



KINGS • ROAD

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[www.30kingsroad.com](http://www.30kingsroad.com)



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# STYLISH URBAN LIVING

300 Kings Road is an exclusive development offering contemporary studio, 1 and 2 bedroom apartments within the thriving centre of Reading. Benefiting from a landscaped Sky Garden, private gym, parking and the convenience of a concierge, 300 Kings Road has been created to surpass the expectations of today's busy professional. Reading's excellent position at the start of the Elizabeth Line

provides a quick 26-minute hop into London, and an excellent opportunity to capitalise on the transformative effect of the new line, which is set to slash commute times across the capital. Located on both the Great Western Railway and the M4 Motorway, Reading also lies in an enviable position, surrounded by unspoilt countryside and tranquil stretches of water from the River Thames and River Kennet.



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View from the Sky Garden



15 

minutes walk to  
Reading Train Station

26 

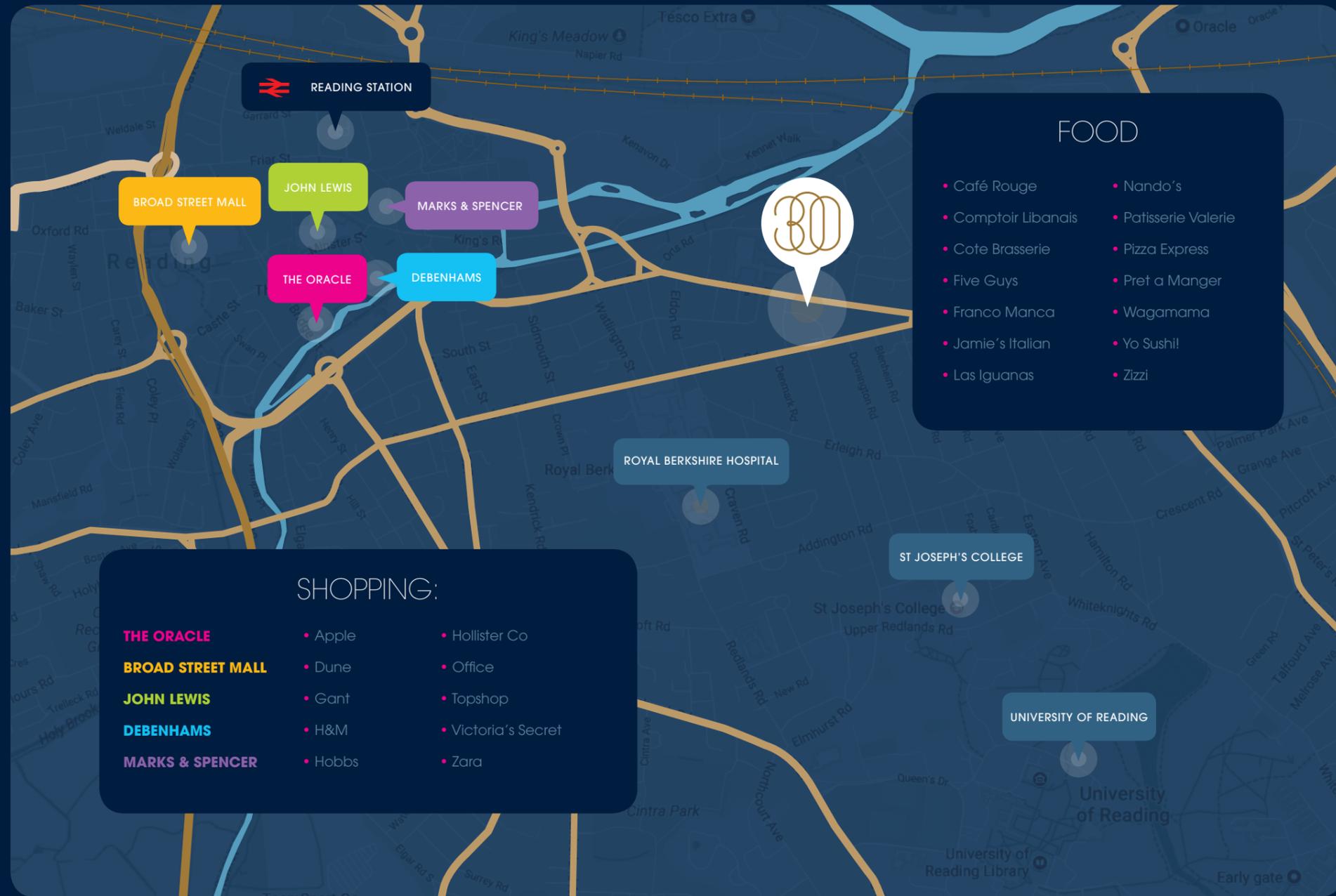
minutes to Paddington

38 

minutes to Heathrow

72 

minutes to Bristol



# LIVING IN READING



Reading boasts a rich cultural heritage with year-round arts & leisure activities, and an excellent choice of shopping and dining opportunities.



