

MANCHESTER TOWER, M1

- PRIME CITY CENTRE M1 LOCATION
- MIX OF STUDIO, 1 BED AND 2 BED APARTMENTS WITH 24 HOUR CONCIERGE
- LUXURY DESIGNED AND HIGHLY REFINED SPECIFICATION
- ROOFTOP RESTAURANT, BAR, TERRACE AND PAVILLION WITH PANORMANIC VIEWS OVER MANCHESTER
- 35TH FLOOR RESTAURANT AND LOUNGE AREA
- 1ST FLOOR GYMNASIUM AND AEROBIC ROOM

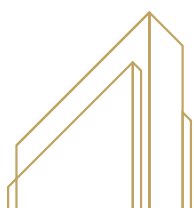


Comprising 327 apartments across 35 floors in M1, Manchester Tower is Manchester's premier new development. Marrying luxury living with unrivaled and private on-site amenities including a rooftop restaurant, bar, terrace and pavilion with panoramic views, in an unrivaled location at the heart of one of the World's best known cities, Manchester Tower takes city modern day centre living to a new level.

"Interest on deposit?" "Yes - 2% per annum"*

FAST FACTS

Developer?	Empire Property Concepts - SPV: Featherfoot Whitworth Street Limited
Architect?	Jon Matthews Architects
Project manager?	Ikon - Powered by Lambert Smith Hampton
Contractor?	Russell WBHO
Planning consultant?	Deloitte
Block management company?	HLM - Powered by Lambert Smith Hampton
Estimated completion?	Q2 2025
Long stop date?	Q2 2026
Number of floors in the building?	35
Number of apartments in the building?	327
Cycle storage?	Yes
Building warranty provider?	NHBC
Leasehold period?	999 years
Are contracts assignable?	Yes
Number of lifts in the building?	3
Ground rent?	0.1% of the contracted purchase price which will be reviewed every 10 years in accordance with the retail price index (RPI) to ensure full CML compliance
What amenities are included?	Double story glass atrium housing reception, meeting rooms and 24/7 concierge, rooftop restaurant, bar, terrace and pavillion, ground floor atrium lounge, 1st floor gymnasium.
Location?	10-12 Whitworth Street West, Manchester, M15 WY
Price range?	£144,048 - £639,450
Size range?	249.7 - 747 sqft
Estimated service charge?	£2.75 psft
Payment process?	25% upon exchange, 75% upon practical completion
Purchaser solicitor?	Ronald Fletcher Baker
Developer's solicitor?	Glaisyers LLP



SPECIFICATION

Every part of Manchester Tower has been carefully created with you in mind. This can be seen by the level of care and consideration that has gone into producing these luxurious properties.

WALLS, FLOORS & CEILINGS

The spacious apartments combine wonderful high ceilings with expansive windows which enable spectacular panoramic views and lovely natural light to flood in. Walls are painted a soft white throughout, while feature tiling in the kitchen(s), bathroom(s) and ensuites.

KITCHENS & BATHROOMS

Kitchens have a streamlined, contemporary finish with integrated German quality appliances including oven, hob, extractor fan, microwave, dishwasher and fridge/freezer. High specification bathrooms have branded fine china ware and high quality German mixer taps and shower controls.

STUDIO, 1 & 2 BEDROOM APARTMENTS

LIVING ROOM & KITCHEN

- Oak styled engineered flooring
- Low carbon footprint British made kitchens
- Handleless doors
- Quartz worktop and upstand
- Franke branded (or similar) inset sink and mixer tap
- Neff (or similar) integrated appliances including oven, hob, extractor fan, microwave and dishwasher
- Integrated fridge/freezer

BATHROOMS and ENSUITES

- Villeroy and Boch (or similar) bathroom suite with back to wall WC
- Shower over bath with glass shower door
- Thermostatic shower and controls (where applicable)
- Low profile shower tray (where applicable)
- Hansgrohe (or similar) bath mixer tap
- Hansgrohe (or similar) basin mixer tap
- Electric shaver point
- Electric heated towel rail
- Ceiling lights recessed downlights - low voltage LED
- Partial wall tiling
- Tiled floor finish

BEDROOM

- Durable carpets sourced from the best in class British suppliers
- Fitted wardrobe to master bedroom, matt finish door with long bar handle, single shelf and hanging rail

COMMUNAL AREAS

- Double storey glass atrium housing reception
- 24 hour concierge service
- Lounge area with meeting rooms
- 35th floor bar and restaurant with rooftop pavilion and terrace
- Gymnasium
- Cycle storage

GENERAL APARTMENTS

- Interior-designed coordinated colour schemes
- Wood-effect flooring in hallways, kitchen and living rooms
- Carpets to bedrooms
- Apartment entrance door with multi-point lock and door viewer
- White Mist painted walls
- Utility cupboard
- TV and telephone points to living room and master bedroom
- Ceiling lights recessed downlights - low voltage LED
- Mains operated smoke detectors with battery backup to all apartments
- Fire sprinkler system to all apartments
- Feature double glazed windows to provide panoramic views
- NHBC (or similar) 10-year construction defects insurance



Property and lettings management:

Featherfoot & HLM - Powered by Lambert Smith Hampton



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*interest rolled up and to paid upon practical completion

