

THE SKY GARDENS

210 CHESTER ROAD
CASTLEFIELD, MANCHESTER

EXCLUSIVE APARTMENTS FOR TODAY'S CITY LIVING

THE SKY GARDENS

BROADENING HORIZONS

We look beyond the conventional and mundane. Our latest development, The Sky Gardens, is the second phase of a pioneering project harnessing the convenience of inner city living with the attractions of appealing outdoor living space - providing a blueprint for modern, contemporary living.

Having won plaudits for our concept of private, skyline retreats and tree-lined secluded courtyards - a distinctive idea hallmarking The Roof Gardens development - we are bringing this forward-looking philosophy to the neighbouring site.

The Sky Gardens borrows and builds on these innovations, once again placing the community at the heart of the project by creating dynamic and diverse public spaces.

Residents can enjoy a new public square, private and communal roof gardens, sun terraces, barbeque areas and wildflower gardens. While, indoors, they can meet, enjoy and relax in a state-of-the-art interactive lounge or unwind in the café, restaurant or bar. We've also allowed for innovative commercial space that reflects the thriving community we are seeking to create.

Stunning apartments highlight and reflect our imaginative and flexible use of space, carefully conceived to meet a range of needs and requirements. And you can be sure that the internal finishes will match the visual appeal of the architecture.

It is often said the sky's the limit but, we constantly seek to redefine boundaries. Now you can broaden your horizons and come home to The Sky Gardens.



THE SKY GARDENS

LUXURY HOME COMFORTS

A new home in The Sky Gardens is your chance to share our 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.

Understanding this has informed and driven our plans for The Sky Gardens. We are offering 162 exceptional apartments at the heart of the city, with a range of sizes and bedrooms, all with access to private or communal roof gardens – and with an infrastructure that offers luxury home comforts and a real sense of community.

In looking to the future, The Sky Gardens also reflects a proud past – presenting a unique perspective on modern living, while drawing inspiration from a rich local heritage. Stunning suspended gallery bedrooms and double storey windows create open, contemporary living spaces – distinctive design that showcases an appealing choice of duplexes 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.



A city looking
to the future



MANCHESTER – A WORLD CLASS CITY

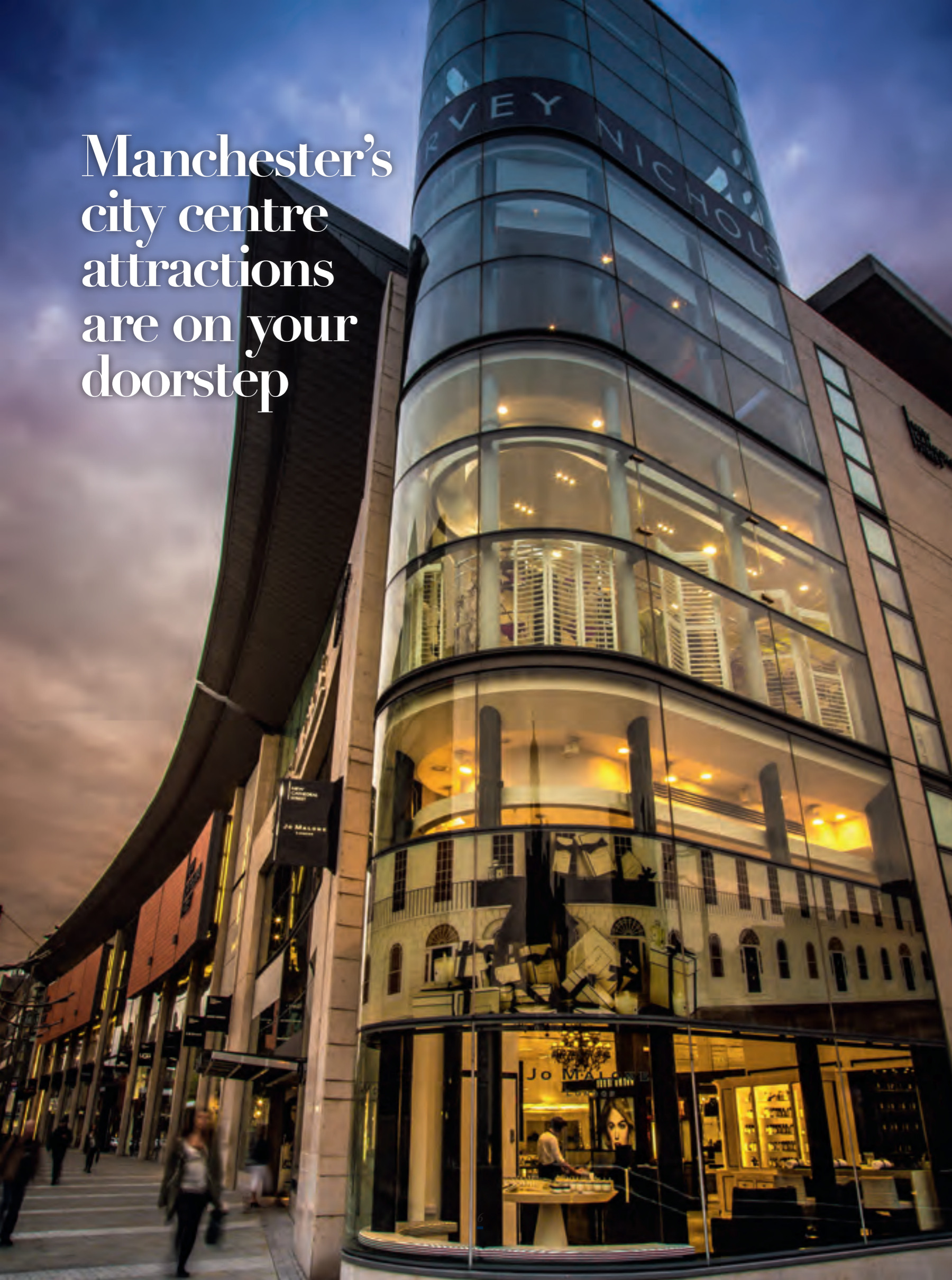
HISTORY, INNOVATION AND CONNECTIVITY

Manchester is going places. Its renaissance is hallmarked by a rising international profile and population – quite simply it's the fastest growing city in the UK.