Reading has one of the most vibrant and walkable urban centres in the UK. You would be hard pressed to find somewhere that offers so much in such a concentrated area; a thriving shopping centre, a constantly evolving restaurant scene, museums, a medieval abbey, an attractive riverside, extensive pedestrianised areas and new living options, all well served by a brand new airport-style central station. Not to mention the close proximity to beautiful Sonning on Thames and Henley on Thames.



**BASILDON PARK** – an 18th Century National Trust House perfect for walks and exploring the garden

**FORBURY GARDENS** – this Victorian garden is home to the famous Maiwand Lion statue and 11th century abbey ruins

**WELLINGTON COUNTRY PARK** – a 350-acre park promoted as the 'Biggest Outdoor Play in Berkshire'

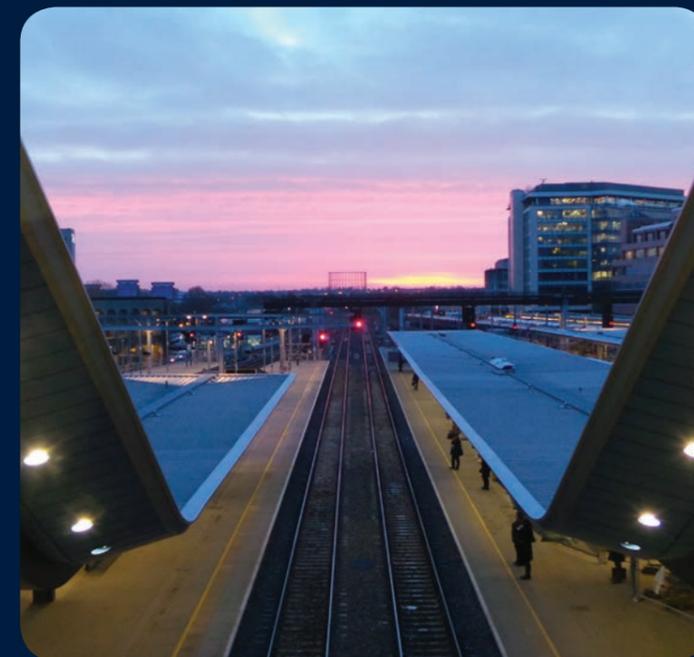


# A CITY OF THE FUTURE

Reading, the business capital of the Thames Valley and  
'One of the most dynamic and prosperous towns in the UK.'



Reading is recognised for its productivity and entrepreneurial spirit, making it one of the best locations for economic expansion and business growth in the country. It has the highest density of tech business in the UK and is home to 13 of the world's top brands, including: Microsoft, Vodafone (Newbury), Oracle, Royal Berks, Yell, Symantec, BG Group (Oil & Gas company parented by Shell), Cisco and Verizon Business.



28%  
of the population are graduates



20%  
of the workforce are professional



30%  
of employees are involved in finance, IT and business



The University of Reading has

17,000  
students from  
150  
countries

Reading boasts a selection of leading private schools and two top-performing grammar schools, as well as a wide choice of private schools nearby. In addition, the University of Reading, with 17,000 students from 150 countries, is ranked in the top 200 of universities worldwide.

The town also has a well-educated population – 28% are graduates. Over 1/5th of its workforce have a professional occupation and over 1/3rd of its employees are involved in finance, IT and business activities – making it one of the top ten cities driving the UK economy.

Reading's infrastructure is continually improving with considerable investment in commercial properties, superstores and new housing developments. There are also a number of modern business parks, including the University of Reading's Thames Valley Science Park, due to open in 2018.



# REGISTER YOUR INTEREST

300 Kings Road is conveniently located on the edge of Reading's flourishing city centre, and only a short walk to Reading's recently modernised railway station.

With its close proximity to London the rail links are exceptional; there's a 25-minute direct rail service to Paddington Station, which departs every 15 minutes, and a 40-minute direct rail service to Heathrow. In addition, Crossrail is clearly going to be a major part of Reading's transport links, with a further 40 stations, which will provide reduced journey times as well as access to some of London's main employment centres, such as Canary Wharf and The West End.

Reading's excellent rail links are also complemented with easy access to the M4 and M25.



