



WESLEY GATE

QUEENS ROAD | READING

A BESPOKE COLLECTION OF 1 BED APARTMENTS & PENTHOUSES DESIGNED WITH LUXURY LIVING IN MIND.

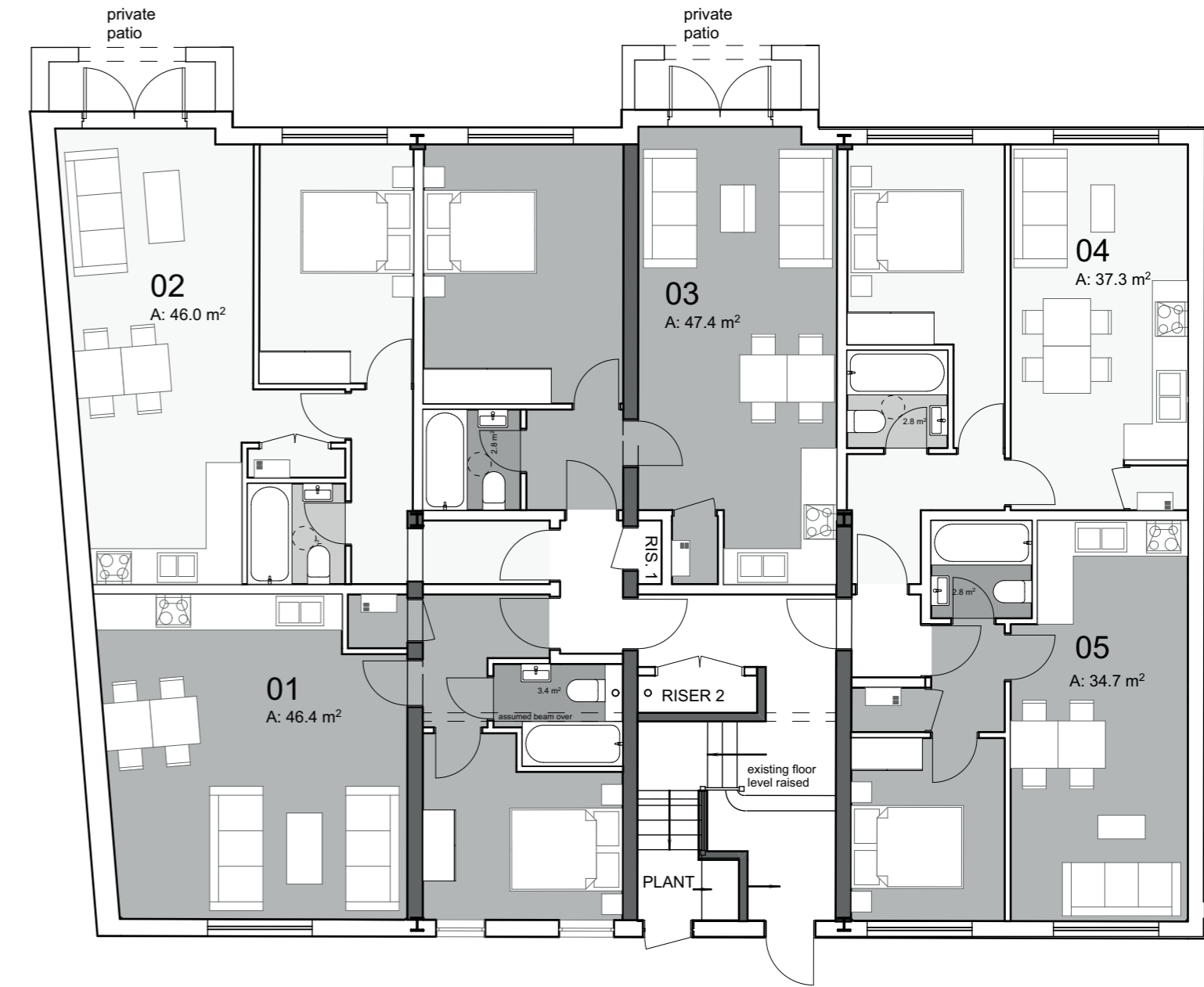


THE PERFECT HOME IN THE IDEAL LOCATION...

