

HANOVER HOUSE

KINGS ROAD, READING

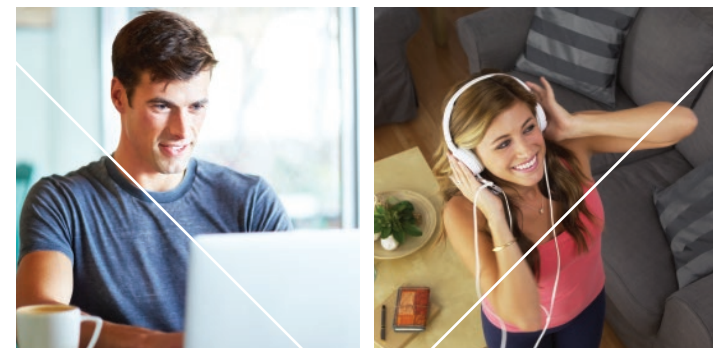
Computer Generated Image of Hanover House



Hanover House DEFINED BY STYLE

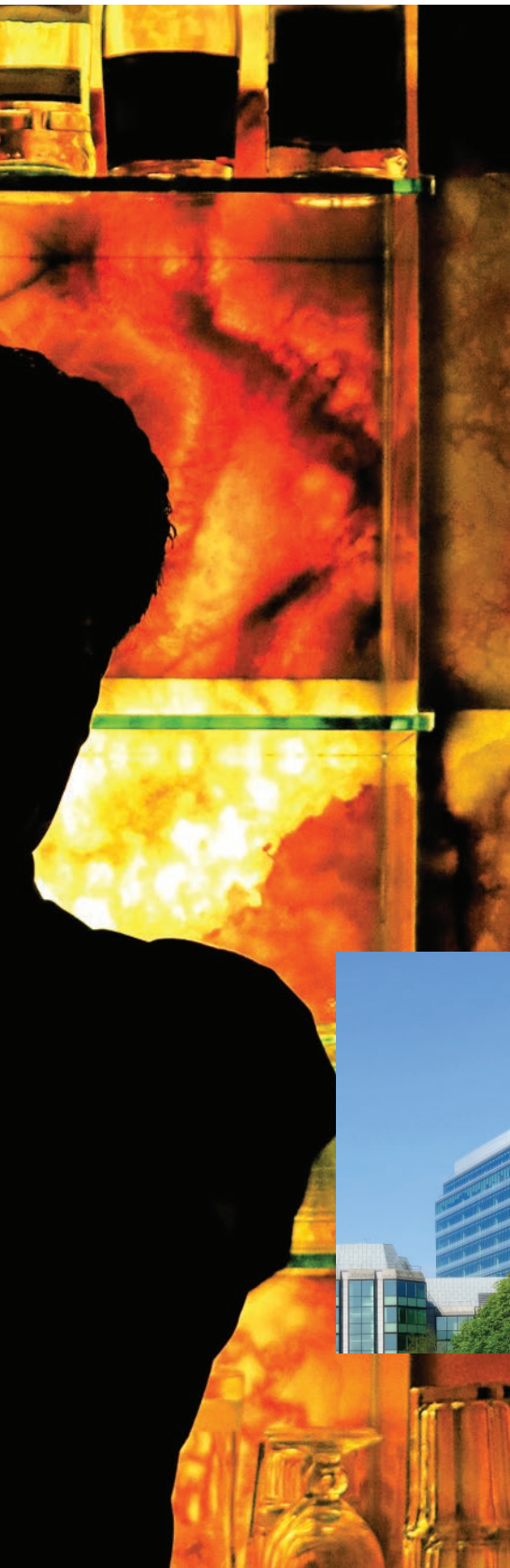
BRIGHT, AIRY AND MAGNIFICENTLY FINISHED, HANOVER HOUSE IS THE NEW LANDMARK DEVELOPMENT IN CENTRAL READING. THERE'S A UNIQUE OPPORTUNITY HERE; TO LIVE A MODERN URBAN LIFESTYLE IN THE HEART OF BRITAIN'S MOST VIBRANT HIGH-TECH RISING TOWN.