[www.titan-property.co.uk](http://www.titan-property.co.uk)

## PURCHASE YOUR NEW HOME WITH HELP TO BUY

HOW IT WORKS:  
A TYPICAL EXAMPLE

- Cost of your new home  
£400,000
- 5% Deposit  
£20,000
- 20% Government loan  
£80,000
- 75% Mortgage  
£300,000

TOTAL £400,000

5%  
DEPOSIT

20%  
EQUITY LOAN

75%  
MORTGAGE



THE BASIC FACTS

- Backed by HM Government
- 5% deposit required
- 20% is covered by a Homes and Communities Agency equity loan which does not have to be repaid until you sell
- You obtain a mortgage for 75% of the price
- Available to first time buyers and current homeowners who meet the qualifying criteria
- Exclusively for owner occupiers
- You can buy a new home at participating developments with a maximum price of £600,000

## Help to Buy Calculator

DISCOVER WHAT YOU CAN AFFORD!

Property price:  
£230,000

5% deposit:  
£11,500

20% Government loan:  
£46,000

Mortgage required:  
£172,500

[www.help2obuy.gov.uk](http://www.help2obuy.gov.uk)



# FLOOR PLANS



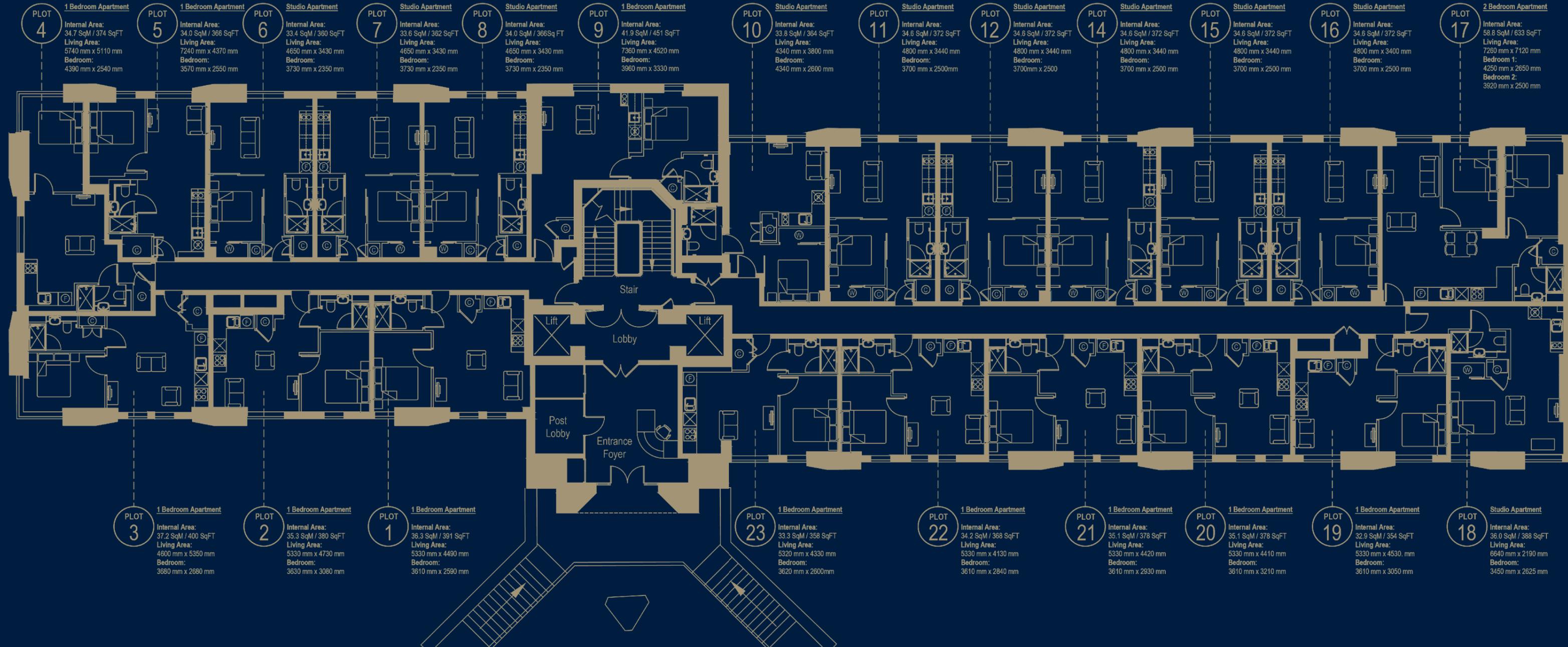
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KINGS ROAD

# GROUND FLOOR

Unit layouts and specifications are subject to change without notice.