Internationally renowned as the birthplace of the Industrial Revolution and the computer, The University of Manchester is today pioneering the development of graphene – a 'miracle material' that is set to revolutionise the 21st Century. The city's dynamic knowledge-based industries benefit from the innovation and research resources of four Universities, while Manchester also boasts the largest financial, professional and legal services sector outside of London.

Media City and the presence of the BBC and ITV reinforce Manchester as a creative hub, while it is also celebrated in the football world as home to United and City – names that resonate globally. And Manchester has the connections to justify its standing with an airport serving 200 destinations worldwide.

Manchester's
city centre
attractions
are on your
doorstep



MANCHESTER – A WORLD CLASS CITY

STYLE, SUBSTANCE AND SUSTAINABILITY

Music icon Ian Brown of the Stone Roses famously said: “We’ve got everything except a beach.” So it is not difficult to see how Manchester’s relentless rise has been boosted by its extensive cultural, media, music, and sporting scene.

Top rock bands originate and flourish here, alongside a wonderful opera house, symphony and chamber orchestras. When you add the buzzing nightlife, a wide choice of bars and restaurants, outdoor space, museums and great shopping areas – including the biggest city centre shopping mall in the UK – you have an eclectic mix. This helps to sustain and support Manchester as a popular place to live, work and invest.

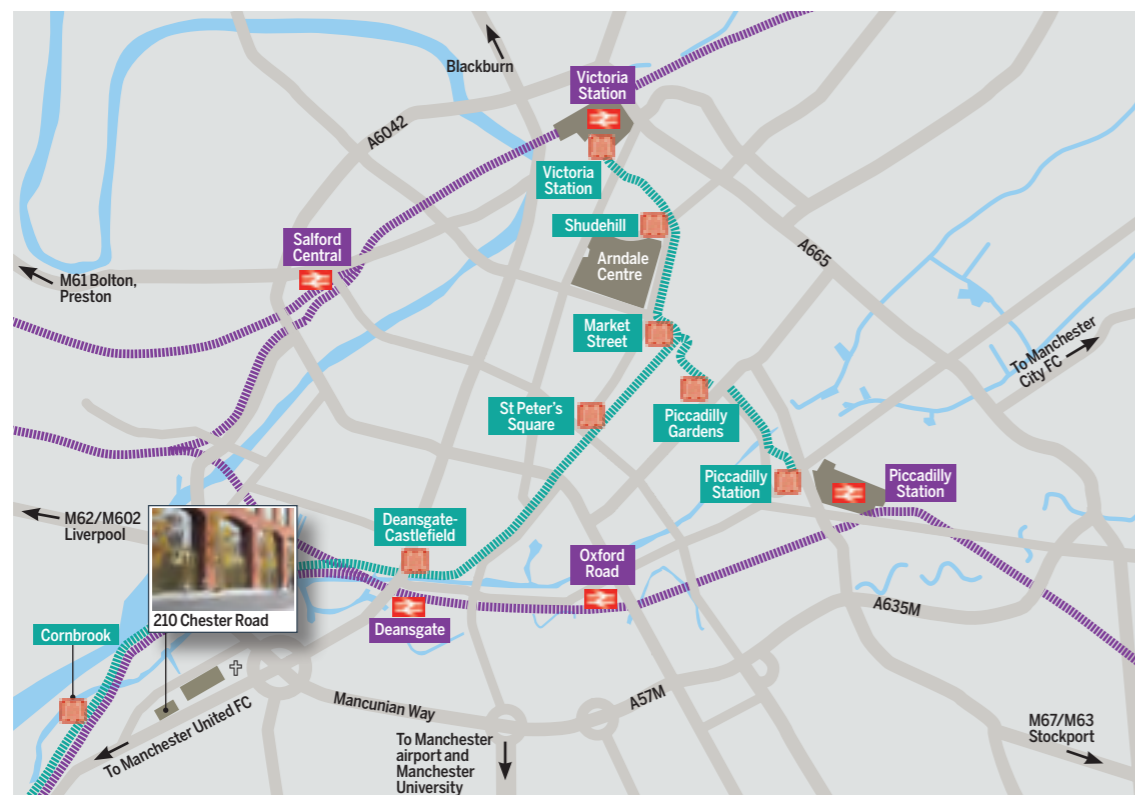
The Sky Gardens reflects a growing demand for stylish and sustainable inner city living. Apartments combine innovative design and attractive outdoor space in a 21st Century approach that mirrors the city’s ambitions.



