

VERTO

READING, UK

WWW.VERTO2019.COM





ABOUT CNM ESTATES

CNM Estates sources, funds, develops and delivers high quality homes with a core philosophy of focus on delivering homes with style.

CNM Estates works predominantly within the M25, consistently aspiring to enhance the surroundings of each new project.

CNM Estates has a track record of success and delivery, with a current development pipeline of over 1,000 residential units, 250 serviced apartments and half a million square feet of commercial space.

www.cnmestates.com

THE CITY

Reading is a vibrant University city undergoing huge transformation. It has a high employment record in the science and technology sectors and education with its world class university and two of the country's leading grammar schools. The city also has exciting leisure facilities provided by The Oracle Shopping Centre with its 2,000 sq metres of high quality retail and leisure space, The Hexagon Theatre, and Reading festival.

ABOUT WESTFIELD INVESTMENTS

Westfield Investments is part of the Cleveland group (formerly Roche's Stores). A privately owned company founded in 1901 and headed by Richard Roche, who has over 30 years experience in property development. The company is involved in joint ventures both at home and internationally with commercial and residential projects in Ireland, the UK and the UAE.

As the 21st century progresses Westfield is expanding globally adding a diverse mix of property types and products to its list of investments while maintaining its Irish investment base.

www.westfield.ie

THE DEVELOPMENT

Verto is a contemporary style development on the waterfront in Reading, a University city with a multinational community based around its renowned University and Science and Technology Industries. With excellent transport links to Central London Paddington Station in 24 mins it will have the benefit of Cross rail operating from 2019 providing direct links to Canary Wharf and Bond Street. Reading's newly upgraded train station (£897 Million spent) offers its residents easy access to most major UK cities.

Verto will offer 103 one, two and three bedroom waterside apartments and penthouses in a 16 storey building, walking distance from the station and the city centre.

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COMPLETION

The building will be completed in Q4 2018

LOCAL AUTHORITY

Reading Borough Council

TENURE

250 Year Lease

BUILDING WARRANTY

10 Year build warranty

PARKING

Limited availability for 2 and 3 bed apartments

SERVICE CHARGE

£2.80 per square foot - estimated

GROUND RENT PER YEAR

One bed £350 Two beds £450 Three beds £550 per year



SALES INFORMATION

Terms of Payments

Reservation

A deposit of €10,000 payable on reservation

Exchange of Contracts

10% of the purchase price payable with 30 days of issue of the contract.

The €10,000 deposit will be refunded after exchange of contracts

Balance

The remaining 90% is payable on completion

Vendors solicitors

Taylor Wessing

5 New Street Square

London

EC4A 3TW

T: +44 (0) 20 7300 4808

www.taylorwessing.com

Documentation

Photo Identification

Passport or ID card

Proof of address

A current utility bill or bank statement no older than 3 months

Recommended Purchasers Solicitors

Cripps (contact Sheetal Bahal)

Number 22, Mount Ephraim

Tunbridge Wells

Kent TN4 8AS

M: +44 (0) 1892 506150

E: sheetal.bahal@cripps.co.uk