These studio, one, two and three bedroom apartments are perfectly located for all the commercial, leisure and pleasure possibilities that Reading offers. You'll find that the layouts, the materials and the finishes we apply will make Hanover House the perfect place to come home to.



READING BACKS UP ITS HIGH-TECH
SILICON VALLEY REPUTATION WITH
IMPRESSIVE COMMUNITY CREDENTIALS;
MODERN AND SUCCESSFUL SCHOOLS,
A WORLD-CLASS UNIVERSITY, STATE OF
THE ART HOSPITALS AND HEALTHCARE
INSTITUTIONS, ARTS, CRAFTS AND
CULTURE, BOUTIQUES, BISTROS AND
SPAS, SPORTING EXCELLENCE FOR
SPECTATORS TO ENJOY AS WELL AS
ATHLETES TO PARTICIPATE.





City Living

MOVERS & SHAKERS

HOME TO WORLD CLASS TECHNOLOGY FIRMS, THE PIONEERING PULSE OF THE THAMES VALLEY ECONOMY; AND FED BY THE BRIGHT TALENT OF THE UNIVERSITY OF READING, NOW RANKED IN THE TOP 1% OF WORLD UNIVERSITIES; THIS IS A TOWN ON THE MOVE. BUT THE BEAUTY OF READING IS AS MUCH IN ITS COUNTRYSIDE AND CONNECTEDNESS AS IT IS IN ITS COMMERCE.

The Royal County of Berkshire's picturesque villages and the noble Thames, as it flows serenely through the town; the history of Forbury on your doorstep, the fantastic selection of bars, restaurants and retailers of the modern town centre, the superb new rail terminal that brings London within 30 minutes and the world, via Heathrow, well within an hour. Is there a better place to call home?





ROAD AND RAIL CONNECTIONS
ARE EFFORTLESS FROM
HANOVER HOUSE





Connected Living

CAPITAL GAINS

IT TAKES NOTHING AWAY FROM READING TO ACKNOWLEDGE LONDON'S STATUS AS ONE OF THE WORLD'S MOST POWERFUL AND VIBRANT CAPITAL CITIES, AND BASED HERE AT HANOVER HOUSE, IT'S WITHIN EASY REACH.

Served directly by the M4 motorway, Heathrow is a comfortable 28 miles and just beyond are the bright lights of Central London. Prefer to let the train take the strain? Paddington and Waterloo are 30 mins and 52 mins respectively, served by the magnificently remodelled Reading station.

The West, South and Midlands are equally accessible – Reading is supremely well placed in the motorway network – and more locally, the history, beauty and culture of towns like Henley, Windsor, Newbury and Oxford are all nearby, enhancing the lifestyle opportunities offered by life in Reading.



THE TRUEST JOY OF LIFE IN
READING IS THE ABILITY TO CHOOSE
YOUR PACE OF LIFE AND CHANGE IT
AS THE MOOD TAKES YOU. HANOVER
HOUSE PLACES YOU AT THE CENTRE
OF BERKSHIRE'S COMPASS –
OFFERING YOU COMFORT, STYLE
AND OPPORTUNITY.





Modern Living

HOME IS WHERE THE HEART IS

THE ARCHITECTURE OF HANOVER HOUSE IS THEMED ON THE LIFE-ENHANCING PROPERTIES OF NATURAL LIGHT. THE FLOORPLAN TAKES FULL ADVANTAGE OF THE ABUNDANCE OF GLAZING, ILLUMINATING THE OPEN PLAN INTERIORS.

And if light is the theme, comfort and style are the accents. Surfaces are sleek, clean and modern.

Fixtures and fittings are specified to satisfy form as well as function.

These are energy efficient homes, optimised for modern technology, supportive of the devices you rely upon and geared to a connected lifestyle – whether you're working, relaxing or socialising.