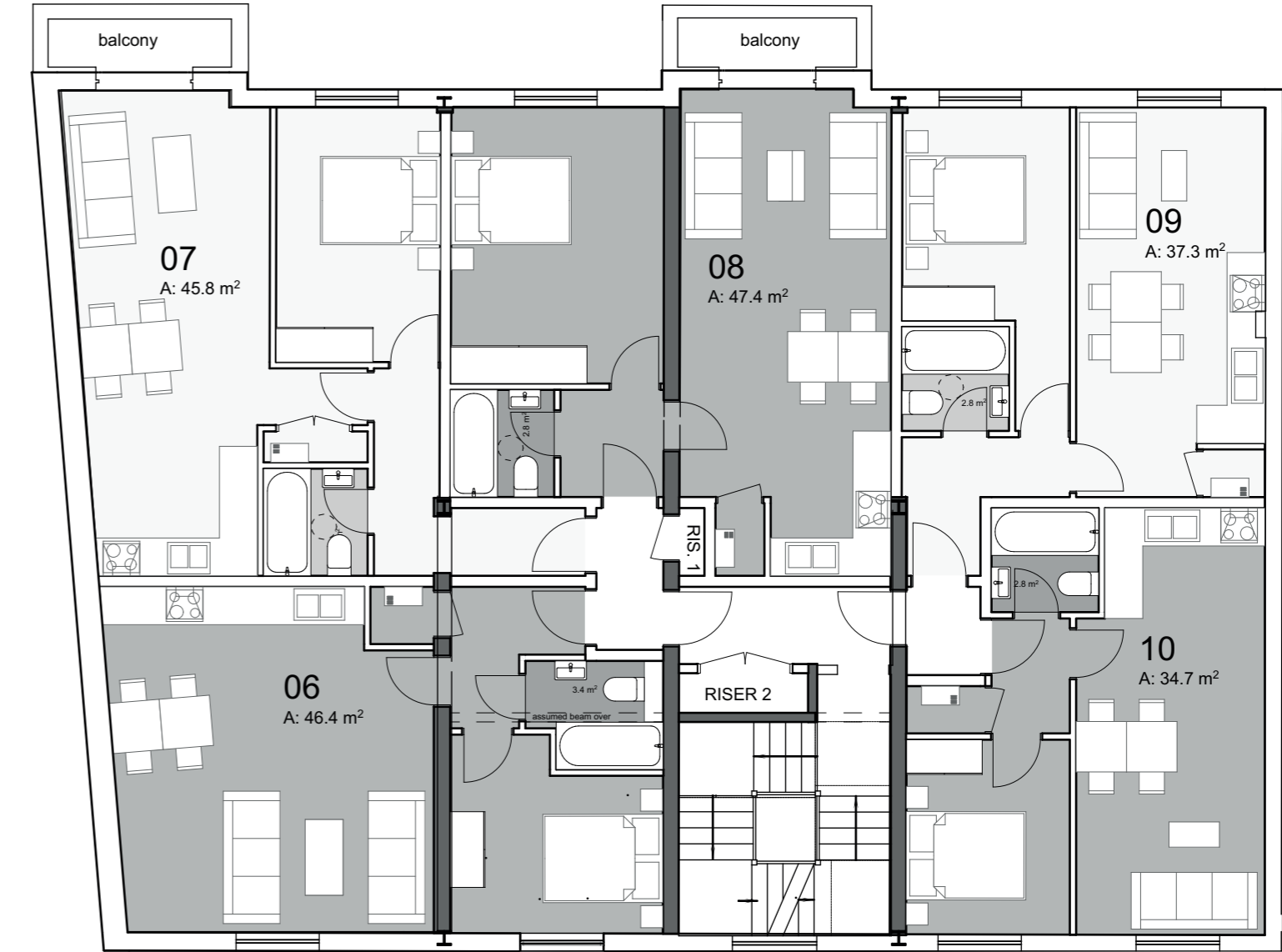
Wesley Gate is a select development of just 19 luxury one bedroom apartments and penthouses located on Queens Road in the heart of Reading. These stunning properties have been finished to a superior standard, with each apartment boasting fully tiled bathrooms and stone kitchen worktops.