**PLOT 4**  
1 Bedroom Apartment  
Internal Area: 34.7 SqM / 374 SqFT  
Living Area: 5740 mm x 5110 mm  
Bedroom: 4390 mm x 2540 mm

**PLOT 5**  
1 Bedroom Apartment  
Internal Area: 34.0 SqM / 366 SqFT  
Living Area: 7240 mm x 4370 mm  
Bedroom: 3570 mm x 2550 mm

**PLOT 6**  
Studio Apartment  
Internal Area: 33.4 SqM / 360 SqFT  
Living Area: 4650 mm x 3430 mm  
Bedroom: 3730 mm x 2350 mm

**PLOT 7**  
Studio Apartment  
Internal Area: 33.6 SqM / 362 SqFT  
Living Area: 4650 mm x 3430 mm  
Bedroom: 3730 mm x 2350 mm

**PLOT 8**  
Studio Apartment  
Internal Area: 34.0 SqM / 366 SqFT  
Living Area: 4650 mm x 3430 mm  
Bedroom: 3730 mm x 2350 mm

**PLOT 9**  
1 Bedroom Apartment  
Internal Area: 41.9 SqM / 451 SqFT  
Living Area: 7360 mm x 4520 mm  
Bedroom: 3960 mm x 3330 mm

**PLOT 10**  
Studio Apartment  
Internal Area: 33.8 SqM / 364 SqFT  
Living Area: 4340 mm x 3800 mm  
Bedroom: 4340 mm x 2600 mm

**PLOT 11**  
Studio Apartment  
Internal Area: 34.6 SqM / 372 SqFT  
Living Area: 4800 mm x 3440 mm  
Bedroom: 3700 mm x 2500 mm

**PLOT 12**  
Studio Apartment  
Internal Area: 34.6 SqM / 372 SqFT  
Living Area: 4800 mm x 3440 mm  
Bedroom: 3700 mm x 2500 mm

**PLOT 14**  
Studio Apartment  
Internal Area: 34.6 SqM / 372 SqFT  
Living Area: 4800 mm x 3440 mm  
Bedroom: 3700 mm x 2500 mm

**PLOT 15**  
Studio Apartment  
Internal Area: 34.6 SqM / 372 SqFT  
Living Area: 4800 mm x 3440 mm  
Bedroom: 3700 mm x 2500 mm

**PLOT 16**  
Studio Apartment  
Internal Area: 34.6 SqM / 372 SqFT  
Living Area: 4800 mm x 3400 mm  
Bedroom: 3700 mm x 2500 mm

**PLOT 17**  
2 Bedroom Apartment  
Internal Area: 58.8 SqM / 633 SqFT  
Living Area: 7280 mm x 7120 mm  
Bedroom 1: 4250 mm x 2650 mm  
Bedroom 2: 3920 mm x 2500 mm

**PLOT 3**  
1 Bedroom Apartment  
Internal Area: 37.2 SqM / 400 SqFT  
Living Area: 4600 mm x 5350 mm  
Bedroom: 3680 mm x 2680 mm

**PLOT 2**  
1 Bedroom Apartment  
Internal Area: 35.3 SqM / 380 SqFT  
Living Area: 5330 mm x 4730 mm  
Bedroom: 3630 mm x 3080 mm

**PLOT 1**  
1 Bedroom Apartment  
Internal Area: 36.3 SqM / 391 SqFT  
Living Area: 5330 mm x 4490 mm  
Bedroom: 3610 mm x 2590 mm

**PLOT 23**  
1 Bedroom Apartment  
Internal Area: 33.3 SqM / 358 SqFT  
Living Area: 5320 mm x 4330 mm  
Bedroom: 3620 mm x 2600 mm

**PLOT 22**  
1 Bedroom Apartment  
Internal Area: 34.2 SqM / 368 SqFT  
Living Area: 5330 mm x 4130 mm  
Bedroom: 3610 mm x 2840 mm

**PLOT 21**  
1 Bedroom Apartment  
Internal Area: 35.1 SqM / 378 SqFT  
Living Area: 5330 mm x 4420 mm  
Bedroom: 3610 mm x 2930 mm

**PLOT 20**  
1 Bedroom Apartment  
Internal Area: 35.1 SqM / 378 SqFT  
Living Area: 5330 mm x 4410 mm  
Bedroom: 3610 mm x 3210 mm

