



STONEWATER
HOMES

waterside tranquility
in the heart of town



Kennet House | Reading

If outright purchase is not an option for you, then our exclusive shared ownership apartments at Kennet House, in the heart of Reading, offer an exciting and affordable home-ownership opportunity.

Kennet House is an ambitious and considerate development of over 100 apartments being built by Crest Nicholson. The scheme reflects a European model – where people work, socialise and shop in their community. Overlooking the confluence of the rivers Thames and Kennet, and only a short level stroll to the town centre, it successfully blends vibrancy and tranquillity – creating high-quality homes and living spaces in a sought after location.

Reading is one of the most interesting and dynamic towns in the UK. Long established

as a cultural centre, the town also boasts two notable shopping centres, iconic restaurants, green spaces, the Madejski Stadium and a world-class university.

At Kennet House we have a mix of 10 one and two bedroom apartments available for shared ownership – the simple and affordable way to own your own home through a combination of mortgage and rent. With flexibility to buy more shares as your circumstances change, this is the ideal solution if you are looking to get on the housing ladder.



Interior styling

All the apartments at Kennet House are built to a high specification, offering neutral décor, clean lines, light and space. And with contemporary and luxury features, you'll be surrounded by cutting-edge interior style.

With your pick of one or two bedrooms, first, second or third floor locations and riverside, garden or town views, you are spoilt for choice.

There is no compromise on safety. And the apartments benefit from an audio-visual door-entry system and mains-operated smoke detectors. The Nordan double-glazed windows and French doors offer high performance, security and energy-saving.

Every apartment has a fresh modern feel, echoing the sleek exterior architecture. Light and airy living rooms, some with Juliette balconies overlooking the river Kennet,

extend into fully-fitted kitchen areas. These offer ample space for cooking and eating and are completed by Zanussi appliances.

The serene ambience and cool décor flows into the bedrooms: a relaxing space where you can kick your shoes off and totally unwind. And the bathrooms and en-suite shower rooms all feature contemporary white suites, fully-tiled surrounds and modern chrome fittings.

Plush carpets and cushioned vinyl flooring underfoot complete the feeling of complete comfort.



Reading life

Few towns in the country can match Reading for its history, location, opportunity and vibrancy. Sport, art, music, nature, shopping, gastronomy or nightlife: whatever your passion, you'll find it a stones' throw from your front door.

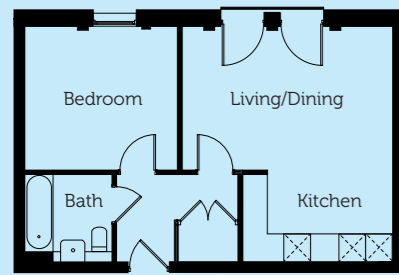
Famous as one of the country's top retail destinations, Reading offers a superb shopping experience. Two impressive shopping centres house major retailers and brands, while side streets and arcades offer specialist and boutique shops.

Lovers of heritage can visit historic landmarks such as the Reading Museum and Town Hall complex, Forbury Gardens and abbey ruins. Those looking for more culture will equally not be disappointed with several theatre venues, cinemas, jazz clubs, festivals and art galleries.

Reading station offers direct rail routes to most parts of the UK, while local bus services run frequently around town and to the surrounding villages.

If you're looking for tranquillity, Reading offers over 400 acres of parkland and riverside meadows. For the more active, from water sports to the annual Reading half-marathon, there is something for everyone. The magnificent Madejski Stadium is the home of Reading Football Club and London Irish RFC.

Plots 11, 28 & 29



Plot 11 - First Floor

Kitchen 3.60m x 2.18m (11'10" x 7'2")
 Living/Dining 5.05m x 3.43m (16'7" x 11'3")
 Bedroom 3.66m x 3.43m (12'0" x 11'3")

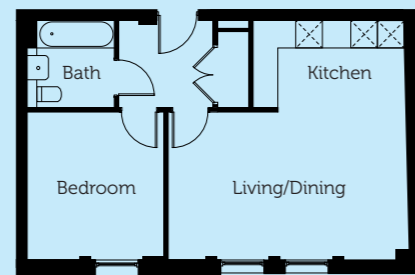
Plot 28 - Second Floor

Kitchen 3.60m x 2.18m (11'10" x 7'2")
 Living/Dining 5.05m x 3.43m (16'7" x 11'3")
 Bedroom 3.66m x 3.43m (12'0" x 11'3")

Plot 29 - Second Floor

Kitchen 3.60m x 2.18m (11'10" x 7'2")
 Living/Dining 5.05m x 3.43m (16'7" x 11'3")
 Bedroom 3.66m x 3.43m (12'0" x 11'3")

Plots 9 & 26



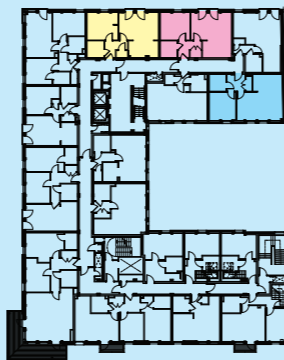
Plot 9 - First Floor

Kitchen 3.46m x 2.18m (11'4" x 7'2")
 Living/Dining 5.56m x 3.53m (18'3" x 11'7")
 Bedroom 3.53m x 3.26m (11'7" x 10'8")