Castlefield, an inner city oasis of quaint cobbled streets and canals



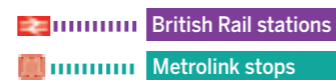
MAKING THE RIGHT CONNECTIONS



The Sky Gardens – 210 Chester Road is:

- 5** minutes' stroll to The Bridgewater Canal Basin with its waterside bars, restaurants and market
- 5** minutes' walk to Cornbrook Metrolink station and access to the cross city tram network to Manchester Victoria
- 6** minutes to Manchester Piccadilly by rail from nearby Deansgate station

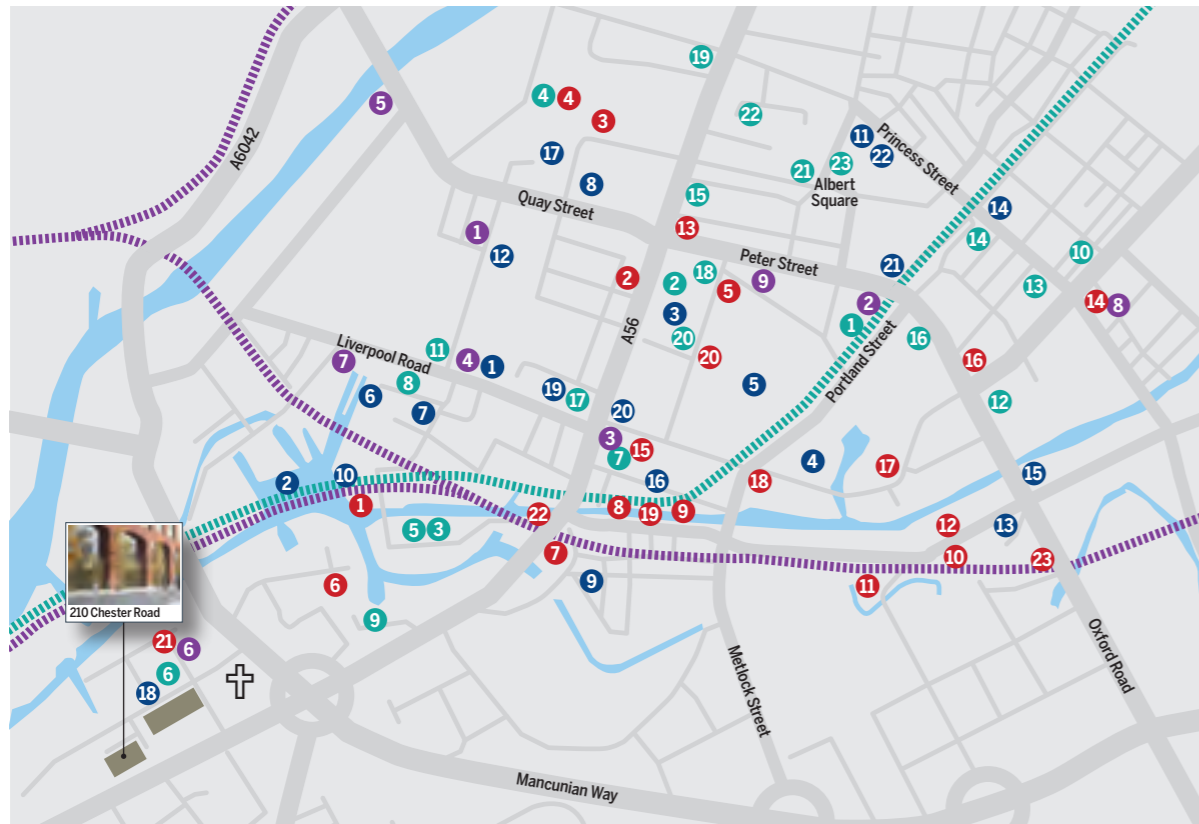
And provides easy access to Manchester's motorway links



CASTLEFIELD

A THRIVING COMMUNITY AT THE HEART OF THE CITY

Castlefield is an inner city oasis of quaint cobbled streets, canals and waterside al fresco wining and dining. Britain's first Urban Heritage Park – with its attractive canal basin, open spaces, converted mills, bridges and viaducts – has become one of the city's most sought-after residential areas. It is particularly popular with professionals who combine the undoubted lifestyle benefits with close proximity to the city centre and excellent road and rail access.



Dining

- 1 The French Restaurant, Midland Hotel
- 2 Almost Famous Burger Bar & Restaurant
- 3 Albert's Shed Restaurant & Bar
- 4 Carluccio's Italian Restaurant
- 5 Dukes 92
- 6 Banyan Tree Restaurant
- 7 The Hilton Restaurant
- 8 Sapporo Teppanyaki Restaurant
- 9 Choice Bar and Restaurant
- 10 Try Thai Restaurant
- 11 Khan Baba Indian Restaurant
- 12 Giorgio's Restaurant
- 13 Yang Sing Chinese Restaurant
- 14 Koh Samui Thai Restaurant
- 15 Topkapi Palace Restaurant
- 16 Don Giovanni's Restaurant
- 17 Dimitri's Taverna Greek Restaurant & Tapas Bar
- 18 Lucha Libre Mexican Restaurant
- 19 Australasia Restaurant
- 20 James Martin Manchester
- 21 The Albert Square Chop House
- 22 Wing's Restaurant
- 23 Rajdoot Restaurant

Bars

- 1 Barca Bar
- 2 Suede Bar
- 3 Alchemist

- 4 Oast House
- 5 Epernay Champagne & Cocktail Bar
- 6 The Wharf Pub
- 7 Atlas Bar
- 8 Lock 91 Bar
- 9 Baa Bar Deansgate Bar & Club
- 10 Dog Bowl-Black Dog Ballroom Bar
- 11 The Whim Wham Cafe
- 12 The Ritz
- 13 Revolucion de Cuba
- 14 101 Brasserie & Bar
- 15 Cloud 23 The Hilton Bar
- 16 The Alibi Bar
- 17 Peveril of The Peak
- 18 The Britons Protection Pub
- 19 Deansgate Locks
- 20 Taps
- 21 Binary Bar
- 22 Knott Bar
- 23 Thirsty Scholar

