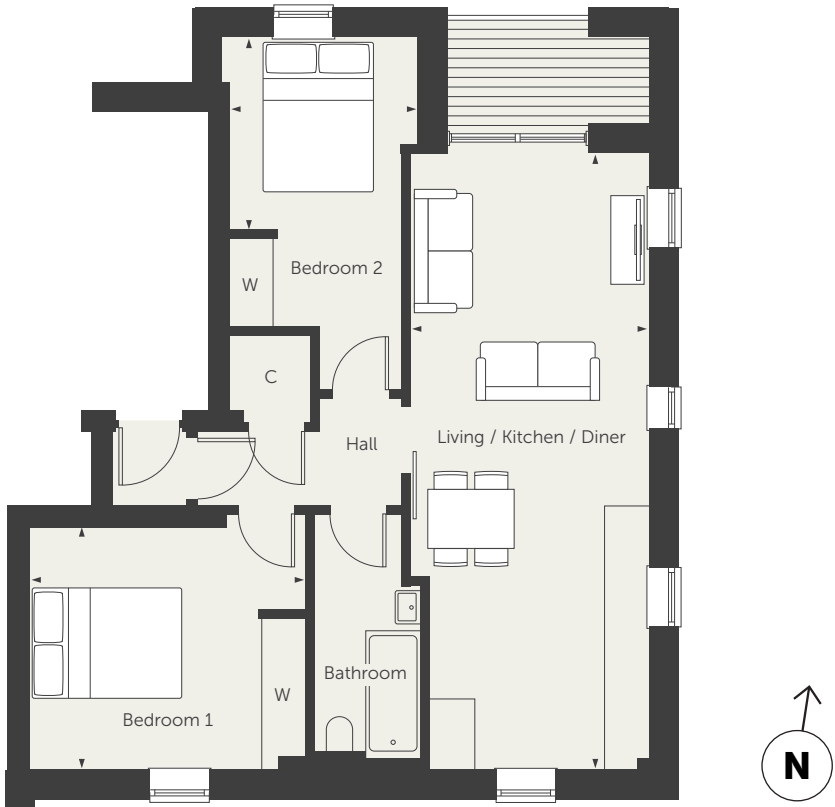
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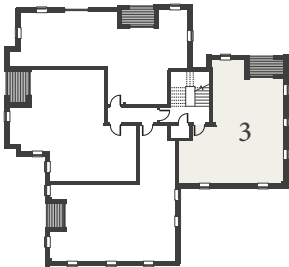


FIRST FLOOR

APARTMENT THREE • TWO BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	8.41m x 3.25m	27'7" x 10'7"
Bedroom 1	3.73m x 3.30m	12'2" x 10'10"
Bedroom 2	3.93m x 2.65m	12'10" x 8'4"
Total area	63m ²	678ft ²

C = Cupboard W = Wardrobe

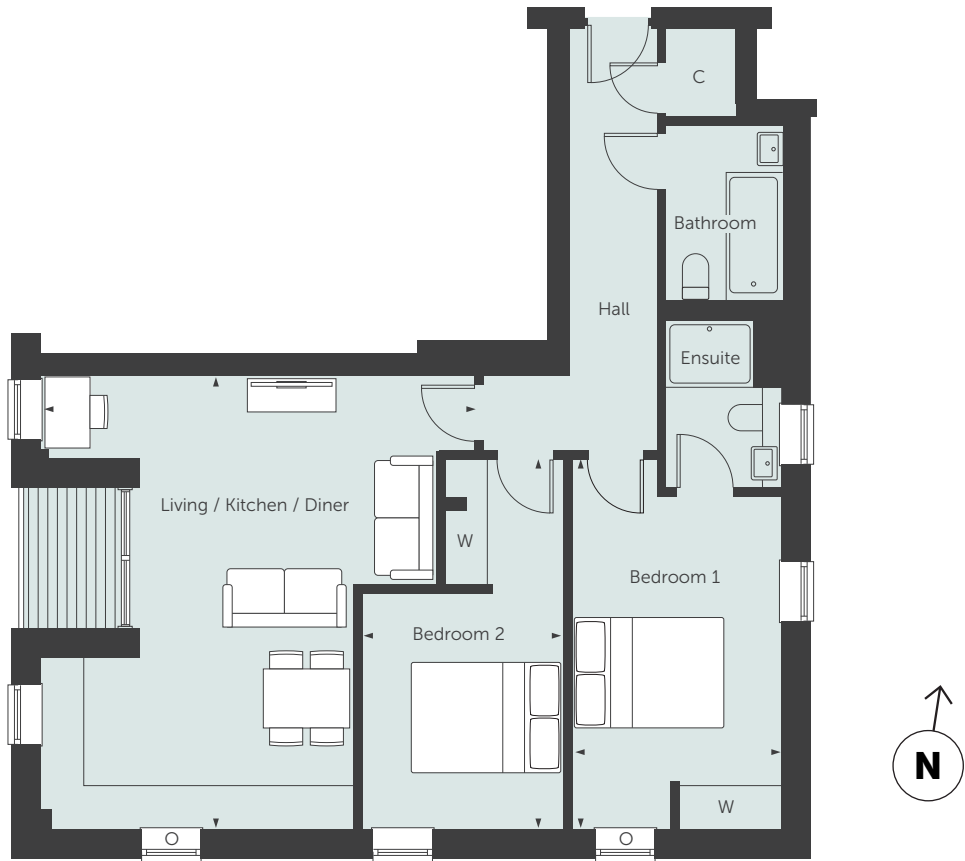
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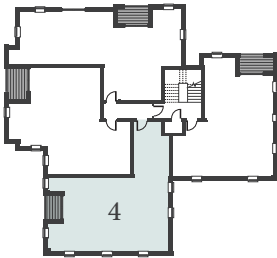
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FIRST FLOOR