An excellent opportunity for first time buyers and investors alike, the development is less than a mile from Reading central station, which can reach London Paddington in just 25 minutes! With fantastic links to the M4 and the highly anticipated Crossrail service expected in 2022, travel and commuting in Reading is a breeze.

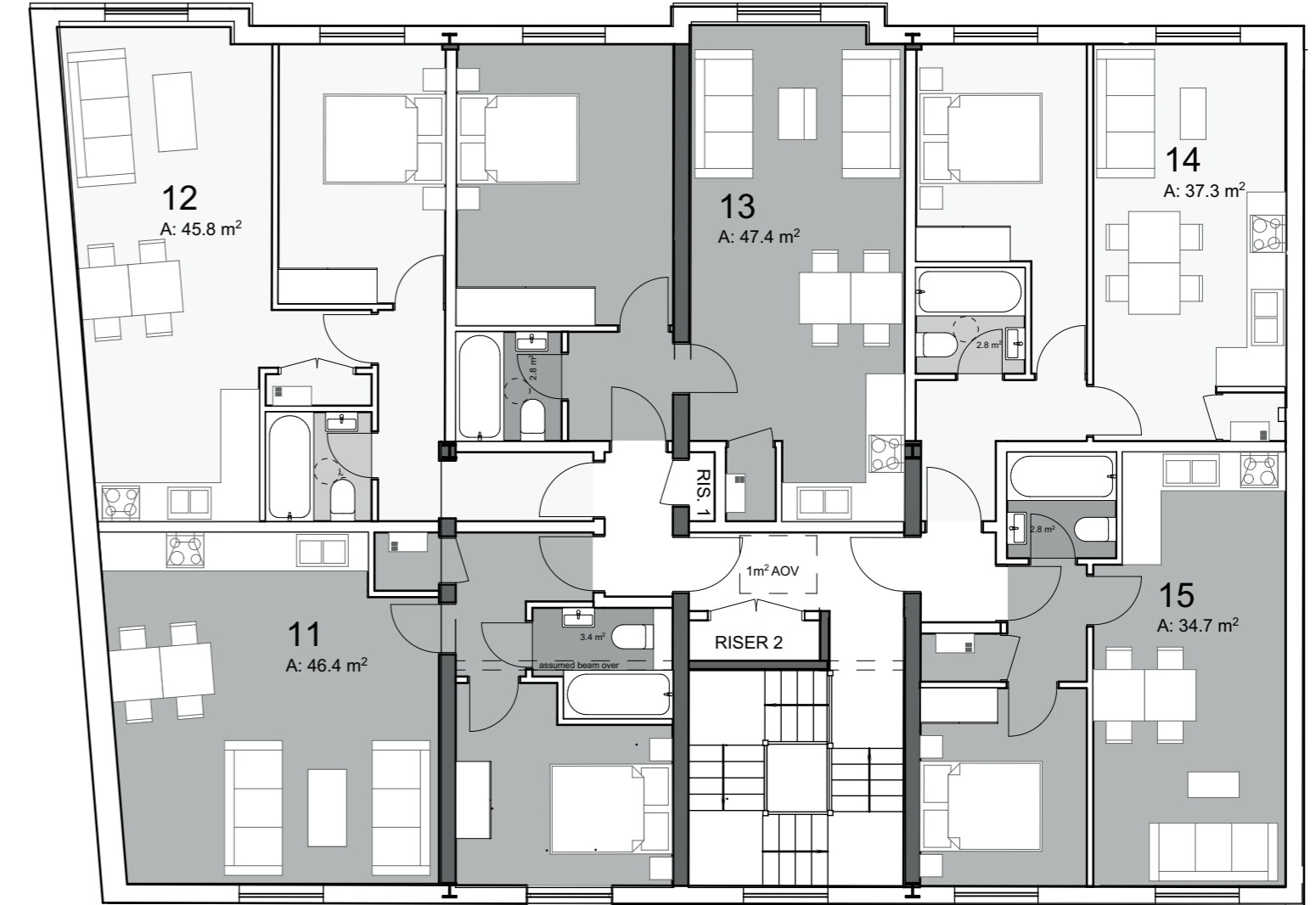