Places of interest/entertainment

- 1 Museum of Science & Industry (MOSI)
- 2 The Giants Basin
- 3 The Great Northern
- 4 The Bridgewater Hall
- 5 Manchester Central Convention Complex (GMEX)
- 6 Castlefield Outdoor Arena
- 7 Roman Fort

- 8 Opera House
- 9 Castlefield Gallery
- 10 Catalan Square
- 11 Albert Square Town Hall
- 12 St John's Gardens
- 13 Cornerhouse
- 14 Manchester Art Gallery
- 15 The Palace Theatre
- 16 The Comedy Store
- 17 Hardman Square
- 18 Phoenix Gallery
- 19 Campfield Market Hall
- 20 AMC Cinema
- 21 Manchester Central Library
- 22 Manchester Town Hall

Hotels

- 1 Great John Street Hotel
- 2 Midland Hotel
- 3 The Hilton Beetham Tower
- 4 The Ox Noble
- 5 Manchester Marriott Victoria & Albert Hotel
- 6 Luxury Base Apartment Hotel
- 7 Castlefield Hotel
- 8 Macdonald Townhouse Hotel
- 9 Radisson Blu Edwardian

- British Rail
- Metrolink



CASTLEFIELD

A HAVEN TO RELAX, DINE AND ENJOY

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.



THE SKY GARDENS

NEW LIFESTYLE OPPORTUNITIES

As we have placed a sense of community at the heart of the development, we have fashioned a range of accommodation options to meet differing needs and requirements – each delivering a high level of comfort and convenience.

Across the twelve storeys of living space and 162 homes, purchasers can choose from penthouses, triplexes, duplexes and loft apartments – with private gardens and terraces allocated for many of the one, two and three bedroom apartments. This outdoor space is augmented by a tenth floor communal garden supporting wildflower, barbeque and picnic areas – we've even allowed for urban beehives.

The variety of accommodation and layouts ensures that this new lifestyle opportunity is available to a broad range of home buyers.

Your options include:

- 6 One bedroom apartments
- 7 Two bedroom apartments
- 48 One bedroom duplexes
- 88 Two bedroom duplexes
- 13 Three bedroom triplex penthouses

Secure allocated basement parking is available on two levels as an additional option, benefiting from a designated car lift. The basement area will also provide secure cycle storage for all residents.



The Sky Gardens' interactive lounge, equipped to meet the needs of a modern lifestyle

THE SKY GARDENS

A DYNAMIC NEW COMMUNITY AND COMMERCIAL HUB

The Sky Gardens marks the second phase of pioneering city centre development which successfully combines the convenience of modern urban living with access to attractive outdoor space.

At the centre of this philosophy is a new public square, overlooked by a café, bar and restaurant, and framed by tree-lined streets – the perfect setting for residents to relax and interact.

Inside, through the welcoming and attractive entrance lobby, there's a state-of-the-art lounge area that reflects the status of the development, where you can meet, relax and unwind.

We will also be creating entrepreneurial studios for start-ups and small businesses, encouraging a creative community hub on the doorstep of Manchester's business district. Some 8,000 square feet of ground floor commercial space facing Chester Road and also located on the new public square will create active street frontages, adding to the appeal and continuing development of the area.

Businesses can benefit from shared facilities, including meeting room and interaction areas, and there's the option of commercial space that mirrors the distinctive duplex layout of The Sky Gardens' apartments.



The Sky Gardens presents new standards for style, comfort and community. The impressive entrance lobby sets the tone, while residents can enjoy the benefits of the landscaped public square.



The signature tenth floor communal roof gardens



THE THREE BEDROOM TRIPLEX



Open, cutting edge contemporary design showcases these stunning three bedroom triplexes each boasting a private roof garden and separate balcony. Two double bedrooms and an 11th floor master suite with dressing room and ensuite will appeal to young professionals and families alike. Double height ceilings engender a real sense of space, filled with pools of natural light and open vistas across the city centre skyline.



THE TWO BEDROOM DUPLEX



Discerning homebuyers can select a layout to meet their needs, with four attractive options to choose from. Stylish suspended gallery bedrooms which distinguish The Sky Gardens throughout are a feature, allowing bright, open living spaces demanded by today's purchasers.



THE ONE BEDROOM DUPLEX



Double storey windows provide open views across the new public square from the one bedroom duplexes. There is also an attractive single storey option. Inside, the distinctive layouts provide a bright, vibrant living space unrivalled in many other city centre apartments.

THE SKY GARDENS

TAILORING REFINEMENT

We have teamed up with Ollier Smurthwaite Architects to select a superior collection of fittings to furnish homes to the highest standard. Each interior package can be tailored to your specific requirements, helping make your dream home become a reality.

A restrained palette of materials has been chosen that have a timeless elegance. Ultra efficient smart home technology is seamlessly embedded throughout the homes. The kitchens' integrated modern appliances ensure superior quality. The rich tones of the engineered timber floors, stairs and kitchen units contrast the quartz worktops and concrete ceilings. The porcelain bathroom suites and ensuite are enhanced by the clean lines of the chrome fittings, ensuring a warm and inviting place.



SPECIFICATION

Kitchen

Your kitchen is available in a choice of dark or light colour palettes.

- Contemporary style kitchens with natural wooden timber veneered handleless units
- Quartz stone worktops with integrated drainer and under mounted stainless sink
- Full height matching quartz stone splashbacks
- Chrome taps and fittings

Note: Fittings vary between apartment types. Please refer to the sales team for individual kitchen schedule.

