



Persona Homes

by Home Group

HUNTLEY PLACE

READING, BERKSHIRE



Welcome to

Huntley Place

Make the most of later life living

Here, you have the freedom to live a lifestyle that gives you more choices and fewer responsibilities, so you can spend more time doing the things that make you happy.

Huntley Place is a collection of beautiful and contemporary apartments. These luxury homes are set in the heart of Green Park Village, just three miles from Reading town centre.

Welcome to this new retirement community, a place where you can enjoy your later life to its fullest.





You deserve the best in later life, at Huntley Place we can provide you with retirement living like no other. Experience waterside living surrounded by beautifully landscaped communal gardens and make new friends in this lovely new community.



Designed for independent living, but with care available as and when you need it, Huntley Place offers a wealth of on-site facilities to ensure you will feel right at home.





About Persona

We make it personal

Your Persona experience is our top priority, that's why we make it personal.

From the moment you first connect with Persona Homes, you become our top priority.

Our aim is to make your home-buying experience enjoyable. We understand that buying a new home is a big deal and we know that it's not always plain sailing.

That's why our approach is a little different. We know that the key to a happy move is clear and regular communication. Keeping you updated throughout the process eliminates frustration and anxiety.

As soon as you contact Persona, you'll be appointed a host.

Your Persona host will guide you through the initial consultation process. They'll show you around one of our beautifully appointed show homes, helping you choose a home that fits you and your budget. And, if you have any questions to do with the buying process, they'll be on hand to help.

Once you decide to reserve your Persona home, your host will support you from reservation through to completion and beyond.



Everything on your door step

Be part of a new community with lots to offer

Set in 60 acres of parkland, Green Park Village is an exciting new community just a short distance from central Reading. Think of New England, with pretty houses and white picket fences and you are getting close to the aspiration for this new development.

There is lots to do and lots to come. Explore open green spaces, trim trails and nature paths or take time out and meet friends for a coffee and a catch up in Market Square. The Green Park

Business Centre is home to a gym and also is a real hub to the community holding regular events through the year. If you want to do a bit of retail therapy head around to The Oracle where you can shop to your heart's content.

The upcoming Green Park railway station, which is planned to open in Spring 2022, will offer many travel opportunities and provide excellent transport links to Reading and London. Getting out and about has never been easier.


03
MIN

Nature Walks
Leisure routes and footpaths inside Green Park Village.


32
MIN

Windsor
A beautiful, unique and historic destination for short breaks or day trips.


20
MIN

Reading Town Centre
Tour the Oracle Shopping Centre and Broad Street Mall.


04
MIN

Huntley Place

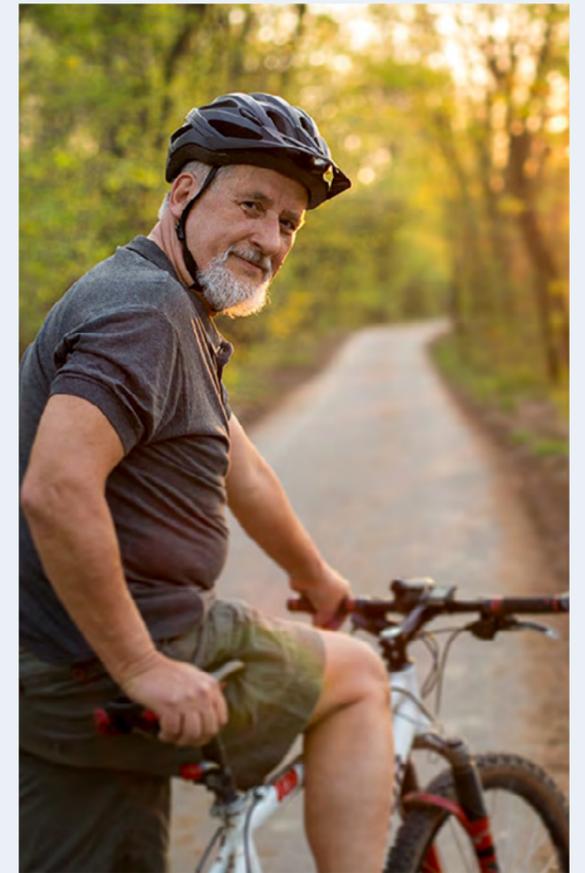
Green Park Village Station
Proposed railway station getting you into London in less than 30 minutes.