SPECIFICATION

Kitchen

- White gloss floor and wall mounted cabinets
- Stone/slate effect solid surface and splashback
- Polished stainless steel handles where required
- Integrated dishwasher
- Electric hob and oven
- Integrated fridge freezer
- Built in recirculating extractor fan
- Integrated LED lighting above worksurface

Living room

- Door entry system
- White doors with polished chrome/stainless steel door furniture
- White satin emulsion throughout
- Electrical panel convection heaters with integral timer
- Utility cupboard incorporating electric hot water cistern and washerdryer
- LED downlighters
- Smoke detectors mains operated with battery back up
- Heat detectors where applicable
- Light oak colour timber laminate floor
- Provision for satellite TV

Bedrooms

- Cream coloured fitted carpet
- White satin emulsion on walls
- Electrical panel convection heaters with integral timer
- Pendant light above bed

Bathroom

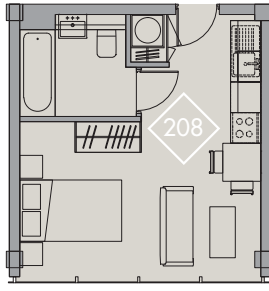
- Electrical towel radiator in chrome finish
- 1700mm x 700mm bath
- Hand held shower head on adjustable riser bar
- Combined bath filler and waste
- Clear glass screen with chrome finish frame
- Semi-recessed wash basin with mixer tap in chrome finish
- Floor mounted, back to wall WC with concealed cistern and dual flush
- Wall and floor tiles in neutral beige colour with feature wall above bath
- Mirrored cabinet above basin and vanity unit
- Shaver socket
- LED downlighters
- White satin emulsion on untiled walls



Computer Generated Image of Hanover House



TYPICAL FLOORPLANS



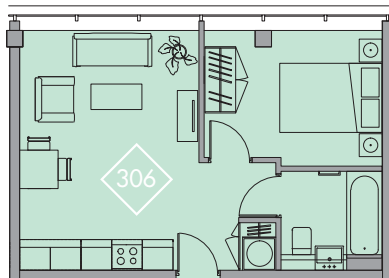
STUDIO SUITE

The Studio Apartments at Hanover House are cleverly designed to take full advantage of the full wall glazing which is the signature design feature at Hanover House. Everything is lighter, brighter and more airy as a result. Perfect first homes or pied à terre properties, and with excellent investment potential, these Studios have a sleek modern finish and are planned to complement modern lifestyles.



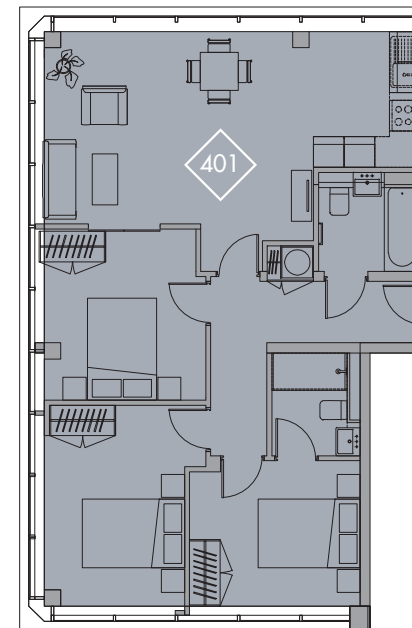
2 BEDROOM APARTMENT

Our Two Bedroom Apartments redefine what you can expect from a town centre home. There's no shortage of space, and with the sunlight and panoramic views pouring into these properties, together with the contemporary styling and finishes, there's an opportunity to live a modern, sociable and above all, exceptionally comfortable lifestyle here. Invest in a corner apartment and the double-aspect glazing raises the bar still further – these are sure to be highly prized, exclusive central Reading homes.



1 BEDROOM APARTMENT

Bright, roomy and modern, our One Bedroom Apartments have been carefully designed to share the characteristic natural light that the building provides – particularly to the living space and the bedroom. Set off perfectly by our signature modern finishes and materials, these Apartments are already highly prized as starter homes, town centre second homes, or as rental properties for investors.