Integrated Appliances

- Fully integrated dishwasher and fridge/freezer
- Multifunction electric oven and separate built-in microwave
- 5-burner electric induction hob
- Mains smoke detectors
- State-of-the-art security system
- Fully integrated fire alarm system

Doors

Bathrooms

- Porcelain tiling to bathrooms, ensuites and WCs
- Contemporary white sanitaryware with built-in storage and large wall mirrors
- Chrome taps and fittings
- Wall mounted white vitreous china WC with soft close seat and concealed cistern with dual push button flush plate
- Baths in white enamelled steel
- Frameless glass shower screens
- Brushed stainless steel heated towel rails
- Rain shower with separate hand shower to master ensuite
- Thermostatically controlled showers

Floors & Ceilings

- Engineered oak flooring
- Exposed concrete ceilings

Doors

- Full height entrance door in veneered hardwood, solid core with hardwood frames and high quality door furniture, including cylinder night latch and spy hole
- White full height internal doors, pivot hinges with brushed stainless steel lever handles and thumb turn locks to bathrooms
- Hardwood framed panelled oak doors

Staircase

- Soft wood staircase in engineered oak flooring
- Frameless glass balustrade

Built-in Joinery

- Floating natural timber veneer dressing tables to master bedroom with under-lit LED lighting
- Built-in TV unit to living room in natural timber veneer, concealed LED lighting and drawers to match kitchen finish
- Built-in coat cupboard to have bespoke natural timber veneer doors, with internal fittings to include high level shelf, hanging pegs and low level shelf

Lighting

- Recessed LED low energy downlighting
- Feature LED concealed lighting in selected locations
- Contemporary wall mounted external lighting

Balcony

- Hardwood cedar decking
- Exterior LED light fittings

Private Roof Garden

- Surfaced by quality timber flooring
- Enclosed by quality timber
- Access door

Security

- Security fob access control to building entrance
- Video entry phone at all levels of apartment
- Apartment pre-wired for installation of an intruder alarm system
- Aluminium double glazed windows give maximum thermal efficiency and security

AV, Telephone & Data

- High speed internet connection
 - Television (Terrestrial, Freeview and Sky HD) points to reception rooms and all bedrooms
 - Telephone and data points to all reception rooms and bedrooms
 - Fully terminated cabling backbone provided to enable the installation of a wide range of audiovisual and integrated control solutions
 - DAB aerial connection
 - Windows in reception rooms and all bedrooms pre-wired with power and control cabling to allow for motorised blind and curtain options
- Note: Connection to the communications infrastructure to be arranged by the purchaser via a service provider in the normal manner

Lift

- Two 10 people lifts accessing all floors

Cycle Store

- Secure underground cycle stores

Car Parking

- Secure underground basement car parking with electrically operated garage doors with remote key fobs for each resident

Green Credentials

- Code for Sustainable Homes Level 4

Communal Roof Garden

- Surfaced by quality timber flooring
- BBQ area, outdoor seating, sun terraces, picnic areas
- Urban agriculture areas

Communal Interactive Lounge

- Exposed concrete work stations
- Seating galleries
- Communal kitchen area

Commercial & Leisure Space

- Retail and leisure units, positioned off the public square, lined with trees and outdoor seating
- 8,000 sq ft of single storey and duplex entrepreneurs' studios, including meeting rooms
- Communal lobby space with front desk