APARTMENT FOUR • TWO BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	6.19m x 5.39m	20'3" x 17'8"
Bedroom 1	5.04m x 2.84m	16'6" x 9'4"
Bedroom 2	5.04m x 2.73m	16'6" x 8'11"
Total area	72m ²	775ft ²

C = Cupboard W = Wardrobe O = Obscure glazing

Plans are not to scale. Measurements are approximate and should not be relied upon when purchasing furniture and appliances. Furniture layout is for illustrative purposes only. Customers are advised to check their individual specifications prior to making a reservation.

5

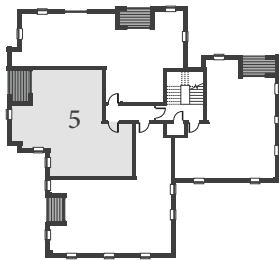


FIRST FLOOR

APARTMENT FIVE • TWO BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	6.43m x 3.77m	21'1" x 12'4"
Bedroom 1	4.01m x 2.78m	13'2" x 9'1"
Bedroom 2	4.90m x 2.61m	16'1" x 8'6"
Total area	65m ²	699ft ²

C = Cupboard W = Wardrobe

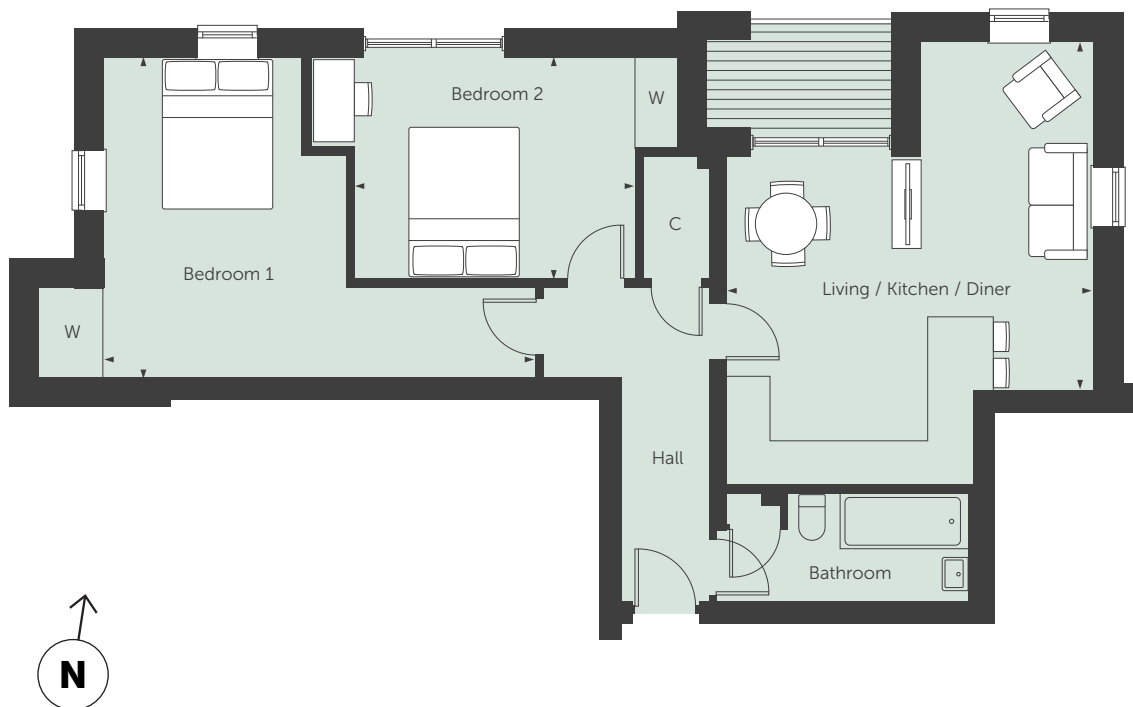
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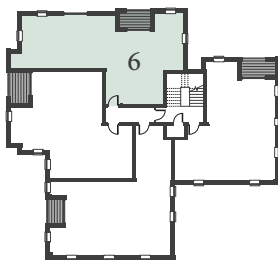
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FIRST FLOOR

