

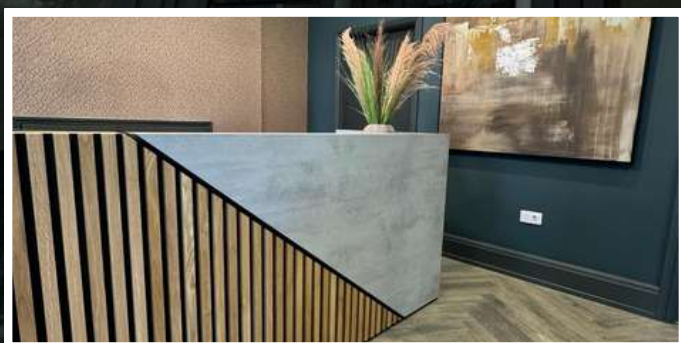


PAVILION WHARF

MANCHESTER

PAVILION WHARF MANCHESTER

Pavilion Wharf offers a comprehensive suite of on-site amenities to allow residents to enjoy a twenty-first-century city lifestyle to the full. A gymnasium, residents' lounge, co-working space, concierge services, a dedicated post room and secure car parking as well as cycle storage, provides the reward for living in one of the UK's most dynamic cities. To indulge in quieter moments, residents benefit from an additional garden terrace on which to relax overlooking the river and to enjoy their own private outside space away from the bustle of modern city life. An excellent range of local shops, bars and restaurants can be found within walking distance or easy bike ride.