Plot 26 - Second Floor

Kitchen 3.46m x 2.18m (11'4" x 7'2")
 Living/Dining 5.56m x 3.53m (18'3" x 11'7")
 Bedroom 3.53m x 3.26m (11'7" x 10'8")

Floor Plan



First Floor

Plot 9: 49 sq m (523 sq ft)
 Plot 11: 49 sq m (523 sq ft)

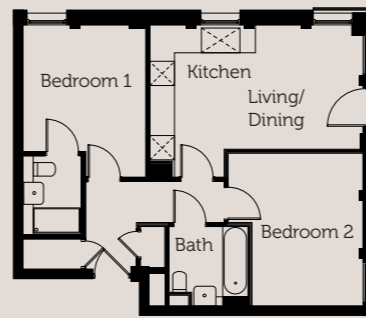
Second Floor

Plot 26: 51 sq m (549 sq ft)
 Plot 28: 51 sq m (549 sq ft)
 Plot 29: 51 sq m (549 sq ft)

Energy Efficiency Rating

Plots 9 & 11: **B** 81
 Plots 26 & 28: **B** 83
 Plot 29: **C** 80

Plots 13, 30 & 42



Plot 13 - First Floor

Kitchen 3.86m x 2.73m (12'8" x 9'0")
 Living/Dining 3.86m x 2.86m (12'8" x 9'5")
 Bedroom 1 3.86m x 3.23m (12'8" x 10'7")
 Bedroom 2 3.54m x 3.42m (11'8" x 11'3")

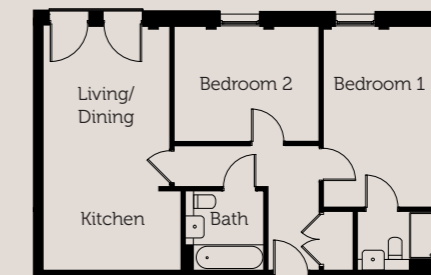
Plot 30 - Second Floor

Kitchen 3.86m x 2.73m (12'8" x 9'0")
 Living/Dining 3.86m x 2.86m (12'8" x 9'5")
 Bedroom 1 3.86m x 3.23m (12'8" x 10'7")
 Bedroom 2 3.54m x 3.42m (11'8" x 11'3")

Plot 42 - Third Floor

Kitchen 3.86m x 2.73m (12'8" x 9'0")
 Living/Dining 3.86m x 2.86m (12'8" x 9'5")
 Bedroom 1 3.86m x 3.23m (12'8" x 10'7")
 Bedroom 2 3.54m x 3.42m (11'8" x 11'3")

Plots 15 & 32



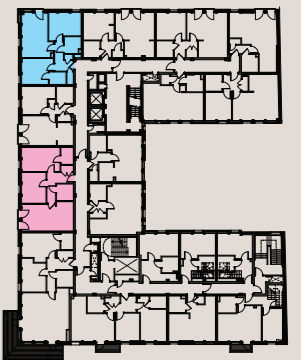
Plot 15 - First Floor

Kitchen 3.62m x 2.18m (11'11" x 7'2")
 Living/Dining 4.23m x 3.62m (13'11" x 11'11")
 Bedroom 1 4.78m x 2.98m (15'8" x 9'9")
 Bedroom 2 3.53m x 3.03m (11'7" x 9'11")

Plot 32 - Second Floor

Kitchen 3.62m x 2.18m (11'11" x 7'2")
 Living/Dining 4.23m x 3.62m (13'11" x 11'11")
 Bedroom 1 4.78m x 2.98m (15'8" x 9'9")
 Bedroom 2 3.53m x 3.03m (11'7" x 9'11")

Floor Plan



First Floor

Plot 13: 61 sq m (662 sq ft)
 Plot 15: 66 sq m (709 sq ft)

Second Floor

Plot 30: 61 sq m (662 sq ft)
 Plot 32: 66 sq m (709 sq ft)

Third Floor

Plot 42: 61 sq m (662 sq ft)

Energy Efficiency Rating

Plot 13: **B** 81
 Plot 15: **B** 81
 Plots 30, 32 & 42: **C** 80



1 bed apartments

Open plan living space extending to fitted kitchen with integrated Zanussi oven, hob and cooker hood. Bedroom and Modern white bathroom with tiled surrounds and shower over bath. Aspects over Kings Road or Central Courtyard.

2 bed apartments

Open plan living space extending to fitted Kitchen area with integrated Zanussi oven, hob and cooker hood. Two bedrooms with en-suite shower room to master and additional bathroom. Aspects over Kings Road/River or River Kennet only.

About Stonewater

Stonewater is a new company, formed by the merger of Raglan Housing, Jephson Housing and Marches Housing Association. We are here to provide homes for people who need them, including homes for rent and for shared ownership. We operate over a wide geographical area covering most of England.