APARTMENT SIX • TWO BEDROOMS



Apartment location

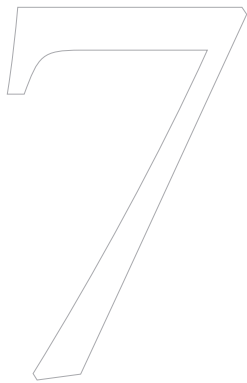


Dimensions

Living / Kitchen / Diner	4.97m x 5.98m	16'3" x 19'7"
Bedroom 1	3.32m x 4.34m	10'11" x 14'3"
Bedroom 2	3.80m x 3.00m	12'5" x 9'10"
Total area	70m ²	753ft ²

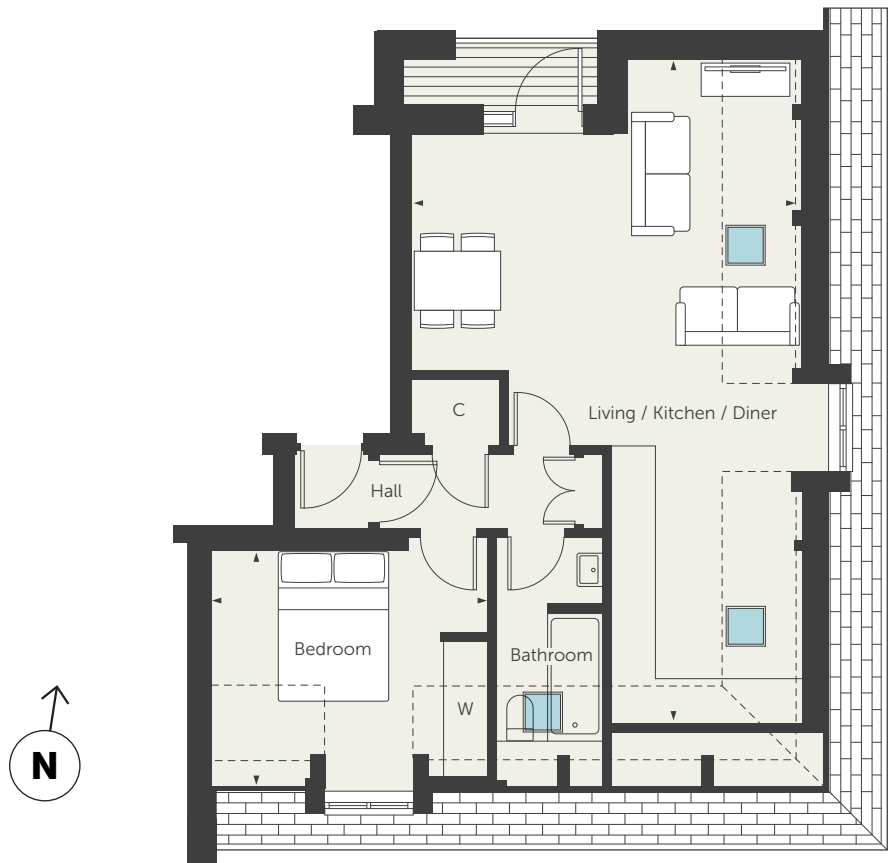
C = Cupboard W = Wardrobe

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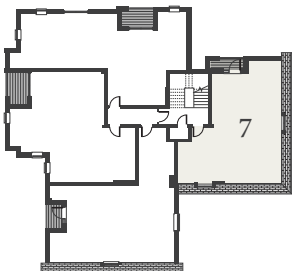