**PLOT 19**  
1 Bedroom Apartment  
Internal Area: 32.9 SqM / 354 SqFT  
Living Area: 5330 mm x 4530 mm  
Bedroom: 3610 mm x 3050 mm

**PLOT 18**  
Studio Apartment  
Internal Area: 36.0 SqM / 388 SqFT  
Living Area: 6840 mm x 2190 mm  
Bedroom: 3450 mm x 2625 mm

Apartment Number	Area
1	36.3 m2
2	35.3 m2
3	37.2 m2
4	34.7 m2
5	34.0 m2
6	33.4 m2
7	33.6 m2
8	34.0 m2
9	41.9 m2
10	33.8 m2
11	34.6 m2
12	34.6 m2
14	34.6 m2
15	34.6 m2
16	34.6 m2
17	58.8m2
18	36.0 m2
19	32.9 m2
20	35.1 m2
21	35.1 m2
22	34.2 m2
23	33.3 m2

Symbol	Description
ⓐ	Cupboard
ⓑ	Fridge
ⓒ	Wardrobe

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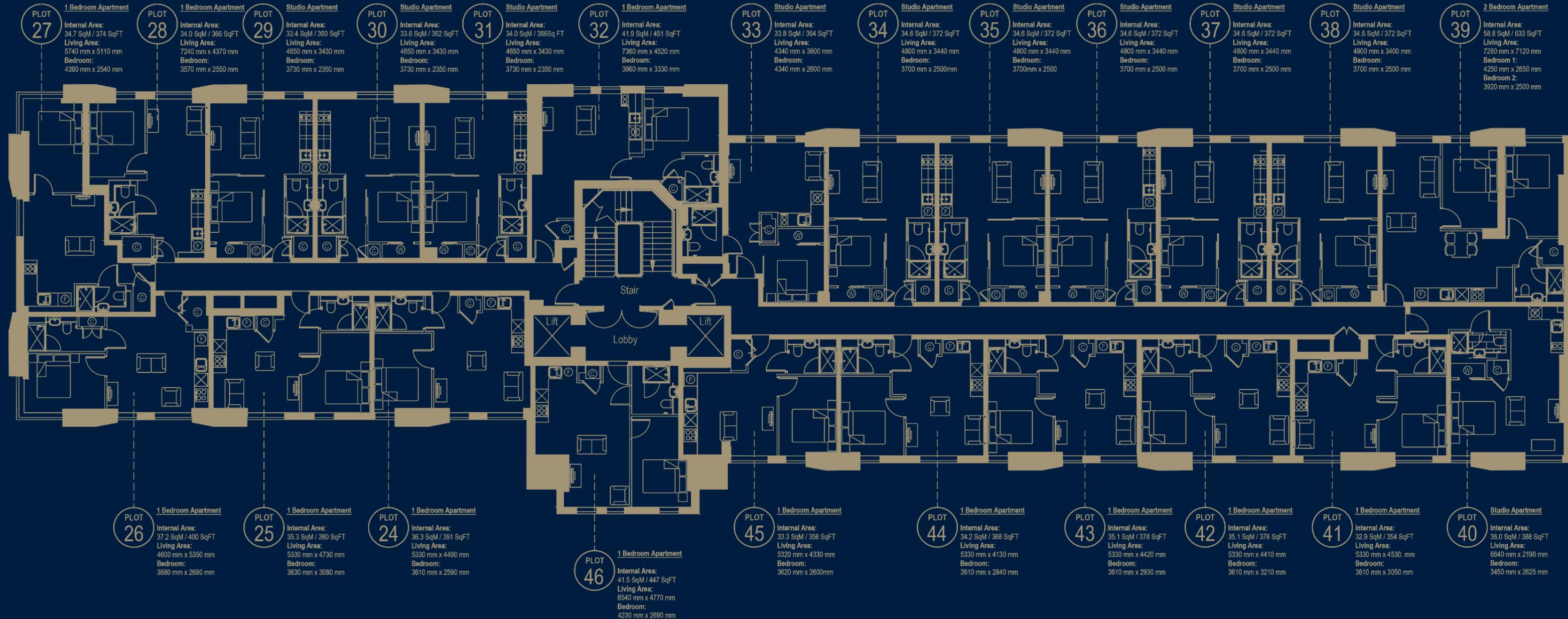




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# 1ST FLOOR

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Apartment Number	Area
24	36.3 m2
25	35.3 m2
26	37.2 m2
27	34.7 m2
28	34.0 m2
29	33.4 m2
30	33.6 m2
31	34.0 m2
32	41.9 m2
33	33.8 m2
34	34.6 m2
35	34.6 m2
36	34.6 m2
37	34.6 m2
38	34.6 m2
39	58.8m2
40	36.0 m2
41	32.9 m2
42	35.1 m2
43	35.1 m2
44	34.2 m2
45	33.3 m2
46	41.5 m2