3 BEDROOM APARTMENT

Our Three Bedroom Apartment occupies the full width of Hanover House and the space and light is hugely impressive as a result. The open plan living area can be arranged to suit whatever lifestyle you choose to live here. The three generous bedrooms, including the luxurious en-suite master, are perfectly suited to family life, but ultimately it is the quality of the interior finishes that brings the property up to a new level of comfort and desirability.



FLOORPLAN



FLOORS



Floors 1, 2, 3, and 5 are identical in layout and dimensions, floor 1 is shown here

The floorplans depict Hanover House Apartments. Studio Suites, One, Two, and Three Bedroom Apartments. All dimensions and apartment sizes are approximate. These dimensions should not be used when ordering carpets and soft furnishing. You are advised not to purchase any carpets, appliances, or any other goods which depend on accurate dimensions. It is recommended that you take final measurements within your reserved apartment either personally or by your appointed representative or surveyor prior to purchasing any goods. Fitted wardrobes and all furniture shown on the floorplans is for illustrative purposes only. No fitted wardrobes or furniture will be provided or supplied for any apartments. Please consult your Sales Advisor for the latest up-to-date information. This does not constitute or form any part of contract or sale.

DIMENSIONS

STUDIO SUITE

Plots

108, 208, 308, 508

Studio suite	4.73m x 2.86m	15'6" x 9'4"
Total	23sq m	248sq ft

1 BEDROOM APARTMENT

Plots

101, 201, 301, 501

Living	4.56m x 2.90m	14'11" x 9'6"
Bedroom	3.19m x 2.66m	10'5" x 8'8"
Total	31sq m	334sq ft

Plots

103, 203, 303, 503, 104, 204, 304, 504, 105, 205, 305, 505, 106, 206, 306, 506

Living	4.7m x 3.51m	15'5" x 11'6"
Bedroom	3.49m x 2.66m	11'5" x 8'8"
Total	33sq m	355sq ft

Plots

109, 209, 309, 509, 110, 210, 310, 510, 111, 211, 311, 511

Living	4.96m x 3.08m	16'3" x 10'1"
Bedroom	2.86m x 2.71m	9'4" x 8'10"
Total	28sq m	301sq ft

Plots

112, 212, 312, 512

Living	4.51m x 2.58m	14'9" x 8'5"
Bedroom	3.99m x 2.39m	13'1" x 7'10"
Total	31sq m	334sq ft

Plots

115, 215, 315, 515

Living	4.4m x 3.52m	14'5" x 11'7"
Bedroom	3.45m x 2.6m	11'3" x 8'6"
Total	33sq m	355sq ft

Plots

116, 216, 316, 516

Living	4.7m x 4.88m	15'5" x 16'
Bedroom	3.99m x 2.78m	13'1" x 9'1"
Total	33sq m	355sq ft

2 BEDROOM APARTMENT

Plots

102, 202, 302, 502

Living	3.96m x 3.65m	13' x 12'
Bedroom 1	3.31m x 2.60m	10'10" x 8'6"
Bedroom 2	2.75m x 2.70m	9' x 8'10"
Total	38sq m	409sq ft

Plots

107, 207, 307, 507

Living	5.7m x 3.47m	18'8" x 11'4"
Bedroom 1	3.76m x 2.60m	12'4" x 8'6"
Bedroom 2	3.51m x 2.60m	11'6" x 8'6"
Total	46sq m	495sq ft