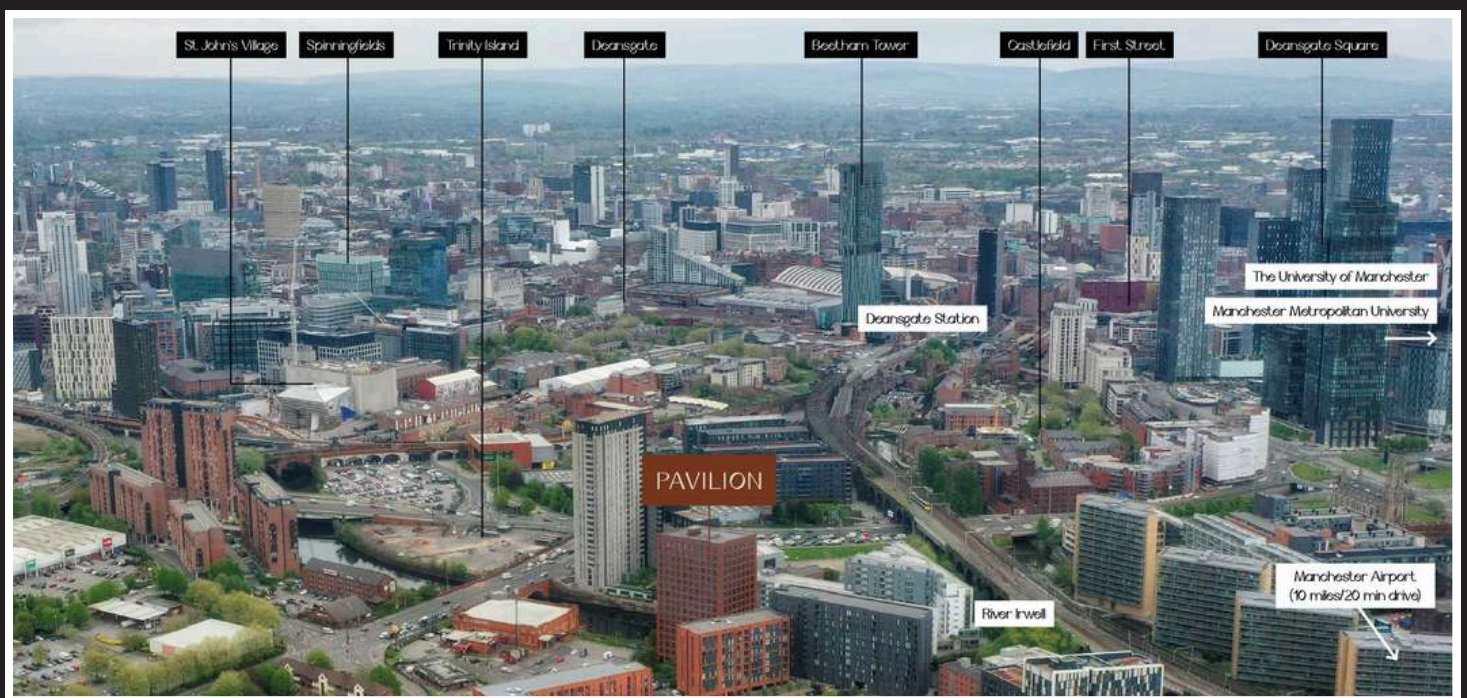
KEY FACTS

Developer:	Forshaw Group
Address:	Derwent Street, M5 4RE
Completion:	Completed
Expected Yield:	Circa 5.2% gross
Lease Length:	999 Years
Building Warranty:	10-years structural warranty
Service Charges:	EST £2 psf.
Furniture Pack:	Available

LOCATION

As well as enjoying everything that Manchester has to offer, the enviable riverside location of Pavilion Wharf gives great access to the historic Castlefield area and is also in close proximity to Manchester city centre, unlocking the full potential that city living has to offer for residents. Also, just a stone's throw away is Salford Quays and MediaCityUK. MediaCityUK is Manchester's new waterfront destination, with digital creativity, learning and leisure at its heart and home to the BBC and ITV.