We want the homes we build, and the services we provide to help people live the best life they can. This means investing in new developments and existing communities, and thinking about how we design, build and maintain properties to provide the greatest comfort at the lowest cost. We work closely with our partners, including local authorities and the Homes and Communities Agency to develop new homes in both urban and rural areas.

We are proud of the affordable housing we provide and are passionate about offering shared ownership homes that people really want to buy.

We recognise that buying your first home is a big decision. So, we strive to make sure that our shared ownership properties provide desirable, quality, secure and comfortable homes where people can really kick back, relax and enjoy life.

Shared ownership explained

Shared ownership is a form of low-cost home-ownership and is an excellent way of getting onto the property ladder. The scheme is simple and affordable and enables many people to own their own home for the first time.

It's simple. You buy an initial share in a property, usually between 40% and 70%, using a deposit and mortgage. Then you pay a subsidised rent to us on the rest. The greater the share you buy, the less rent you pay.

As your circumstances change, you have the option to increase the equity in your home by buying more shares. This is called Staircasing and is a key way of increasing your stake in a home and reducing the amount of rent you pay.

To qualify, you must be able to raise a mortgage and afford the monthly rent. You

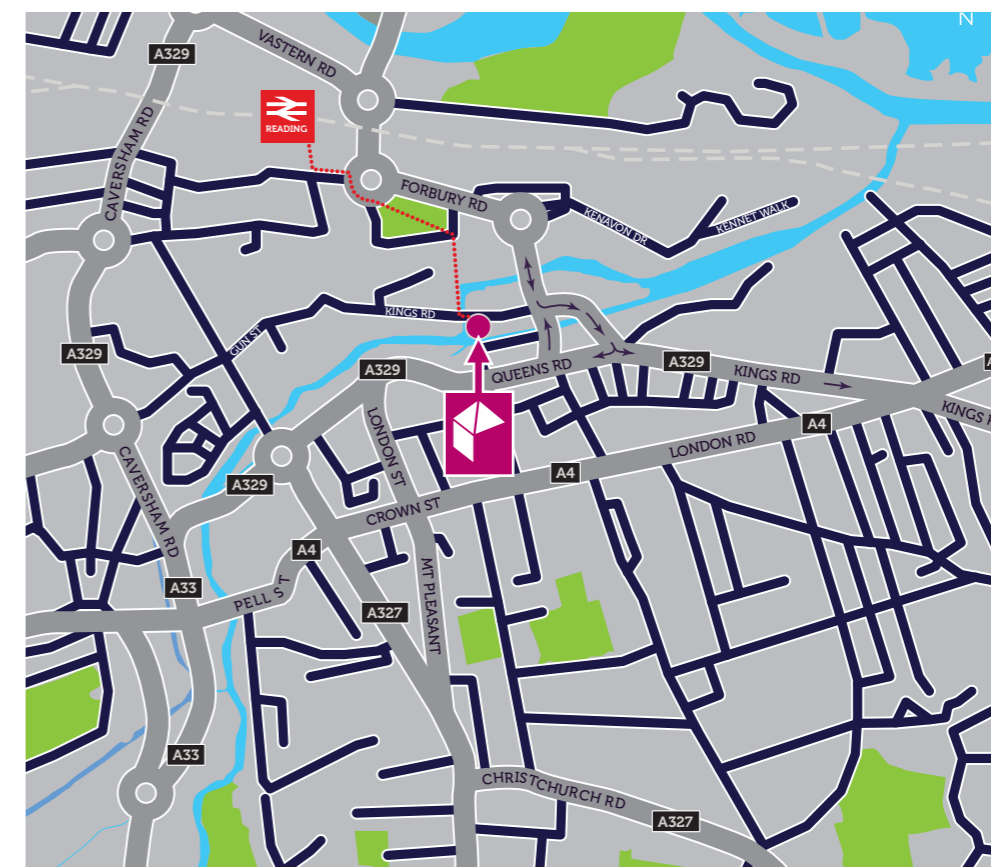
will also need to pay a deposit (the amount will depend on your mortgage lender's requirements) and pay the fees and expenses of your purchase. We recommend that you get independent mortgage advice, as we will need confirmation from your lender when you apply.

For more information about how shared ownership works, and how to apply, please talk to us or visit our website.

Call: 023 8065 8858,
email: sales@stonewaterhomes.co.uk
or visit www.stonewaterhomes.co.uk
where you can fill in an application online.

How to find us

Kennet House, Kings Road, Reading, Berkshire RG1 3BJ



Disclaimer

Maps and plans are not to scale. Measurements are given in metres (accurate to 0.1m) followed by feet and inches. All measurements are taken from plans and must therefore be treated as approximate. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for purpose. Only fixtures and fittings that are specifically identified are included in the sale. Some variations in the finished construction and landscaping should be expected. Please note that the computer generated images were commissioned before final appearance details were known and, as such, are for illustrative

purposes only. The site plan is indicative only, not to scale, and for general guidance only. Under the Consumer Protection from Unfair Trading Regulations 2008 these particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and given in good faith, they should not be relied upon as statements or representations of fact.

For full details of the Shared Ownership Scheme and to verify eligibility please contact Stonewater Homes on 023 8065 8858.



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