New Home Warranty

- 10 year warranty provided by NHBC

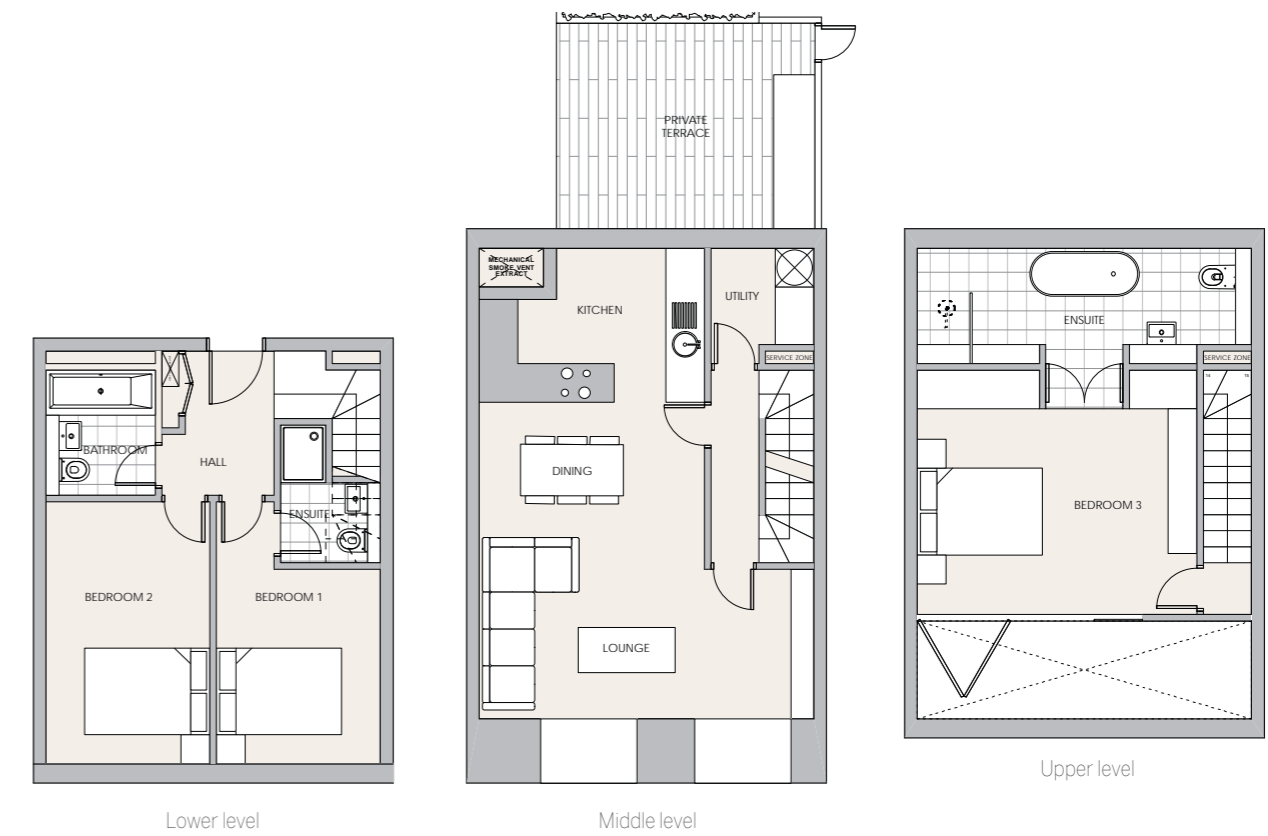
THE SKY GARDENS 210 CHESTER ROAD

A PLAN TO MEET YOUR NEEDS

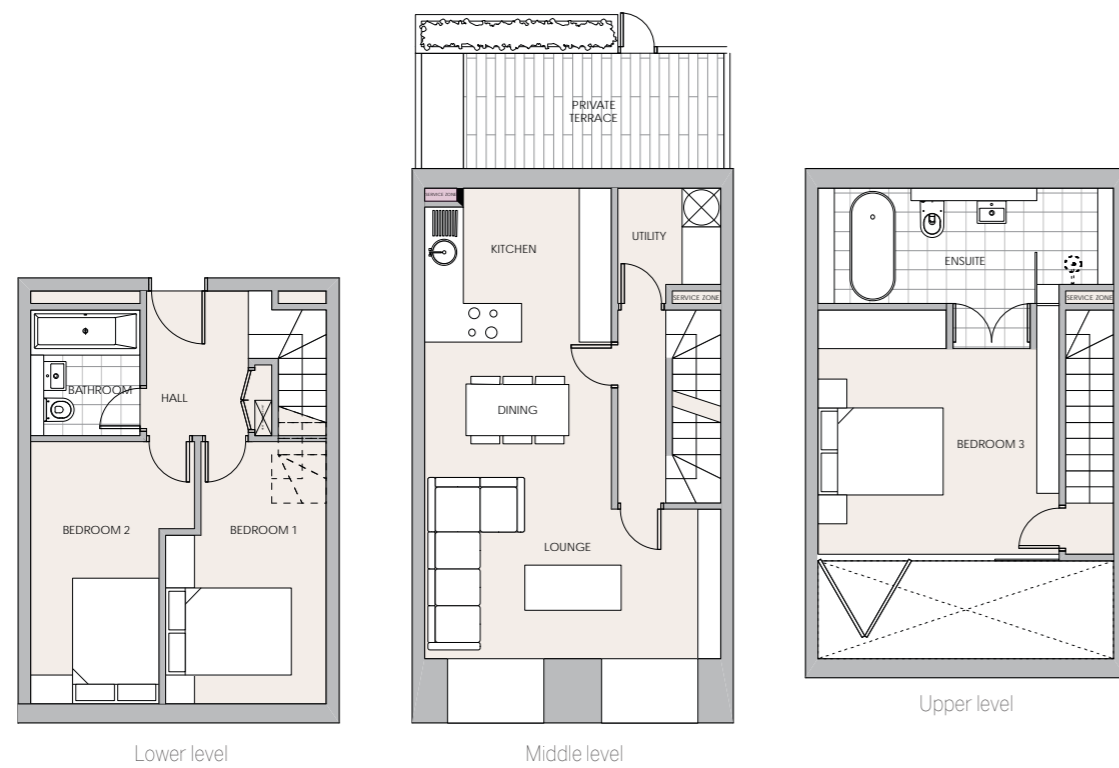
At The Sky Gardens there is attractive and stylish accommodation to meet the needs of both individuals and families – with private roof gardens and terraces allocated for many of the one, two and three bedroom apartments – affording the space to breathe. These typical floorplans showcase the range and variety of living space and provide a guide to what The Sky Gardens has to offer. We will be happy to advise on the full range of layouts, facilities and fittings – as well as price and availability.