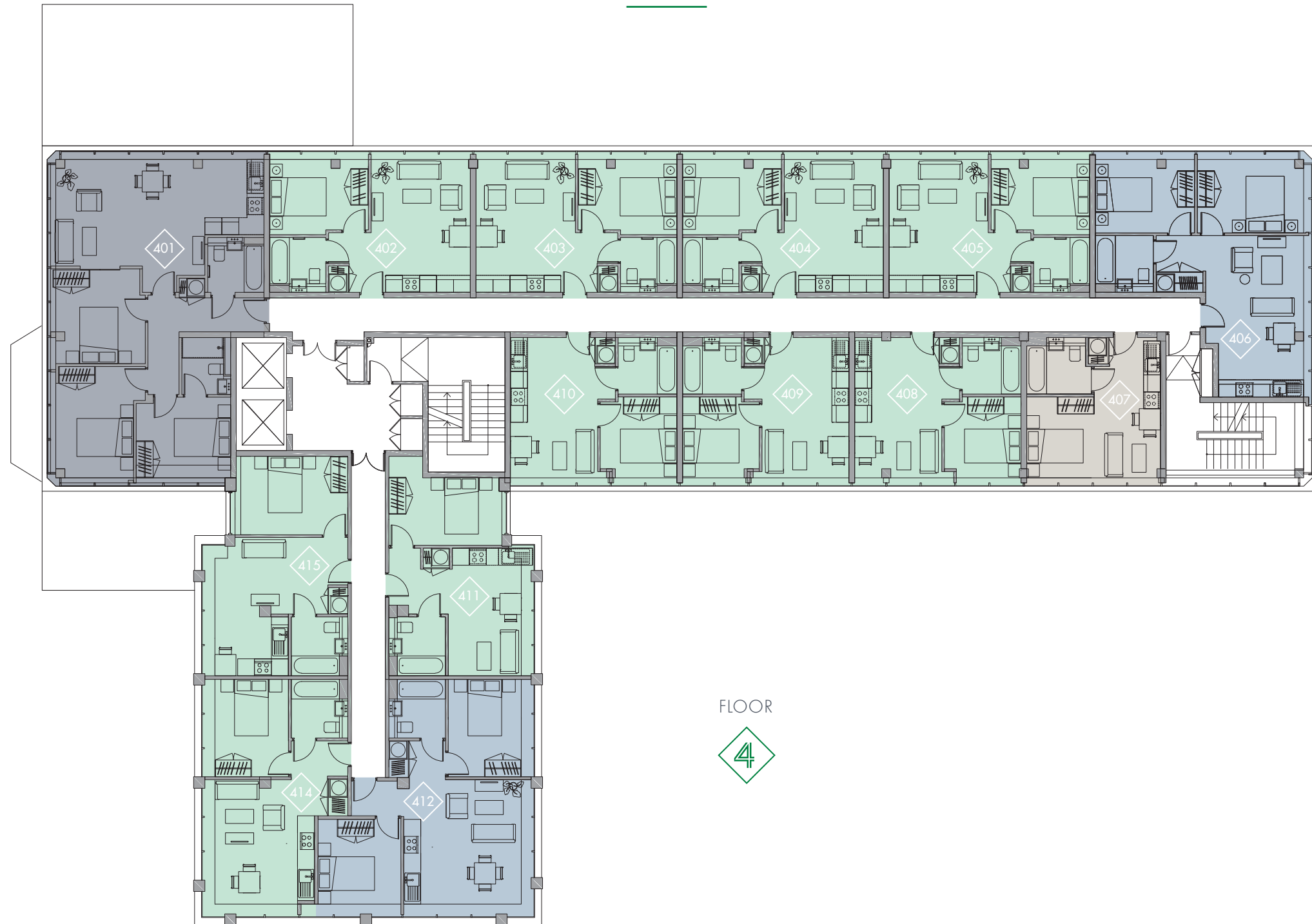
Plots

114, 214, 314, 514

Living	4.4m x 4.16m	14'5" x 13'7"
Bedroom 1	3.45m x 2.58m	11'3" x 8'5"
Bedroom 2	3m x 2.94m	9'10" x 9'7"
Total	46sq m	495sq ft



FLOORPLAN



FLOOR

4

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DIMENSIONS



STUDIO SUITE

Plot 407

Studio suite	4.73m x 2.86m	15'6" x 9'4"
Total	23sq m	248sq ft



1 BEDROOM APARTMENT

Plots 402, 403, 404, 405

Living	4.7m x 3.51m	15'5" x 11'6"
Bedroom	3.49m x 2.66m	11'5" x 8'8"
Total	33sq m	355sq ft