SECOND FLOOR

APARTMENT SEVEN • ONE BEDROOM



Apartment location



Dimensions

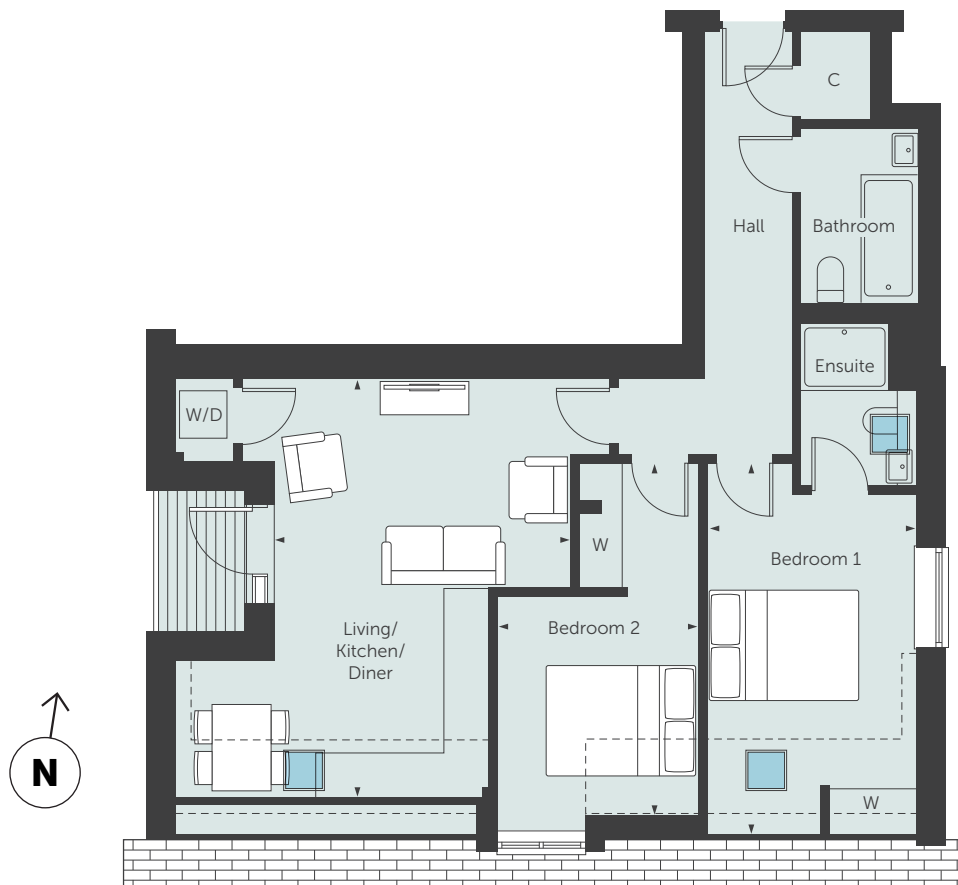
Living / Kitchen / Diner	9.04m x 5.33m	29'7" x 17'6"
Bedroom	3.73m x 2.78m	12'2" x 9'1"
Total area	53m ²	570ft ²

C = Cupboard W = Wardrobe --- = Sloping ceiling

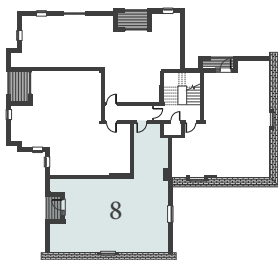
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SECOND FLOOR

APARTMENT EIGHT • TWO BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	5.70m x 4.04m	18'8" x 13'3"
Bedroom 1	5.04m x 2.84m	16'6" x 9'4"
Bedroom 2	4.78m x 2.73m	15'8" x 8'11"
Total area	69m ²	742ft ²

C = Cupboard W = Wardrobe --- = Sloping ceiling

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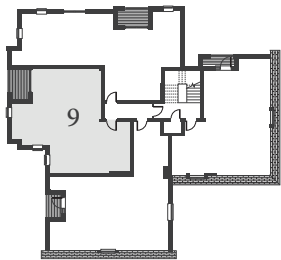


SECOND FLOOR

APARTMENT NINE • TWO BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	6.43m x 3.77m	21'1" x 12'4"
Bedroom 1	4.01m x 2.78m	13'2" x 9'1"
Bedroom 2	4.90m x 2.61m	16'1" x 8'6"
Total area	65m ²	699ft ²