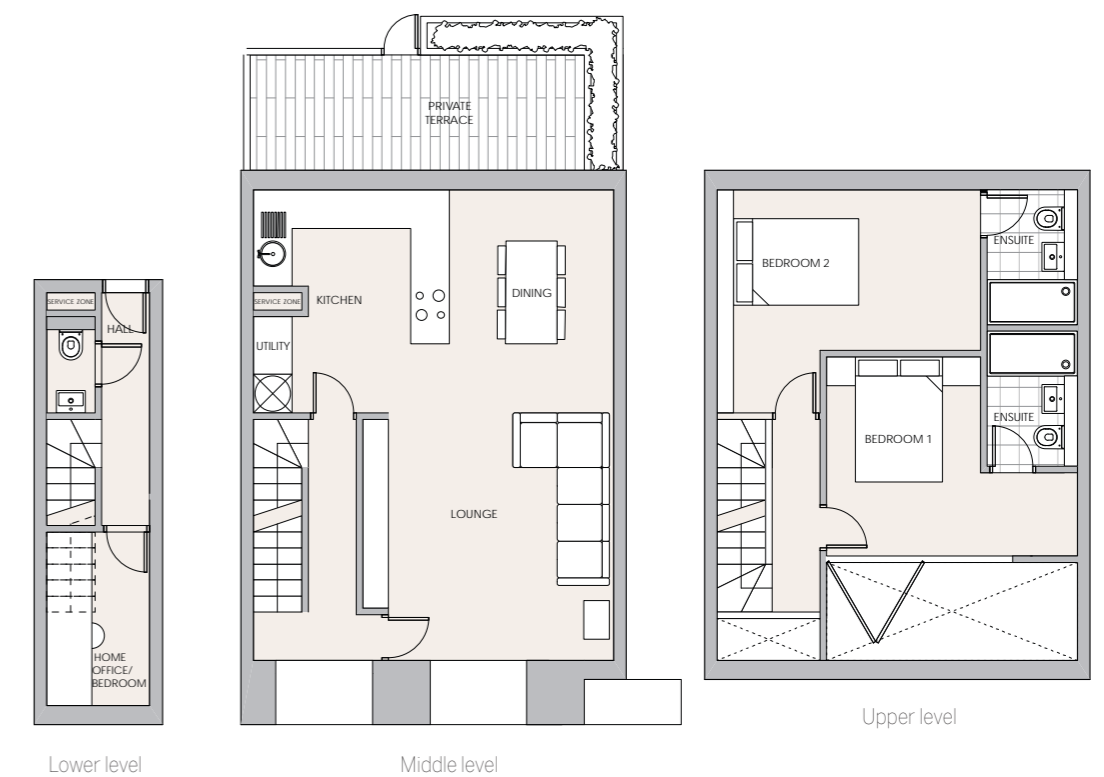
THREE STOREY, THREE BEDROOM TRIPLEX TYPE 3B (BLOCK C1)



THREE STOREY, THREE BEDROOM TRIPLEX TYPE 3A (BLOCK C1)

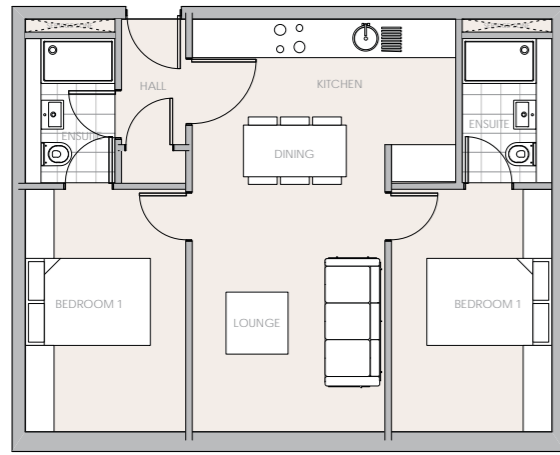


THREE STOREY, THREE BEDROOM TRIPLEX TYPE 3C (BLOCK C1)

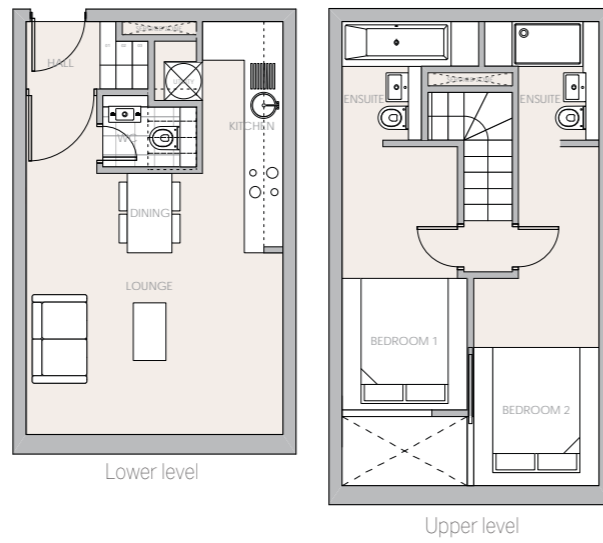


TWO BEDROOM APARTMENTS (BLOCK C1)