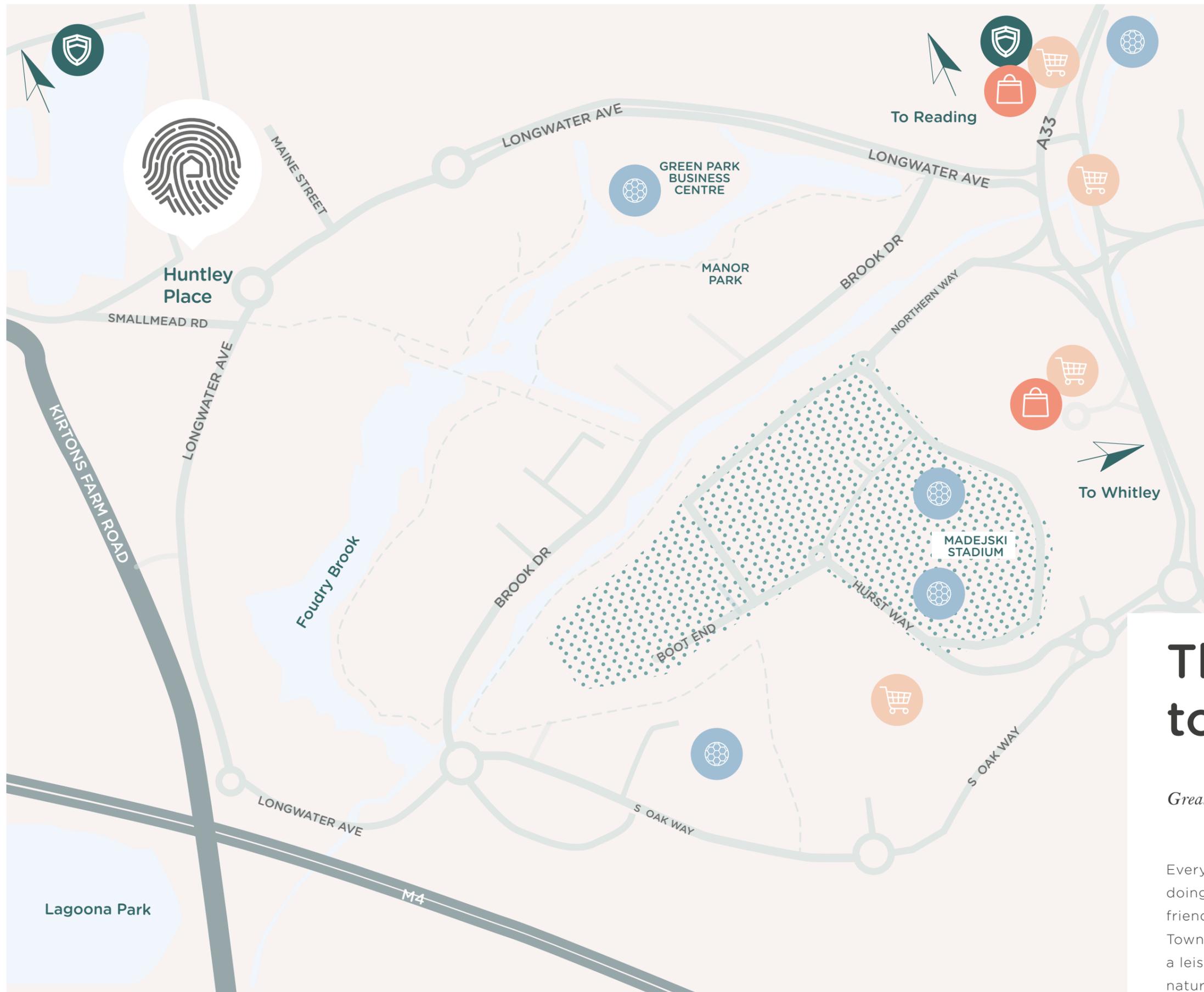

33
MIN

Heathrow Airport
When a holiday overseas beckons, you're not too far away.


05
MIN

Green Park Business Park
Enjoy the range of events and wellness facilities throughout the year.