Symbol	Description
⊙	Cupboard
Ⓜ	Fridge
Ⓜ	Wardrobe

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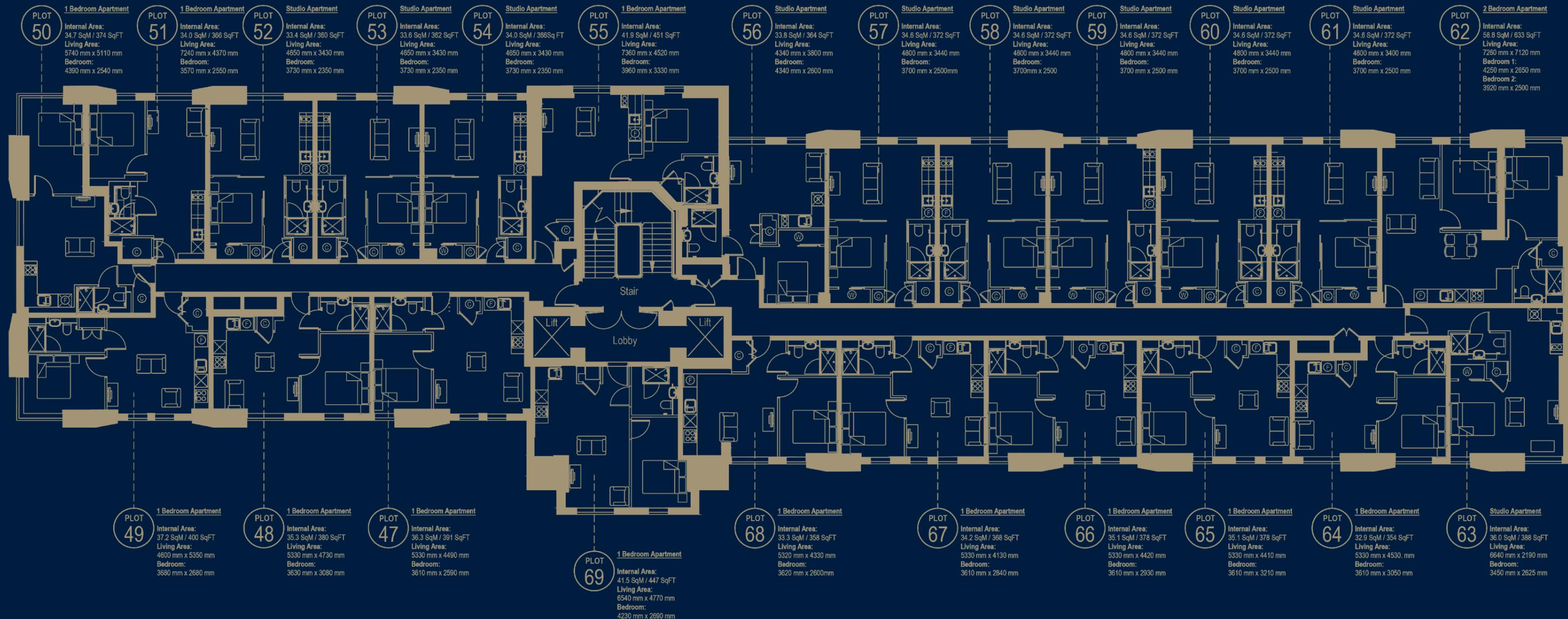




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# 2ND FLOOR

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### Second Floor Area Schedule

Apartment Number	Area
47	36.3 m2
48	35.3 m2
49	37.2 m2
50	34.7 m2
51	34.0 m2
52	33.4 m2
53	33.6 m2
54	34.0 m2
55	41.9 m2
56	33.8 m2
57	34.6 m2
58	34.6 m2
59	34.6 m2
60	34.6 m2
61	34.6 m2
62	58.8m2
63	36.0 m2
64	32.9 m2
65	35.1 m2
66	35.1 m2
67	34.2 m2
68	33.3 m2
69	41.5 m2

