

UP TO 15% DISCOUNT

# CITY GARDENS

## MANCHESTER

BELOW MARKET VALUE DEVELOPMENT

# CITY GARDENS

## MANCHESTER

City Gardens is a contemporary collection of 109, 1, 2 and 3 bed apartments and duplexes in the heart of Castlefield, Greater Manchester.

Stunning gallery bedrooms and full height windows create open, contemporary living spaces – distinctive design that showcases an appealing choice of apartments and triplexes inspired by New York living. Outside, the lines of the building's attractive façade acknowledge the grand mills and warehouses that contribute to the neighbourhood's conservation status.

### 1 bedroom

From £190,000

### 2 bedroom

From £259,000

### 3 bedroom

From £376,250





## KEY FACTS

Address:	101, 3B, Spinners Way, M15 4SP
Estimated Completion:	Completed
Reservation Fee:	£5,000
Payment Plan:	Simultaneous exchange & completion
Tenure:	147 years
Expected Gross Yield:	7%
Parking:	£20,000 - 14 Spaces available
Est. Service Charge:	£3.13 psf

# ATTRACTIVE PROPOSITION

A new home in City Gardens is your chance to share in the vision of what successful, contemporary inner city living can offer. Bricks and mortar are just the raw materials of new housing developments. It takes a lot more to build a successful new residential community with the space to live, grow and enjoy.



A THRIVING COMMUNITY AT THE HEART OF THE CITY.

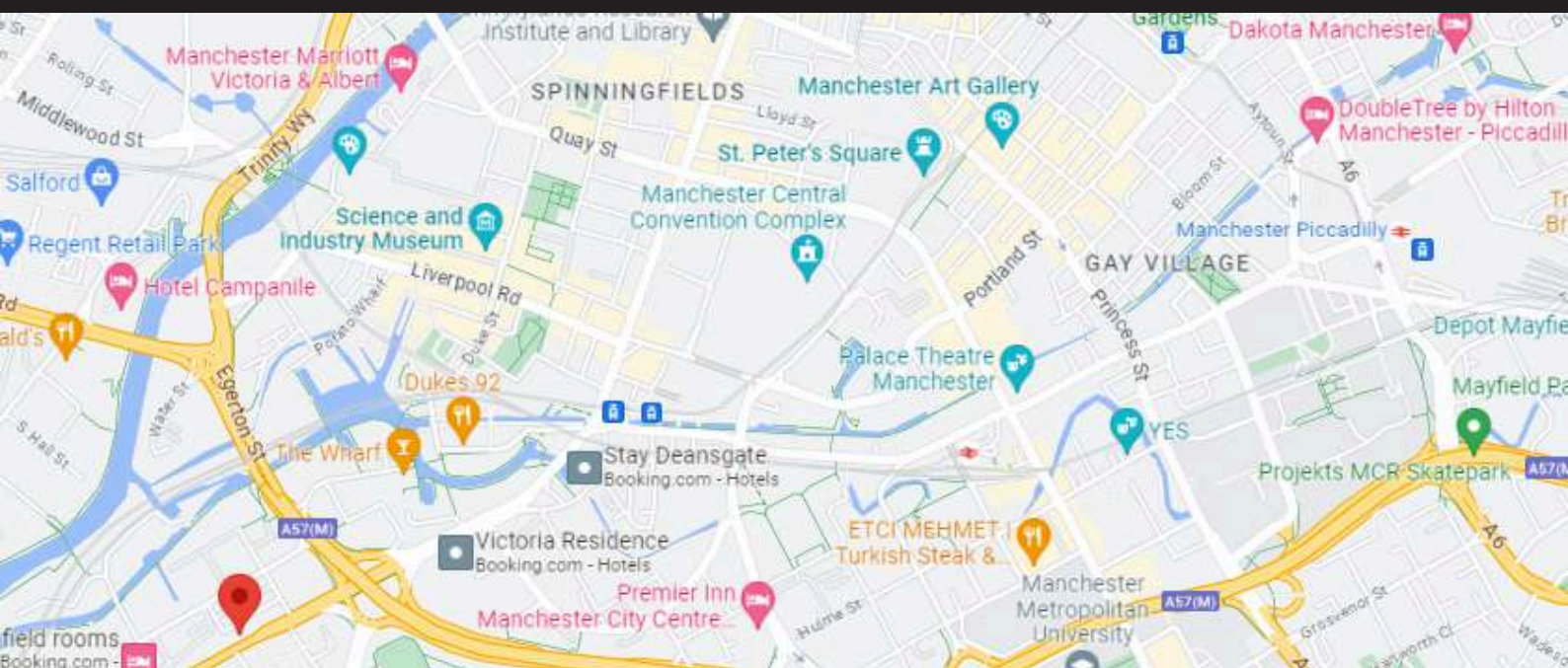


## 15.9%

By 2028, house prices in the North West region are expected to rise by 15.9%.