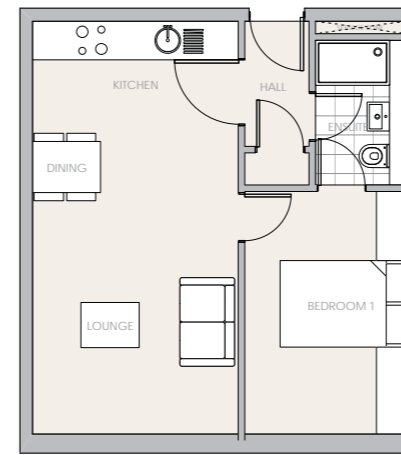
TYPE 2C



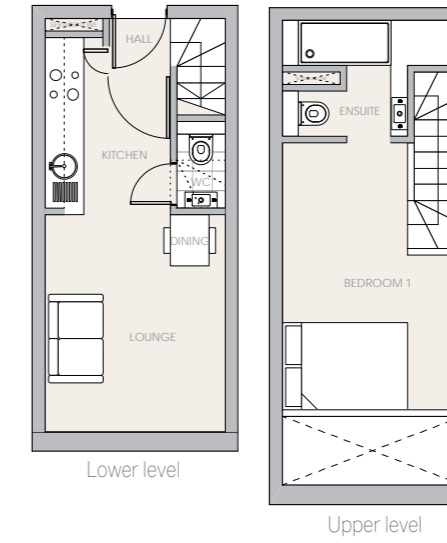
TYPE 2D



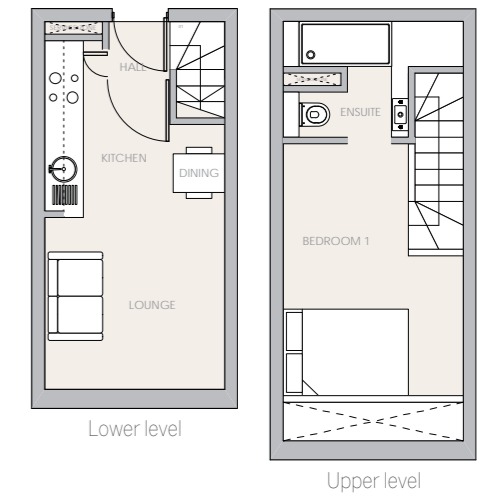
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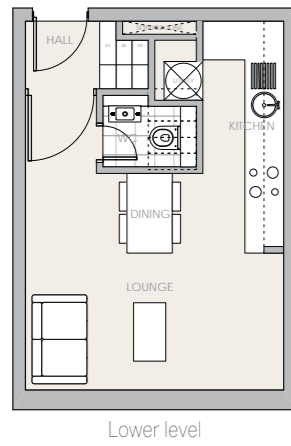
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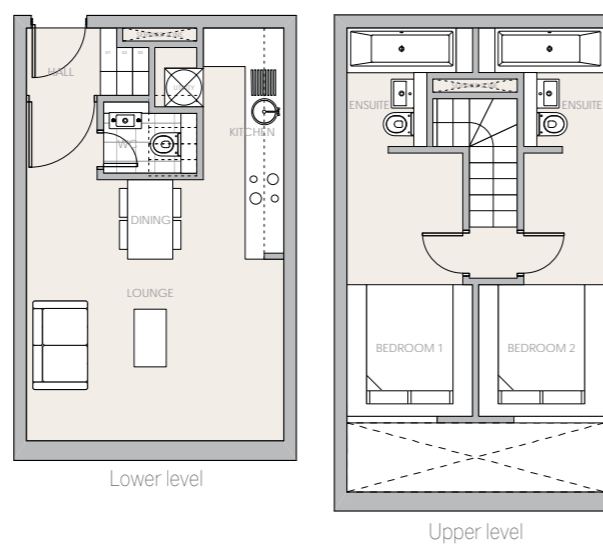
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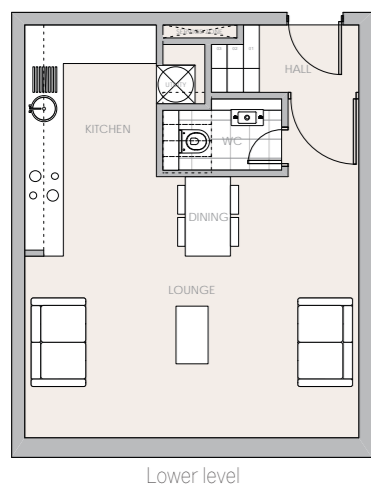
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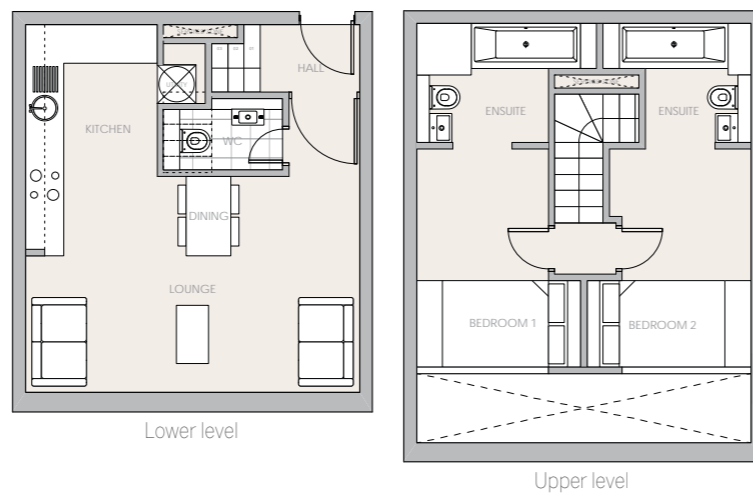
ONE BEDROOM APARTMENTS (BLOCK C2)

Each of the eight apartments in Block C2 will have their own private roof garden and will also benefit from use of the communal roof gardens in the main block and other facilities, including the interactive lounge and the option of secure parking.

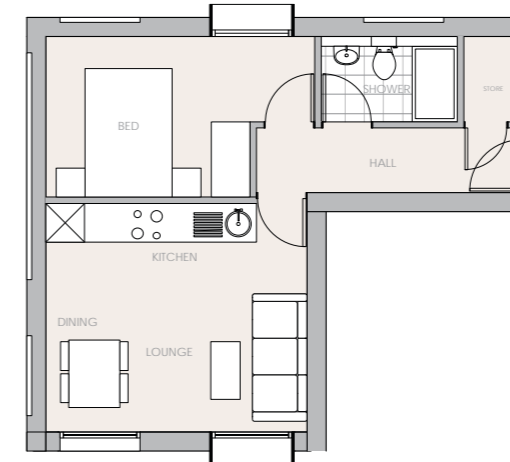
TYPE 2G



TYPE 2H



TYPE 1A



TYPE 1B