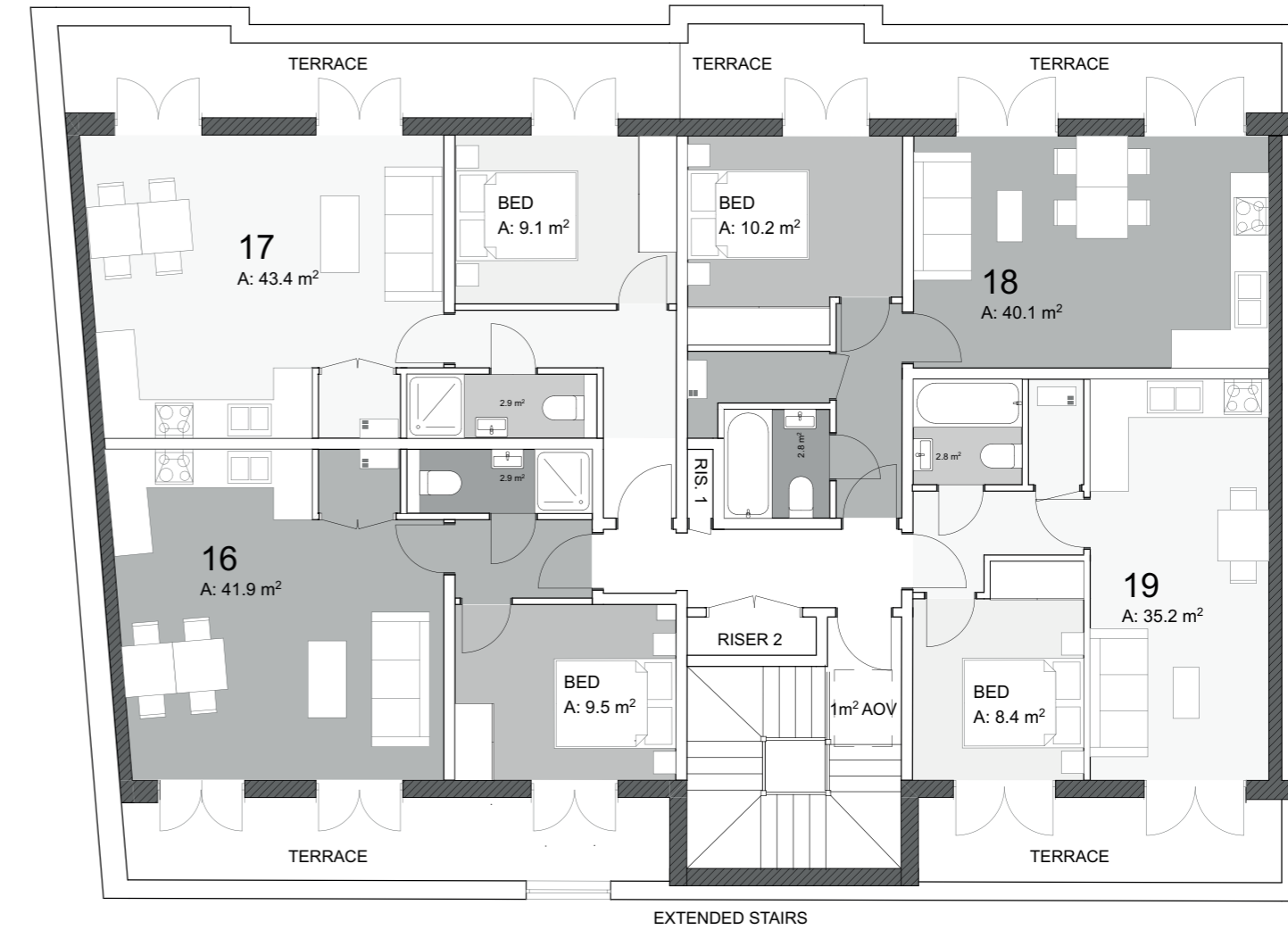
GROUND FLOOR
APARTMENTS 1-5



FIRST FLOOR
APARTMENTS 6-10



SECOND FLOOR
APARTMENTS 11-15



THIRD FLOOR
APARTMENTS 16-19



SPECIFICATION SCHEDULE

AS WITH ALL OUR NEW HOMES, WESLEY GATE HAS BEEN BUILT BESPOKE TO OUR 'DREAM HOMES' STANDARD USING HIGH QUALITY FINISHES, FIXTURES AND FITTINGS