C = Cupboard W = Wardrobe

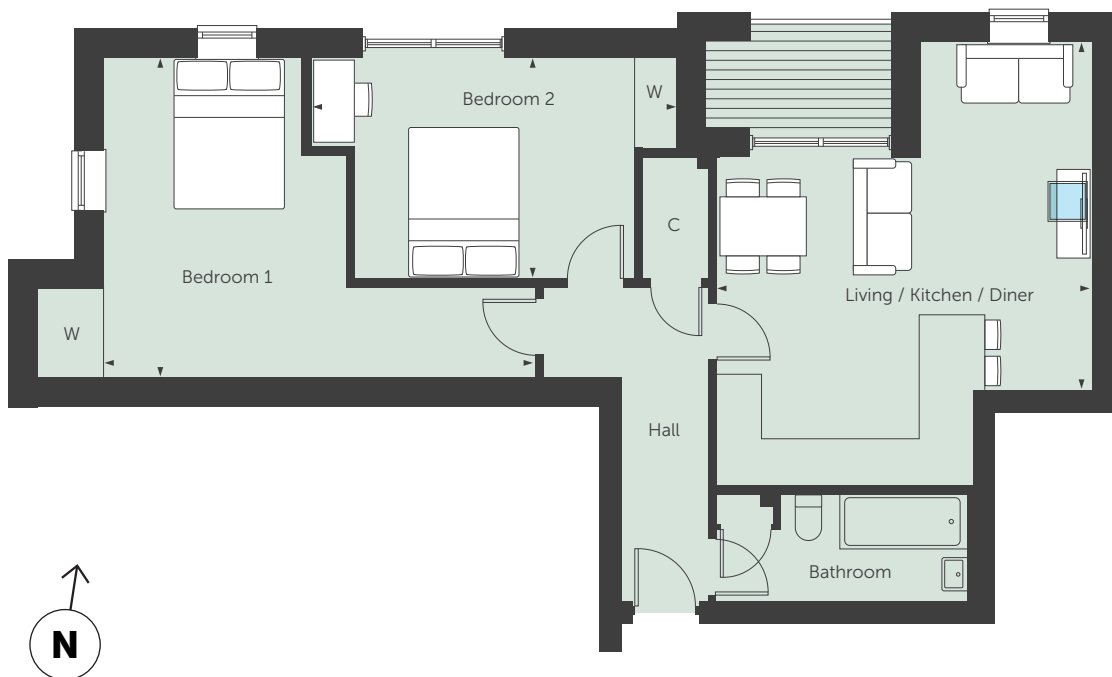
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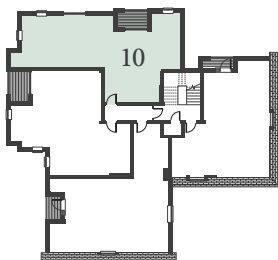
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SECOND FLOOR

APARTMENT TEN • TWO BEDROOMS



Apartment location



Dimensions

Living / Kitchen / Diner	5.11m x 4.76m	16'9" x 15'7"
Bedroom 1	5.87m x 4.36m	19'3" x 14'3"
Bedroom 2	3.80m x 3.00m	12'5" x 9'10"
Total area	71m ²	764ft ²

C = Cupboard W = Wardrobe

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Specifications

Your new home has been created to the highest specification for your personal comfort and security.

Kitchen

- Contemporary kitchen
- Stone worktops
- Integrated appliances
- Instant boiling hot tap
- Chrome power sockets above worktops & USB point

Heating, electrical & lighting

- Underfloor heating throughout
- LED downlights to hall and main living areas
- Pendant lighting to bedrooms.
- Dedicated solar panels to each apartment

Bathroom

- High specification sanitaryware
- Vanity unit
- Heated towel rail
- High quality porcelain floor and wall tiles
- Shaver socket

Home entertainment & communications

- TV points to living room and bedrooms
- Ready for Fast Broadband*
- Telephone point to kitchen
- USB points to kitchen and master bedroom

External

- Private balconies to apartments on first and second floor
- Private paved garden terraces to ground floor apartments
- Private allocated parking space with access to EV charger
- 2 communal visitor spaces
- Landscaped communal gardens with paths
- Communal secure bike store
- Communal bin store

Security & peace of mind

- Video entry system
- Front door with multi-point locking system

Interior finishes

- Oak internal doors with chrome furniture
- Fitted wardrobes (where stated)
- Carpet to bedrooms
- LVT to kitchen, living areas and hallways
- Paintwork – brilliant white

Important Notice: Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Darcliffe Homes reserves the right to alter the specification and design without prior notice. Images depict previous Darcliffe Homes developments and are for illustrative purposes only. * Broadband service not included.





Computer generated image showing apartment 2 interior. Indicative and for illustration purposes only.



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PARKSIDE GARDENS

READING

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