Social and activity clubs

- Reading Bridge Club, 3.2 miles
- Rivermead Indoor Bowls Club, 3.9 miles
- Calcot Park Golf Course, 4.1 miles

Food shopping

- Aldi, 1.8 miles
- Lidl, 1.9 miles
- Morrisons, 2.0 miles
- Asda, 3.8 miles
- Sainsbury's, 4.5 miles

Retail therapy

- Reading Gate Retail Park 1.0 miles
- Broad Street Mall, 3.8 miles
- The Oracle 2.9 miles

Health and leisure

- Green Park Business Park, 0.5 miles
- Nutfield Health Fitness Gym, 1.1 miles
- Circle Reading Hospital, 1.5 miles
- Royal Berkshire Hospital, 4.2 miles

The place to be

Great facilities in a perfect location

Every day at Huntley Place can be spent doing what you love most. Meet up with your friends or family and head over to Reading Town Centre for a spot of shopping or take a leisurely stroll around one of the many nature trails.

Development layout

Become familiar with your new surroundings

Green Park Village

An established village, featuring beautiful residential homes, high-spec office spaces, striking architecture, complemented by the extensive landscaped grounds. In the heart of an active community and range of on-site amenities and regular calendar of events.

Map not to scale

- Key**
- - - Leisure route and footpaths inside Green Park Village
 - - - Nature trail
 - - - Willow Walk (Public footpath 11)
 - National cycle route 23
 - Footpath to Kennet & Avon Canal
 - - - Green Park lake edge paths and public pedestrian routes

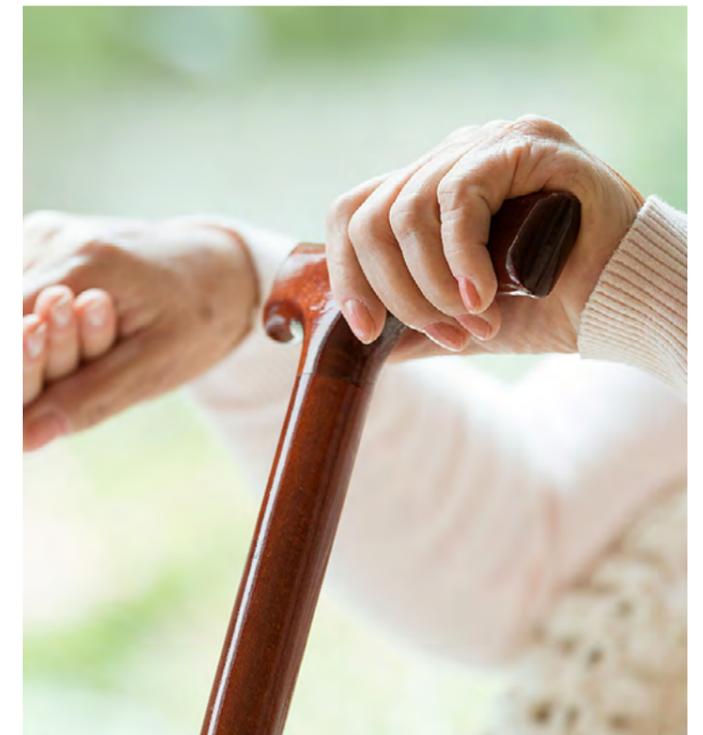


Taking care of you

Live independently with the knowledge care is on hand when you need it.

You get so much more living in an Extra Care scheme, including peace of mind that many things are taken care of - less worry and more time to relax and enjoy your later life.

Extra Care is a modern alternative to residential care homes. Customers live independently with support available 24 hours a day to help them maintain their independence as they grow older. Planned care and emergency response is available to everyone, should they need it, by our on-site Care provider.



Living at Huntley Place

A wide range of communal spaces for all residents.

The Lounge

Looking out over the Courtyard garden, the lounge is a quiet space where you can have a flick through the morning papers while enjoying a pot of coffee and a light breakfast. A large, airy space full of comfortable furniture; a natural place for neighbourly catch-ups, club meetings, or simply settling down with a good novel.

Hobby Room

This creative space is for our residents to enjoy what they are passionate about. Stocked with various art supplies, this room can be tailored to your needs so if you have other hobbies you'd like to explore, speak to our team on site.

Restaurant

Overlooking the Market Square, our restaurant is open to all family and friends of those that live at Huntley Place. Serving a selection of home-cooked meals throughout the day.