### Legend

Symbol	Description
⊙	Cupboard
Ⓛ	Fridge
Ⓜ	Wardrobe

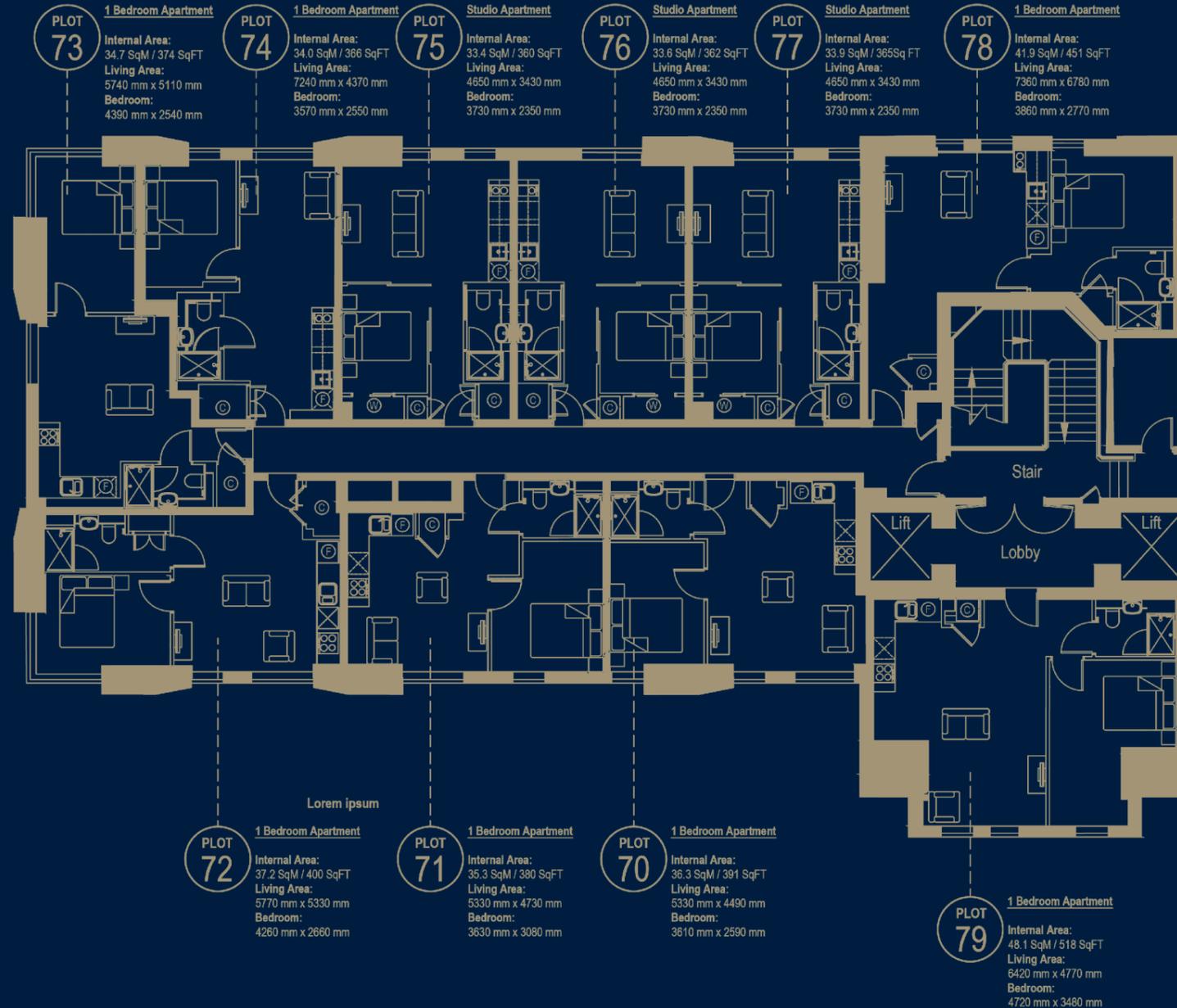
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# 3RD FLOOR

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Apartment Number	Area
70	36.3 m2
71	35.3 m2
72	37.2 m2
73	34.7 m2
74	34.0 m2
75	33.4 m2
76	33.6 m2
77	33.9 m2
78	41.9 m2
79	48.1 m2

Symbol	Description
Ⓢ	Cupboard
Ⓣ	Fridge
Ⓦ	Wardrobe

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# STUDIO APARTMENT



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# ONE BED APARTMENT





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# QUALITY AS STANDARD

All apartments at 300 Kings Road come complete with fully-fitted contemporary kitchens, and a range of other features:

- Single electric oven
- Induction hob
- Integrated slimline dishwasher
- Fridge/Freezer
- Washer/Dryer
- Heated chrome towel rail
- All satin chrome hardware
- New double-glazed windows

## ADDITIONAL FEATURES

Sometimes it's the little extra touches that make a place feel more like home:



CONCIERGE



FANTASTIC SKY GARDEN



2 x 8 PERSON LIFTS



34 BIKE SPACES



ENTRY DOOR SYSTEM WITH CCTV

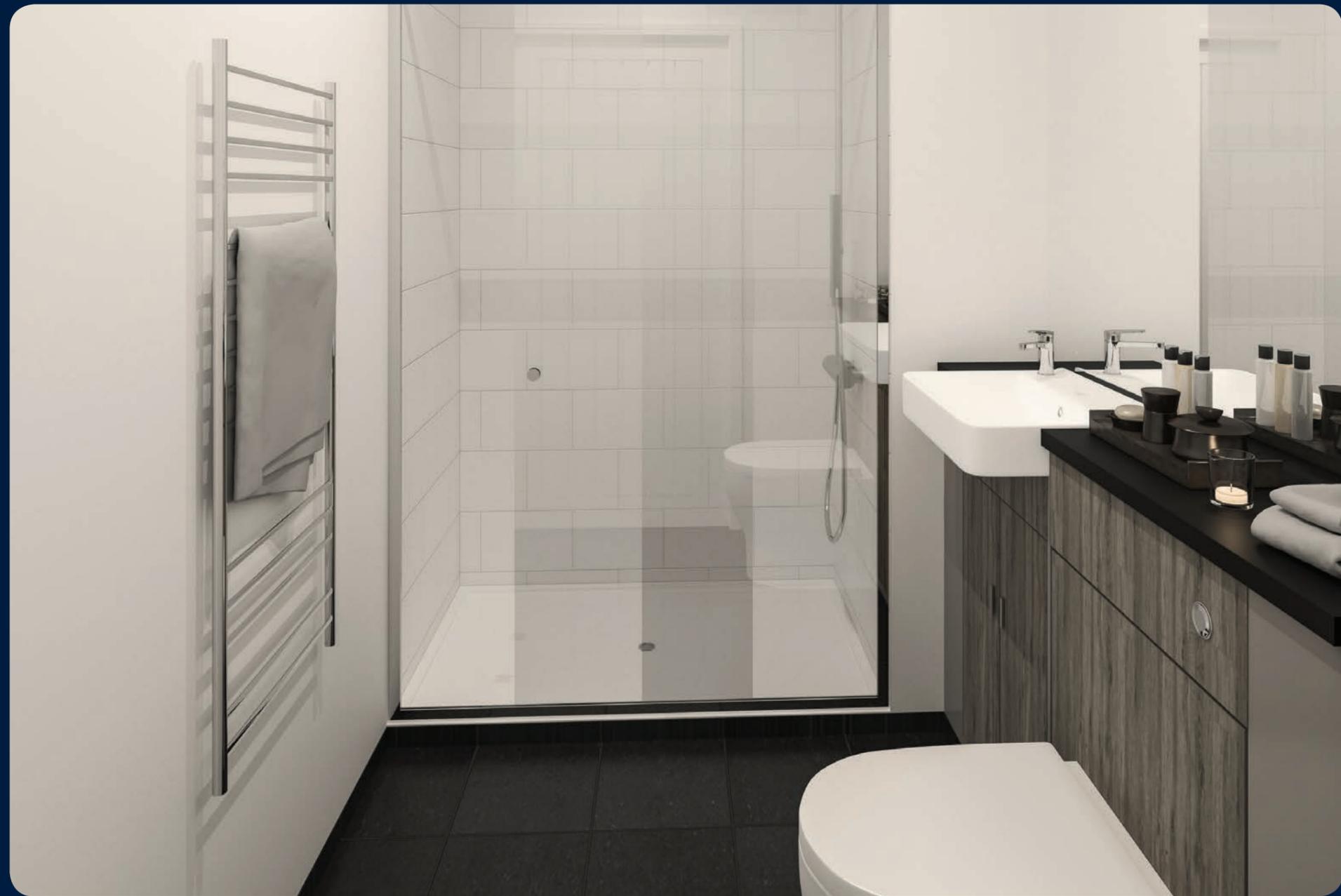


50 PARKING SPACES



PRIVATE GYM

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# TITAN PROPERTY DEVELOPMENTS

"When it comes to buying a new home, the thing purchaser's care about most, after location, is the quality of product they are investing in. This is something in which the team at Titan excel. They have a reputation for creating well thought out, contemporary living spaces where the attention to detail is superb. As a result, their new developments attract great interest – from both end users and investors."

**Savills Head of Residential Sales Berkshire**



Now taking reservations, please call

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