Plots 408, 409, 410

Living	4.96m x 3.08m	16'3" x 10'1"
Bedroom	2.86m x 2.71m	9'4" x 8'10"
Total	28sq m	301sq ft

Plot 411

Living	4.51m x 2.58m	14'9" x 8'5"
Bedroom	3.99m x 2.39m	13'1" x 7'10"
Total	31sq m	334sq ft

Plot 414

Living	4.4m x 3.52m	14'5" x 11'7"
Bedroom	3.45m x 2.6m	11'3" x 8'6"
Total	33sq m	355sq ft

Plot 415

Living	4.7m x 4.88m	15'5" x 16'
Bedroom	3.99m x 2.78m	13'1" x 9'1"
Total	33sq m	355sq ft



2 BEDROOM APARTMENT

Plot 406

Living	5.7m x 3.47m	18'8" x 11'6"
Bedroom 1	3.76m x 2.60m	12'4" x 8'6"
Bedroom 2	3.51m x 2.60m	11'6" x 8'6"
Total	46sq m	495sq ft

Plot 412

Living	4.4m x 4.16m	14'5" x 13'7"
Bedroom 1	3.45m x 2.58m	11'3" x 8'5"
Bedroom 2	3m x 2.94m	9'10" x 9'7"
Total	46sq m	495sq ft