KITCHENS

- Matt Taupe True Handle-less German Fitted Kitchens
- Soft closure
- White marble effect stone worktops and upstands
- Stainless steel under mounted kitchen sink
- Chrome kitchen mixer tap
- Individually designed kitchen with fully integrated Bosch appliances including fridge/freezer, washer/dryer, dishwasher, electric hob, oven and extractor
- Under cabinet lighting

BATHROOM

- Fully tiled walls and floor
- Back to wall WC
- White sanitary ware with chrome fittings
- High gloss white vanity unit with mixer tap
- Rainfall shower head plus secondary handheld head
- Bath/shower screen
- Heated towel rail
- Feature lighting
- Underfloor Heating

FLOORING

- Grey laminate flooring to living/dining room/kitchen
- Plush grey carpet fitted to bedroom
- Porcelain tiles in bathrooms

FITTINGS & DÉCOR

- 4 panel smooth doors
- Contemporary style architrave and skirting
- Chrome door handles and locks
- Brilliant white ceilings
- Simple colouring to all rooms
- White satinwood to joinery
- Feature painted walls to bedroom

GENERAL

- Electric panel heaters
- LED downlights throughout
- Pre-wired for Phone, TV and Sky
- Plush carpets to communal areas
- MVHR System
- Balconies/Roof Terraces to select apartments

EXTERNAL

- Secure keypad/fob entry off street carparking
- Cycle storage
- Secure entry video phone system

WARRANTY

- ICW 10 year structural defect warranty

* All properties are leasehold with 125 year lease and are subject to ground rent & service charge. Please speak to the sales advisor for more information.

* Internal photos shown are that of our show home, exact layouts of each apartment will vary.

The above specification is correct at the time of printing but is subject to change and the developer reserves the right to do so without prior consent. As such the above specification schedule is to be used as a guide only. Only information supplied by your solicitor is to be relied upon fully. Please speak to the sales consultant for more information.





Located in the Royal County of Berkshire, it's not hard to see why so many young professionals and commuters choose to settle in this vibrant and modern town. With a plethora of shops in Reading's two shopping centres, The Oracle and Broad Street Mall, you can shop until you drop before enjoying an exciting night out with an abundance of acclaimed restaurants and bars in the town.

And its appeal does not stop there. Offering a wide variety of educational facilities, including a range of nurseries and primary schools, Reading is also an excellent place to raise a family. There's a range of outstanding rated secondary schools within the town too, including Kendrick and Reading Schools and the renowned University of Reading.

When looking for a relaxing weekend, you won't have to travel far! Reading is home to Forbury Gardens and Reading Abbey, which offer peace and tranquillity in the centre of the hustle and bustle of the town. You could also enjoy a relaxing walk down the River Thames or the Kennet and Avon Canal.

If you're keen on sports, Reading is home to the Championship football team, Reading FC, and the Premiership Rugby team, London Irish, who both play their matches at the Madejski Stadium on the outskirts of the town.

Technology is a major feature of Reading, with several large business parks in the area that are home to some of the world's largest technology companies. These include Oracle, Microsoft, Fujitsu and Hewlett-Packard to name but a few.

Regardless of whether you are looking for a new family home or your next investment, Reading's connectivity, business environment, education and employment prospects makes Wesley Gate the ideal development for you.



Call our dedicated New Homes team on 0118 979 7775 today to explore this development for yourself.





WESLEY GATE

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**PRO
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PROSPECT.CO.UK

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DISCLAIMER: Whilst every attempt is made to ensure accuracy, all measurement are approximate and no responsibility is taken for any error, omission or mis-statement, Floor plans are for representational purposes only as defined by the RICS code of measuring practice and should only be used such by any prospective buyer. Any services, appliances or systems shown on the floor plans have not been tested by Prospect Estate Agency and therefore no guarantee can be given as to their operating ability or efficiency.



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