

API
GLOBAL

THE SKY GARDENS MANCHESTER

FREE FURNITURE PACK WITH CASH PURCHASES

THE SKY GARDENS MANCHESTER

The Sky Gardens is an attractive and stylish accommodation that meets the needs of both individuals and families – with private roof gardens and terraces. This landmark development comprises of 162 exceptional one, two and three bedroom apartments at the heart of Manchester city, and with an infrastructure that offers luxury home comforts and a real sense of community.

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.

1 bedroom

From £154,000

2 bedroom

From £219,000

3 bedroom

From £354,000





KEY FACTS

Address:	210 Chester road, Castlefield, Manchester
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:	£3.14 psf

ATTRACTIVE PROPOSITION

The Sky Gardens 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 inspired by New York living.



THE SKY GARDENS IS A DYNAMIC NEW COMMUNITY AND COMMERCIAL HUB

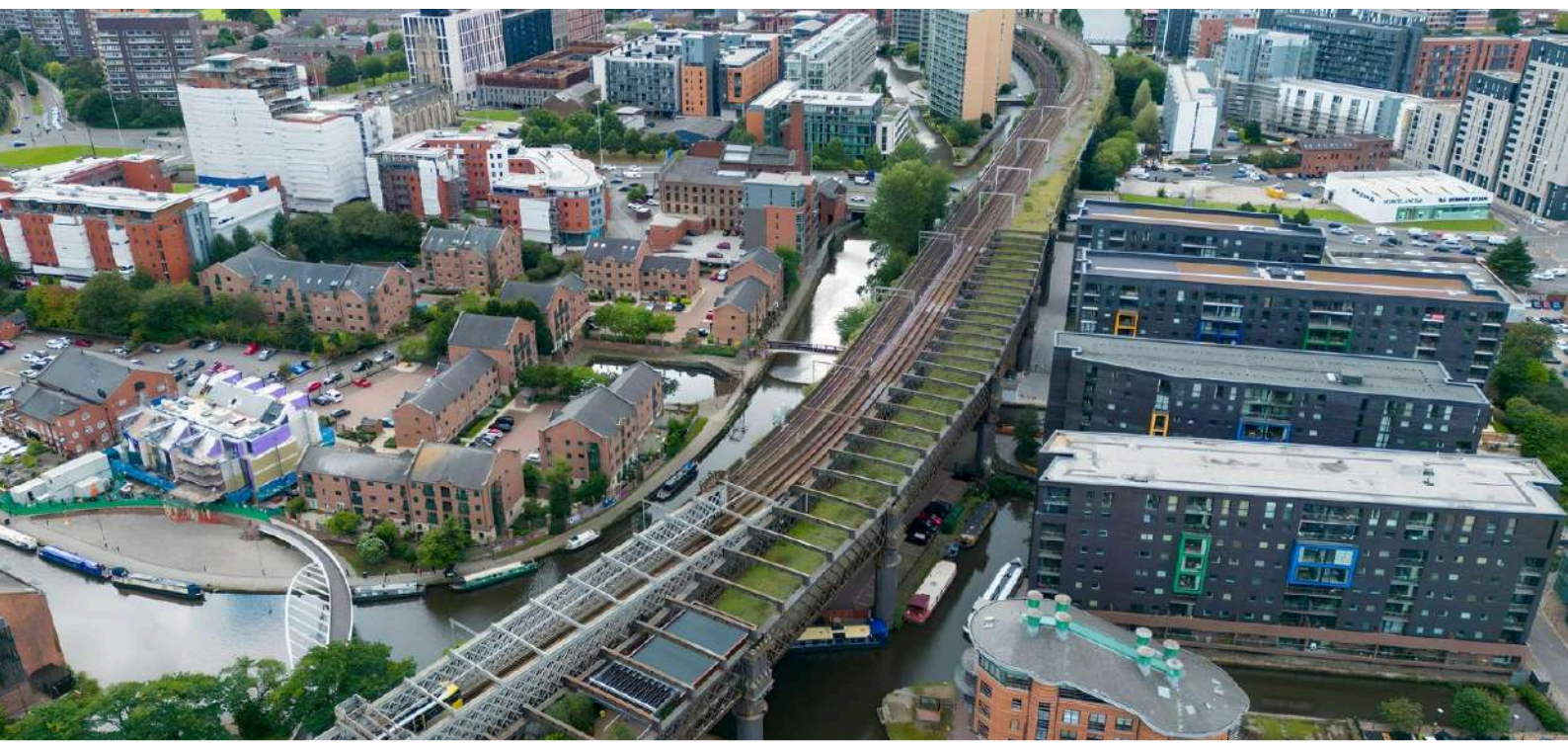


15.9%

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

THE SKY GARDENS LOCATION

The Sky 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.



THE SKY 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



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.