Wellness Areas

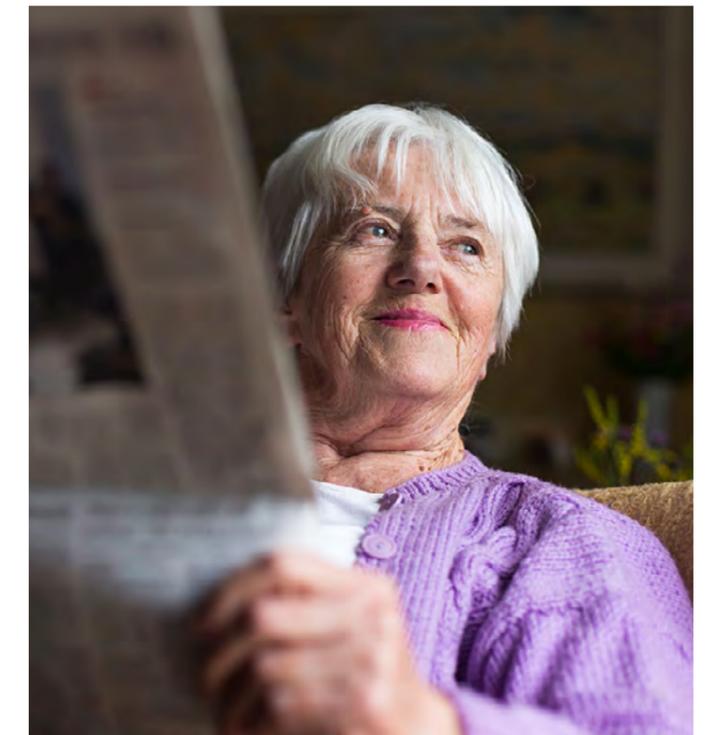
Our light and spacious wellness areas have a number of treatment rooms where you can enjoy manicures, haircuts and learn relaxation and meditation techniques. Speak to your host to find out more about the range of treatments available.

Guest Suite

Whenever friends and family wish to stay overnight, we have a convenient guest suite located on the third floor. Fully equipped with an en-suite shower room and wardrobe space. Bookings can be made through the on-site staff.

Courtyard Garden

At the heart of the development, this is a quiet open space where natural light permeates. Join the team and learn how to grow plants, herbs and maybe even vegetables.



What's on

There is always something going on at Huntley Place.

Daily drop-in

Come along to the lounge for a cuppa and biscuits, find out what's on offer for the day and make your plans.

Walking group

Join this group and take advantage of the many walks on offer. We have a local lake just outside our front door. Reading is lucky to have the beautiful Thames River and the Kennet and Avon canal running through with the town which boasts lovely longer walks.

Short stories / Poetry Reading /Writing

Read a short story or poem in a group setting discussing the themes along the way. Can you predict how the story will end? This group is designed to get your creative side flowing and write your own short story or poem by looking at certain themes and styles.

Newsletter group

Become a reporter, editor or even a cartoonist for the monthly Huntley Place newsletter.

Creative expression

Exactly what it says, express your creative side through different mediums. Try something new each week from, card making, jewellery making to painting or mosaic tiling. We will have it all here ready for you to get stuck in. Ever heard of diamond painting? Come along and find out what it is.

Hobby sessions

Discover a new hobby from a choice of many including knit and natter, crochet or model building.

Bingo / Quiz

Come together and socialise win prizes and most importantly have fun.

Board game session

Socialise with your neighbours share your favourite game or even learn a new one. Tournaments can be organised if there is enough interest, could you be the next Huntley Place champion?



Card Game club

Do you like bridge, poker, rummy, snap or even solitaire? Take advantage of our lounge that overlooks our landscaped garden for a relaxing game.

Silver surfer / Computer training sessions

Build confidence on using a computer or learn how to use your new phone/tablet – bring your own equipment to the session or use our onsite computer to learn the basics, more advanced levels can be sourced for you.

Music appreciation/Singing group

Love listening to music? Want to discover a new singer or band? Come and join us. Choose a song, tell us what it means to you, and if you're not shy and know the words sing your heart out too.

Mindfulness class

Learn techniques to relax and be aware of our thoughts, feelings, bodily sensations, and surrounding environment. Tune in to how you are feeling in the present moment rather than rehashing the past or imagining the future.

Gardening Group

Get green fingered and join the team in our communal gardens. Learn how to grow plants, herbs and maybe even vegetables.

Book Club

A monthly group where customers can discuss books that they have read, find a new author to try or even decide on a book they would all like to read, then meet up and discuss the themes and events in the book.

Gentle Exercise

Join our weekly group of chair exercises to keep you fitter for longer.

Your new home

There's always something special about the prospect of a new home - especially when it's an elegant, contemporary apartment. All homes come with their own eco-efficient and luxury fittings complete with a choice of striking views from the large floor-to-ceiling windows or wrap-around balconies.