# CITY GARDENS LOCATION

City Gardens in Castlefield, is located in a historic and sought-after neighborhood known for its picturesque streets, canals, and waterside dining. Castlefield, Britain's first Urban Heritage Park, offers attractive features such as a canal basin, open spaces, converted mills, and bridges, making it highly sought-after among professionals who value its lifestyle benefits and convenient access to the city center.



# CITY GARDENS LOCATION



## The Bridgewater Canal Basin

The Bridgewater Canal Basin is a captivating destination known for its rich history and scenic beauty. Located in the heart of Manchester, it offers a tranquil waterfront setting adorned with charming boats, picturesque surroundings, and a vibrant atmosphere.

 2 minute cycle  5 minute stroll



## Cornbrook Metrolink station

Cornbrook Metrolink station is a bustling transportation hub in Manchester, providing convenient access to the city's extensive tram network. Situated in the Cornbrook area, it serves as a key gateway for commuters and visitors, connecting them to various destinations across the city.

 2 minute cycle  5 minute walk



## Manchester Piccadilly

Manchester Piccadilly is the principal railway station in Manchester, serving as a vital transportation hub connecting the city to various national and international destinations. Located in the heart of Manchester, it offers a bustling atmosphere, a wide range of amenities, and easy access to the city's vibrant attractions.

 3 minute cycle  6 minute by rail

# CITY GARDENS LOCATION

With a heritage dating back to Roman times, Castlefield today offers vibrant, modern waterside living, complemented by appealing bars, restaurants, music and entertainment. Among the attractions are the celebrated Castlefield Bowl outdoor arena, the Castlefield Gallery and the popular Museum of Science and Industry.

Castlefield is quite simply a haven at the heart of the city offering a more relaxed pace of life – but you can be sure that, when the bright lights of the city centre beckon, you will always be close at hand.



## INVESTMENT

Castlefield, Manchester offers lucrative investment opportunities with rising property prices and rental yields, thanks to its desirable location and proximity to the city center.



## 19.3%

Expected house price growth 2024-2028.

Source:

JLL residential forecast report 2024-2028 (2024)



## GROWTH

The North West city has dominated growth charts over the last 20 years and has surpassed every other major UK city.



## POPULATION

Manchester is the second youngest area in the country, census figures have revealed. The city has a median age of just 31-years-old.

# DEVELOPMENT VIEW



# LIVING SPACE



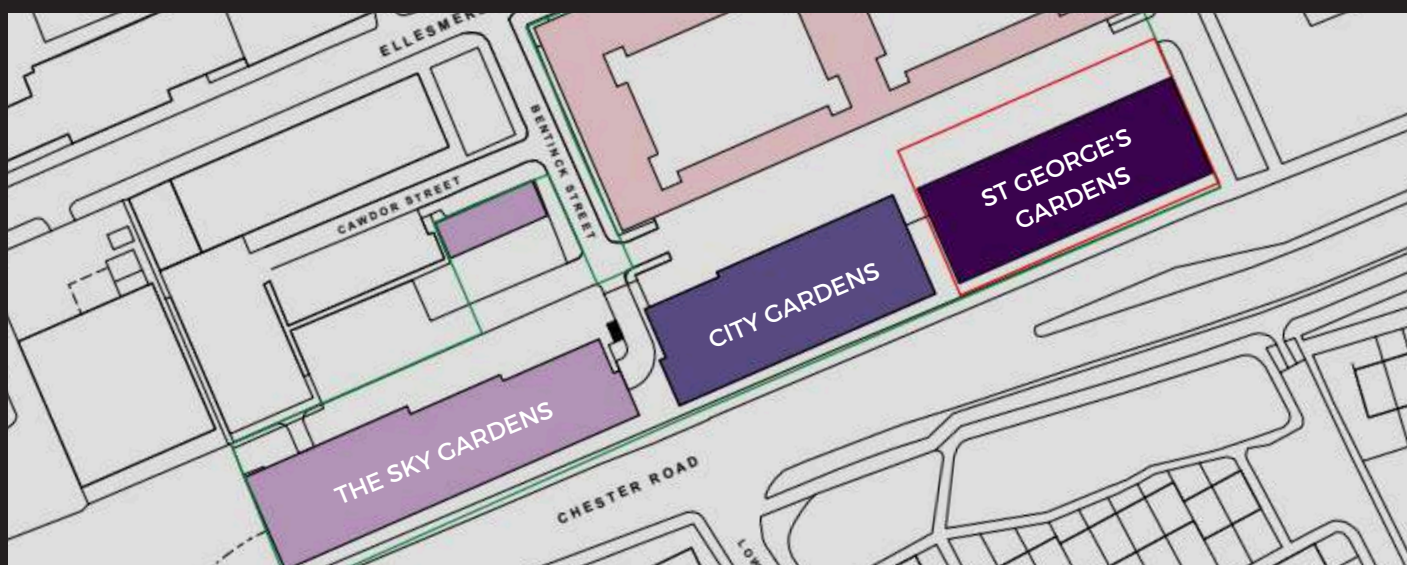
# COMPARABLE PRICES

## Our prices:

Development	Bedrooms	Our Price
City Gardens	1 Bed	£179,375
City Gardens	2 Bed	£258,125
City Gardens	3 Bed	£376,250