HIGH RENT

In June 2023, the cost of renting an apartment in Manchester increased by 19.6% annually according to JLL-outpacing all other 'Big Six' cities in the UK in terms of rental growth. Factors such as heightened demand and landlords divesting their properties have contributed to this phenomenon



GROWTH



Manchester has one of the fastest growing property markets in the UK, with house prices forecast to grow a further 19.3% in the next 4 years.

POPULATION

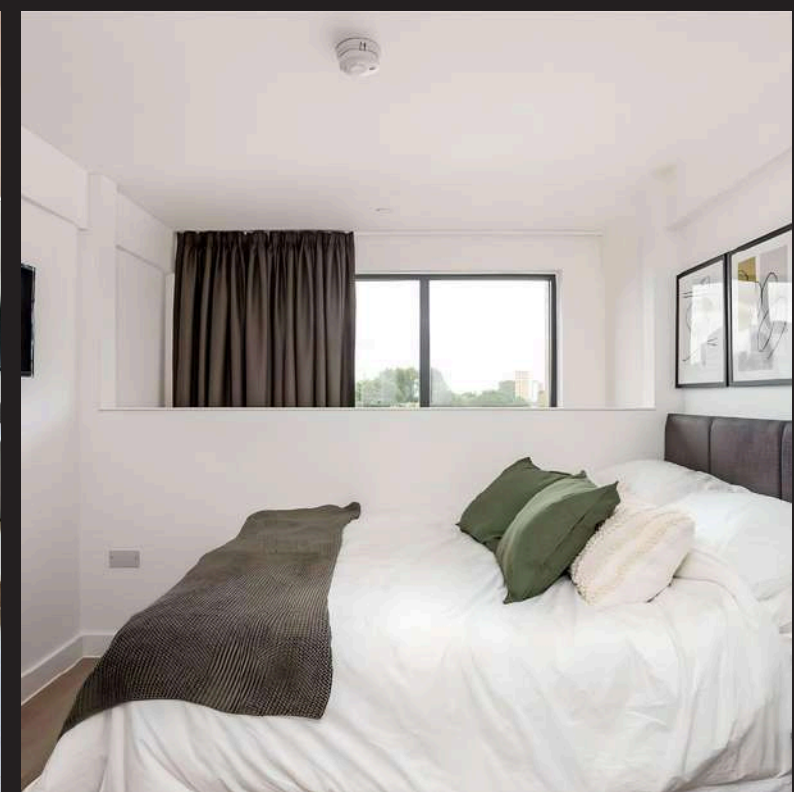
Manchester is the second youngest area in the country, census figures have revealed. The city has a median age of just 31-years-old.



DEVELOPMENT VIEW



LIVING SPACE



LIVING SPACE



COMPARABLE PRICES

Our prices:

Development	Bedrooms	Our Price
The Sky Gardens	1Bed	£174,950
The Sky Gardens	1 Bed Duplex	£159,950
The Sky Gardens	1 + Study Duplex	£199,950

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



SKY GARDENS

Unit Name	Floor	Area	Unit Type	New Sale Price	PSF	Discount	Sale Price	PSF	Recent PCM	GY	NY
0.03	Upper Ground	407	One Standard	£174,950.00	£429.85	16.69%	£210,000	£515.97	£950		6.52%
9.08	9th	401	One Standard	£179,950.00	£448.75	14.31%	£210,000	£523.69	£1,025	6.84%	6.84%
1.01	1st	505	One + Study Duplex	£199,950.00	£395.94	18.39%	£245,000	£485.15	£1,100	6.60%	6.60%
3.11	3rd	537	Two Bed Small Duplex	£212,950.00	£396.55	18.10%	£260,000	£484.17	£1,200	6.76%	6.76%
3.14	3rd	537	Two Bed Small Duplex	£212,950.00	£396.55	18.10%	£260,000	£484.17	£1,200	6.76%	6.76%
1.30	1st	625	Two Duplex	£239,950.00	£383.92	18.66%	£295,000	£472.00	£1,400	7.00%	7.00%
5.24	5th	623	Two Duplex	£239,950.00	£385.15	17.26%	£290,000	£465.49	£1,325	6.63%	6.63%
9.01	9th	918	Two + Study Triplex	£324,950.00	£353.98	24.43%	£430,000	£468.41	£1,700	6.28%	6.28%
9.06	9th	968	Three Bed Triplex	£359,950.00	£371.85	18.19%	£440,000	£454.55	£1,950	6.50%	6.50%
9.18	9th	968	Three Bed Triplex	£359,950.00	£371.85	18.19%	£440,000	£454.55	£1,950	6.50%	6.50%



SPECIFICATIONS

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

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

SPECIFICATIONS

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

SPECIFICATIONS

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

SPECIFICATIONS

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

CHESTER ROAD ELEVATION



RESERVATION PROCESS

RESERVATION FEE: £5,000

RECOMMENDED BUYER'S SOLICITOR:

ET Law, Solicitors & Legal Advisors

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E: C.sullivan@et-law.co.uk



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