Each of our beautiful two bedroom apartments has been designed with a fully fitted kitchen with accessible appliances, double and single bedrooms carpeted throughout, and an en-suite wet room with non-slip flooring; some with dual access from the master bedroom and hallway.

Your new home maximises space and storage whilst allowing adaptations for any future needs. Your safety and security is our utmost priority; that's why all apartments are fitted with an audio entry intercom system and an emergency call button, with additional portable devices available if you need them.

Please ask your Persona host for more details.



It's all in the detail

Built on the concept that quality should come as standard, especially within your own home – with the same care and attention running throughout the communal areas

Kitchen

- Integrated appliances:
- Electric ceramic hob and glass splashback
- Single electric oven and grill with side opening door
- Fridge-freezer 60/40
- Sahara Brown rounded edge worktop with splashback
- White finish cupboard wall units
- LED lighting underneath wall units
- Laminate wood flooring

Bathroom

- Level access walk-in showers
- Built-in hand grips
- China white finished sanitary ware
- Chrome finished shower slide rail, hose and multifunction hand shower
- Roca-Diva wall tiles in Base Blanco
- Roca-Creation ceramic tiled floor with mosaic tiles in shower area
- Vanity mirror positioned above basin
- Heated radiator



Bedrooms

- Integrated wardrobes to master bedrooms
- TV and telephone sockets in master and second bedrooms
- Contemporary carpet in taupe 'grey, with a hint of brown' and cream
-

Safe and secure

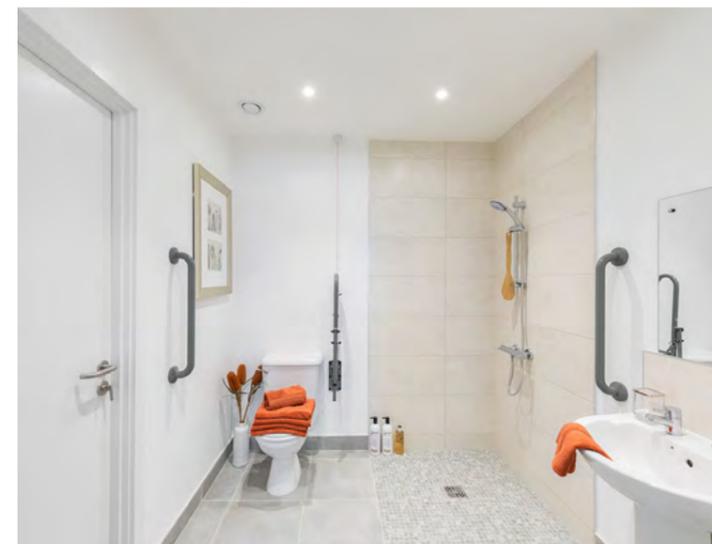
- Audio entrance system to apartments
- Property prewired for intruder alarm
- Mains powered smoke detector
- Apartment door with door bell
- 10-year Premiere build warranty
-

Electrical and heating

- Television sockets provided in living room and master bedroom
- Telephone points in living room and master bedroom
- White finished LED downlights to kitchen and bathroom
- Pendant lighting to bedrooms
- White finished sockets in bedroom, living room and kitchen
- White finish light switches to all rooms
- External downlighters on balcony

Communal areas

- Intelligent interior design with wide hallways and entrances
- Resident and visitor parking
- Mobility scooter parking
- Impervious tufted carpet, matched to the distinctive colour theme of each floor.



* Specifications are subject to change. Images are indicative only and may be of previous developments.





A home with personality

We understand that variety is key, so we have 8 different home layouts for you to choose from, so you can pick the right one that's for you.

House type G01

2 bedroom home * PLOTS 63, 87 & 222
 ** PLOTS 1, 19, 42, 66, 90 & 114
 *** PLOT 39

House type G03

2 bedroom home * PLOTS 3 & 21
 ** PLOTS 44, 68, 92 & 116

House type G04

2 bedroom home * PLOTS 36 & 84
 ** PLOTS 4, 22, 69, 93 & 117
 *** PLOT 60 & 108

House type G05

2 bedroom home * PLOTS 5, 46, 70 & 94
 ** PLOTS 35, 59, 83 & 107
 *** PLOT 23 & 118