## Previous sale prices:

Development	Bedrooms	Sale Price
The Sky Gardens	1 Bed	£195,000
City Gardens	1 Bed	£226,000
St Georges Gardens	1 Bed	£239,250
The Sky Gardens	1 Duplex	£227,000
City Gardens	2 Bed	£321,900
St Georges Gardens	2 Bed	£327,120
The Sky Gardens	2 Bed	£330,000
The Sky Gardens	2 Bed Duplex	£270,000



# SPECIFICATIONS

## TAILORING REFINEMENT

The apartments are focused on the beauty of simplicity, natural earthy tones creating calming spaces. The beautiful bespoke kitchens come complete with fitted appliances, including hob, oven, dishwasher and fridge freezer, and are designed to encompass a luxury lifestyle with quartz worksurfaces and open shelving. Porcelain tiling to the kitchen floors and engineered timber to the living areas continuing through into the bedrooms providing a warm and inviting space. The bathrooms feature Villeroy & Boch sanitaryware, Kaldewei bath's and smart controlled showers complete with porcelain tiling to form perfectly presented spaces.

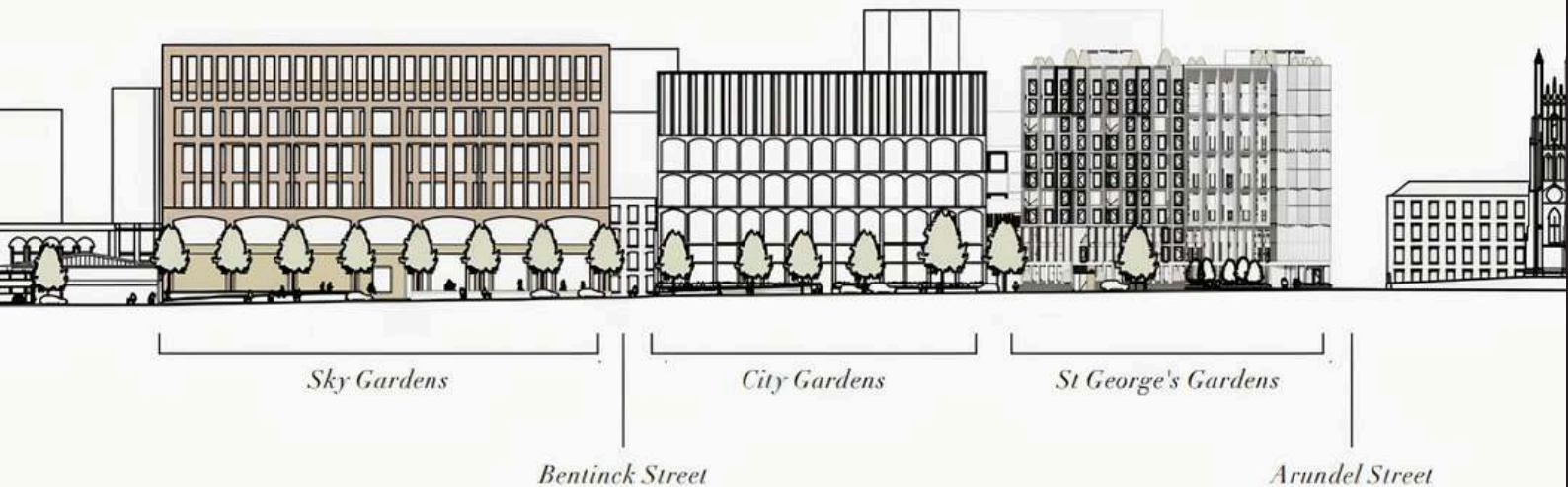
## COMMUNAL SPACE

The communal areas are designed to bring peace and tranquillity from the moment you step into the building. The large double height atrium, enwreathing the centrally positioned concierge desk, is surrounded by oversized landscape inspired artwork and filled with light, natural materials and tactile finishes giving a sense of connecting back with nature. Soft artwork and wayfinding will bring ease of movement throughout your journey, leading to the private corridor of your home, which is filled with warm tones and simple textures to welcome the aesthetic senses before you enter into the comfort of your personal space.



# RESERVATION PROCESS

## CHESTER ROAD ELEVATION



## RESERVATION FEE: £5,000

This is a simultaneous exchange and completion for both cash and mortgage purchases.



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## LETTINGS AND MANAGEMENT

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