

The Building



One
East

One
West





The region has always been a city for embracing life. Voted the top UK city to live in by The Economist's Global Liveability Index 2024 and the 3rd Best City in the World by TimeOut (2021), its desirability as a place to call home is well documented.

A great place to study and to start a career, it boasts five higher education institutions and one of the largest student populations in Europe.



Of course affordability plays a part. Compared to London, the cost of living is that bit lower, but hand in hand with this is the lifestyle its residents enjoy. Boasting a truly eclectic blend of food, drink, culture, music and sport – including two of the world's most famous football teams – Manchester can rival anything the capital has to offer. It's a true 24-hour city with everything you could ask for. This is what makes it such an attractive destination to live and study in.

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COMMON: A Northern Quarter mainstay, this colourful bar offers inventive cocktails, lively DJs and superb pizzas.

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OLD TRAFFORD: Home to Manchester United, Old Trafford's pitch has been graced by a who's who of international stars.

Some 99,000 people, including 41,000 international students study across the city. Even more impressive is the fact over 50% of the city's students stay in Manchester on graduation. A better validation of both the quality of life and the career prospects has to offer would be hard to find.

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UNIVERSITY OF MANCHESTER: With a history of world firsts, ranging from splitting the atom to giving the world graphene, the university boasts 25 Nobel Prize winners among its alumni.



SELFRIDGES & CO: Where luxury lives, enjoy the crème de la crème of fashion and beauty.



ETIHAD STADIUM: The 53,400 capacity home of the current Premier League Champions, Manchester City.



HAWKSMOOR: Set in a late Victorian courthouse, the sumptuous décor perfectly complements the menu's refined dry-aged beef and seafood.

While so much of the city centre is within walking distance, conveniently the development is also superbly served by public transport network.

Trains

Manchester Airport 26 mins
Liverpool 38 mins Leeds 50 mins

From Manchester Piccadilly:
Birmingham 1 hr 28 mins
London Euston 2 hrs 3 mins
Edinburgh 3 hrs

Trams

Manchester Piccadilly 12 mins
Etihad Campus 18 mins
Old Trafford Stadium 19 mins
MediaCityUk 25 mins
Trafford Centre 36mins

Air

For trips to more exotic destinations, the city is also superbly connected. Manchester Airport is the 3rd largest airport in the UK, carrying 29.4 million passengers each year to over 190 destinations.





Specification

Kitchens

- Bespoke modern custom designed kitchen
- Designer finishes and splashback
- Feature under cabinet lighting
- Chrome sockets and switches
- to the kitchen area
- Fully integrated appliances (2 to 3* year warranty provided) including:
 - Dishwasher*
 - Washer / Dryer* (within laundry/boiler store)
 - Fridge freezer
 - Oven
 - Induction hob
 - Integrated microwave
 - Wine cooler**

Bathrooms

- Contemporary high quality white
- three-piece suite
- Chrome fittings
- Wall mounted wash basin and WC with
- concealed cistern and soft close seat
- Heated towel rail
- Ceramic part tiled walls and flooring
- Mirrored wall

Common Areas

- Communal landscaped roof garden
- Dedicated reception to both East One
- and West One blocks
- Modern stylish design to entrances
- Floating concierge between East One
- and West One blocks
- Express elevators

Internal Finishes

- White satinwood internal doors
- Chrome ironmongery
- White emulsion to walls and ceilings
- Satinwood finish to internal skirtings
- and architraves
- Blackout roller blinds throughout
- White sockets and switches

Flooring

- Amtico flooring laid in a straight plank pattern to the kitchen, living, dining area and hall
- Luxury grey carpet laid in the bedrooms
- Tiling to bathroom and en-suites

Electrical

- Energy efficient recessed downlights
- Fibre optic broadband
- Lighting to the balcony
- App-controlled slim-line electric panel heaters

Sustainability Features

- Energy efficient recessed downlights
- Mechanical ventilation system with
- heat recovery
- Purge vent doors to all apartments
- Rooftop solar panels
- Intelligent lighting in communal areas

Security

- Intercom entry system linked
- to each apartment CCTV for
- added security Daytime
- concierge Secure post boxes
- Secure parcel room

Bike Storage

- On-site secure bike storage

Warranty

- 10-year insurance backed warranty

**Integrated wine cooler fitted as standard to the two and three bed apartments. These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.







With a range of intimate seating areas spread amongst the greenery, the roof garden is as versatile as it is inviting. Watch the sunset over central Manchester with drinks. Relax with a book. Take an alfresco video meeting. It's a space to be enjoyed by everyone – even Manchester's famed bees. The carefully curated planting has been designed to enhance biodiversity, as well as come alive as the seasons change.



1 Bedroom, 1 Bathroom
NIA: 50.7 sq m | 546 sq ft



Indicative Two Bedroom Apartment

2 Bedroom, 2 Bathroom

NIA: 70.6 sq m | 760 sq ft



Indicative Three Bedroom Apartment

3 Bedroom, 3 Bathroom

NIA: 85.5 sq m | 920 sq ft