Manchester itself is a buy-to-let hotspot with international recognition as huge numbers of young people flock to the city, pushing up property prices and increasing demand for luxury apartments. Manchester has great rail connections, with three major train stations in the city centre. London is just two hours away. The new high-speed railway, HS2, will ensure great connections to the capital and halve the journey time.



LOCATION

Manchester offers the best of everything, from high-end fashion brands to quirky independents, so it's easy to see why visitors travel from all over the world to shop in Manchester.

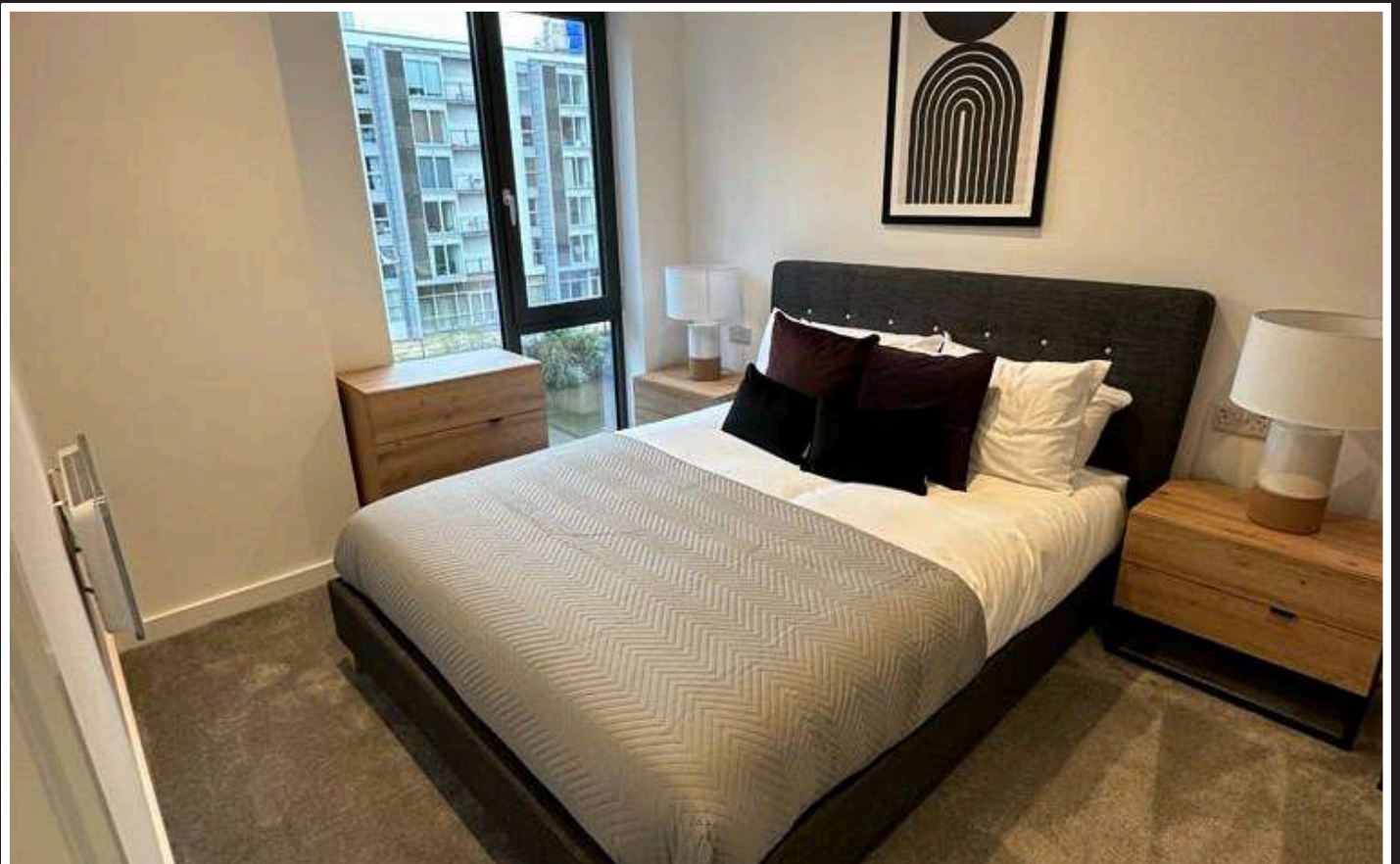
Boasting a bohemian vibe during the day, the Northern Quarter then transforms at night with people in search of good food, craft beer and live music. Host to the city's financial centre with great places to eat, drink and shop, Spinningfield's captures over 42 million annual visitors due to an ideal location at the core of Manchester's city centre.