House type G07

2 bedroom home * PLOTS 48, 57, 96, 105 & 129
 *** PLOTS 7, 25 & 72

House type G09

2 bedroom home * PLOTS 9, 27, 50, 74, 98 & 22
 ** PLOTS 55, 79, 103 & 127

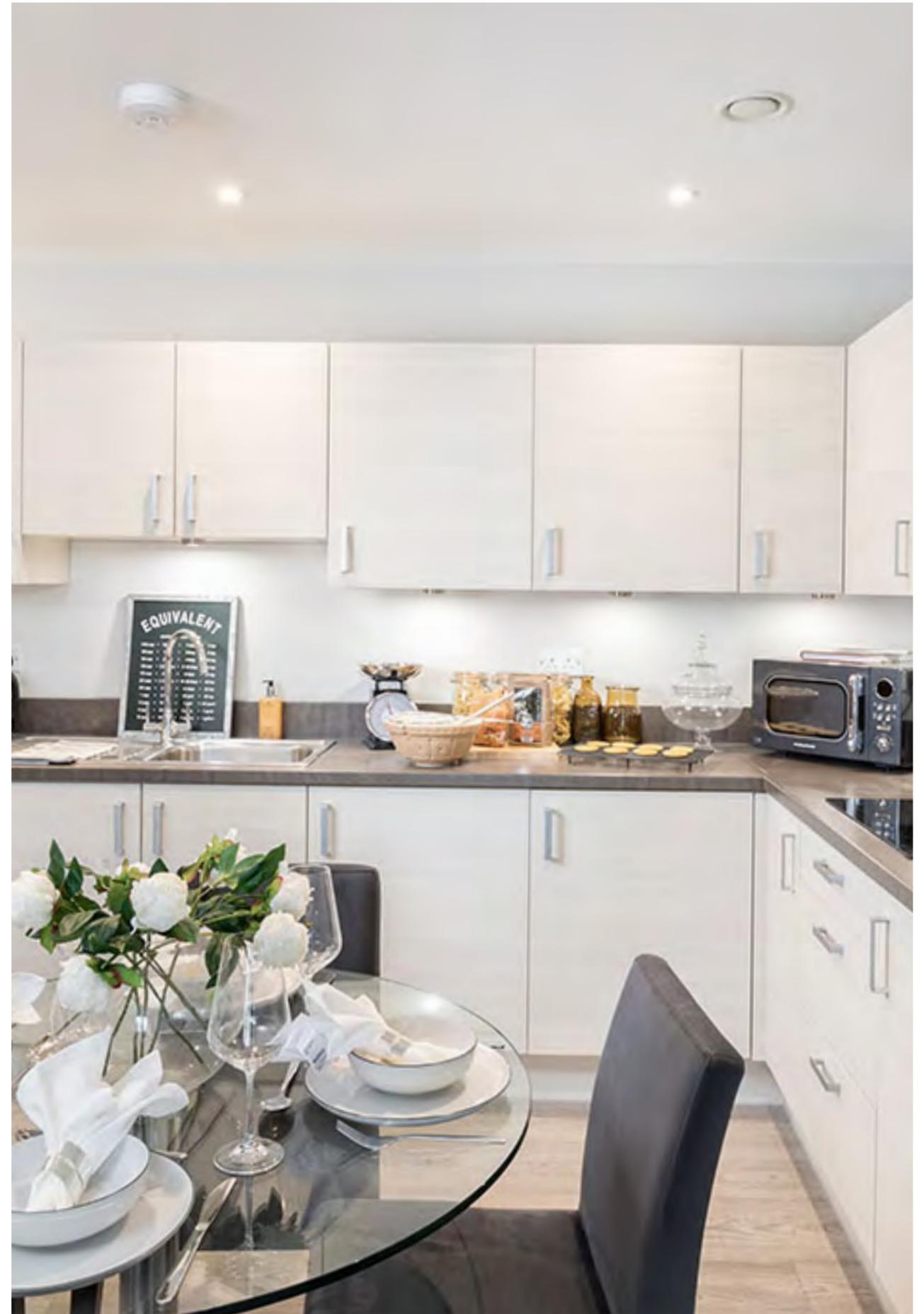
House type G12

2 bedroom home * PLOTS 40, 64, 65, 88, 89 & 112
 *** PLOT 41

House type G14

2 bedroom home * PLOTS, 28, 51, 54, 75, 78, 102, 123 & 126
 *** PLOT 99

Key: * private sale | ** shared ownership | *** rented



General Enquiries

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