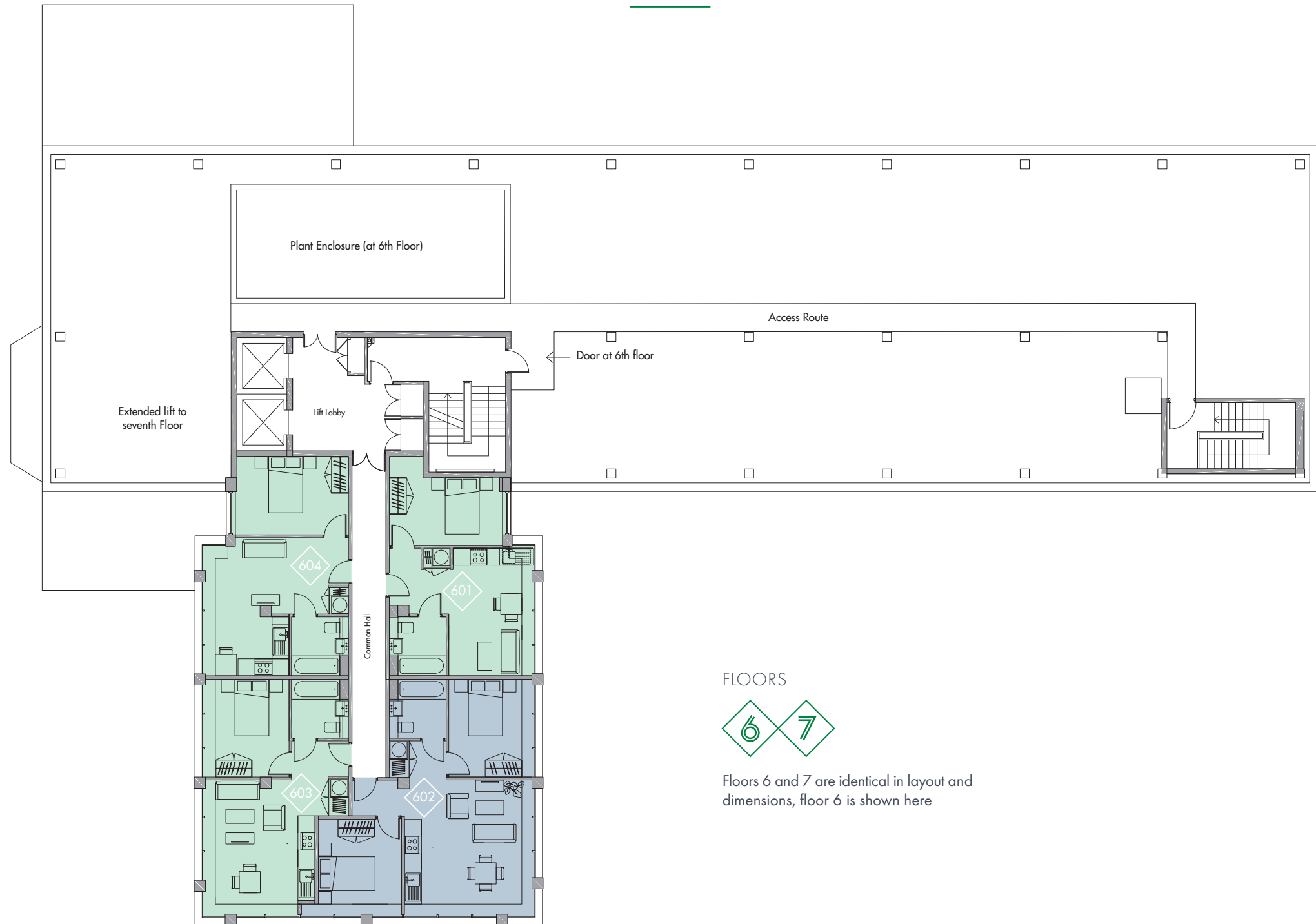
3 BEDROOM APARTMENT

Plot 401

Living	5.28m x 3.77m	17'3" x 12'4"
Bedroom 1	3.94m x 2.75m	13' x 9'
Bedroom 2	3.34m x 2.85m	10'11" x 9'4"
Bedroom 3	3.35m x 2.97m	11' x 9'9"
Total	76sq m	818sq ft



FLOORPLAN



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DIMENSIONS



1 BEDROOM APARTMENT

Plots 601, 701

Living	4.51m x 2.58m	14'9" x 8'5"
Bedroom	3.99m x 2.39m	13'1" x 7'10"
Total	31sq m	334sq ft

Plots 603, 703

Living	4.4m x 3.52m	14'5" x 11'7"
Bedroom	3.45m x 2.6m	11'3" x 8'6"
Total	33sq m	355sq ft

Plots 604, 704

Living	4.7m x 4.88m	15'5" x 16'
Bedroom	3.99m x 2.78m	13'1" x 9'1"
Total	33sq m	355sq ft



2 BEDROOM APARTMENT

Plots 602, 702

Living	4.4m x 4.16m	14'5" x 13'7"
Bedroom 1	3.45m x 2.58m	11'3" x 8'5"
Bedroom 2	3m x 2.94m	9'10" x 9'7"
Total	46sq m	495sq ft



WHENEVER THE STEEL AND CONCRETE
OF THE CITY FEELS TOO HARSH, THE WOOD
AND THE WATER OF THE COUNTRYSIDE IS
ON YOUR DOORSTEP. BERKSHIRE IS RIGHTLY
LOVED FOR ITS NATURAL BRITISH BEAUTY;
SONNING WITH ITS PUBS, RESTAURANTS AND
CHOCOLATE-BOX THAMES-SIDE CHARM IS
THE PERFECT EXAMPLE. NO NEED TO DRIVE,
IT'S A COMFORTABLE 45 MINUTE STROLL
ALONG THE RIVERBANK FROM
HANOVER HOUSE.



RECEPTION AREA



SITE PLAN



MAP



DARTMOUTH

CAPITAL ADVISORS

www.dartmouthcapital.co.uk

020 7349 0091

DARTMOUTH CAPITAL IS A UK BASED ADVISORY
COMPANY ACTING ON BEHALF OF OVERSEAS CLIENTS.

The management of Dartmouth comprises experienced property
professionals with a strong track record in development, incorporating
management of all aspects from acquisition, design team selection and
town planning through to delivery and marketing.

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