Manchester Arndale has the highest footfall of any city centre shopping arcade. New Cathedral Street is packed with style and home to some of the world's most premium shopping experiences including Selfridges & Co, Harvey Nichols and Burberry.



LIVING SPACE

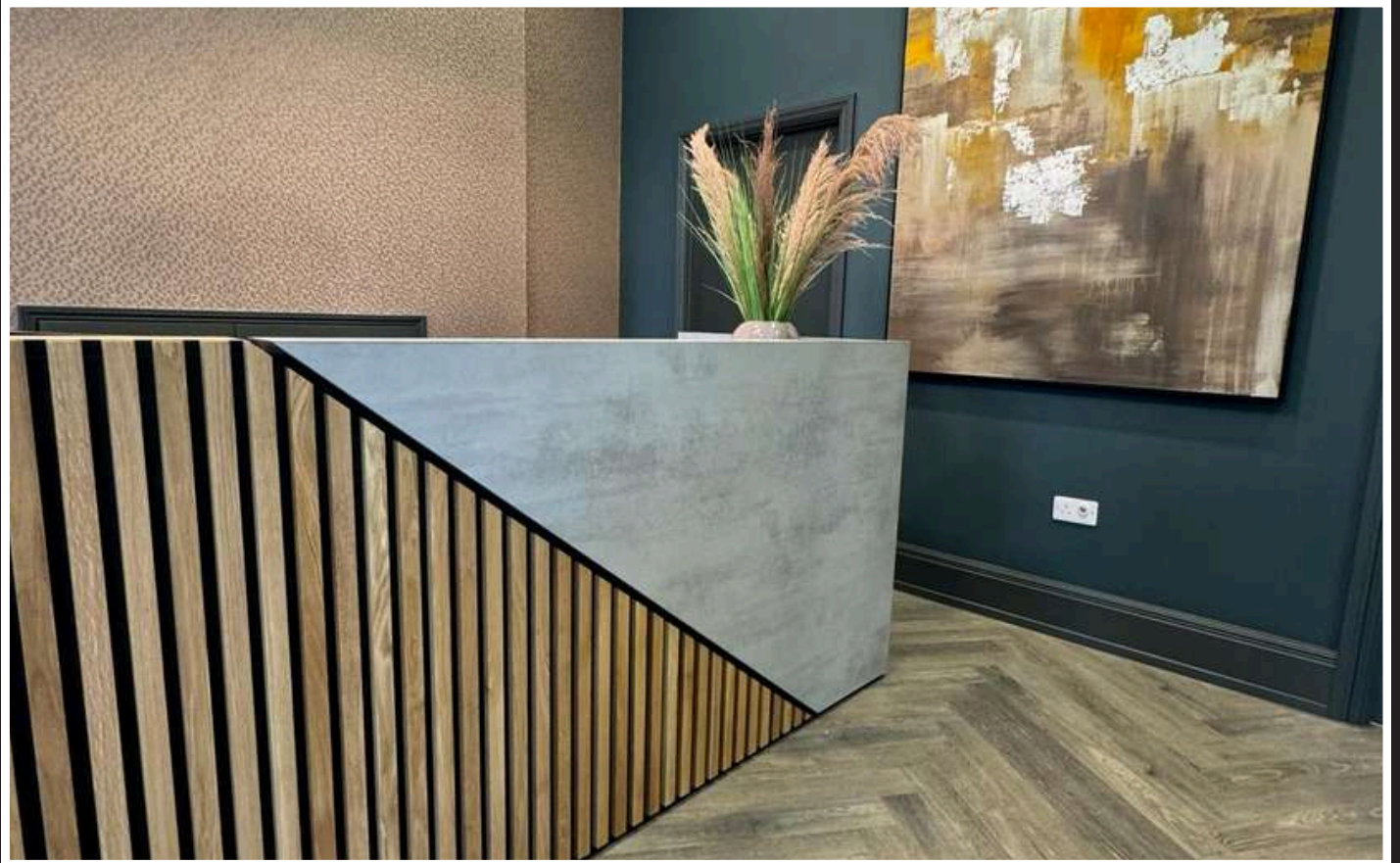
Gymnasium, residents lounge, co-working space and concierge services deliver an enviable lifestyle for the modern urban dweller.



LIVING SPACE



CONCIERGE 24/7



CONCIERGE 24/7



SPECIFICATIONS

GENERAL

- 10 year structural warranty
- Secure environment with electronic access control including intercom with CCTV linked to each apartment
- On-site car parking (available at additional cost)
- CCTV to car park, external grounds and internal communal areas
- Communal satellite dish and distribution to each apartment – subscription required for pay-to-view channels

LIVING ROOMS

- Wood effect plank flooring
- Electric Heating with flat panel heaters throughout
- Low-voltage LED ceiling-mounted downlighters
- Stainless steel switches and power sockets
- Ultra-fast broadband connection with Fibre to the Premises (subject to final survey)
- Access control with CCTV

KITCHENS

- High-quality manufactured contemporary fitted kitchen units
- Slimline square edge worktops
- Stainless steel inset sink
- Integrated appliances – hob, oven, extractor hood, fridge freezer, dishwasher. Integrated washer/dryer or freestanding in hallway cupboards where space is available
- LED under-cabinet lighting to worktops
- Wood effect plank flooring
- Stainless steel sockets and switches

BATHROOMS

- Premium sanitary ware
- Walls fully tiled to bath areas
- Heated chrome towel rail
- Main bathrooms – WC, wash hand basin, bath with overhead shower and screen. Full-width wall mounted mirror above sink
- En-suite bathrooms with WC, wash hand basin with full-width wall-mounted mirror, shower cubicle

BEDROOMS

- Fitted carpets
- Electric Heating with flat panel heaters
- Central pendant lighting
- Stainless steel sockets and switches
- Fitted wardrobes to the primary bedroom (2&3 bed only)





RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents



LEGAL INFORMATION

Buyers Recommended Solicitor
Riseam Sharples

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LETTINGS AND MANAGEMENT

Redstone Property Portfolio Management
Register for Letting and Management on reservation
to benefit from preferential rates.

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