

NORTHILL APARTMENTS MANCHESTER



**NORTHILL APARTMENTS,
LOCATED IN THE
HEART OF SALFORD
QUAYS. THE PREVIOUS
PHASES HAVE BEEN A
TREMENDOUS SUCCESS,
SHOWING THE HUGE
DEMAND FOR PRIME
LUXURY RESIDENTIAL
HOMES IN SALFORD.**

- Salford Quays is one of the UK's top property hotspots
- Studio, 1 and 2 bed apartments available
- Stunning views of Salford's waterfront from many apartments
- Luxury apartments close to Manchester city centre



The brand-new development is comprised of 264 apartments spread over a 27 storey tower, with a selection of spacious studios and premium one, two and three bedroom apartments available. Each of the stunning apartments will be meticulously designed to the highest possible standard, providing residents with a luxury modern living experience. Facilities will include a landscaped communal garden and an on-site gymnasium to further enhance the rental experience for tenants.

Northill Apartments will be a fantastic addition to this thriving area, which includes MediaCityUK, an iconic modern hub which is home to world-class corporations such as BBC and ITV studios and is at the forefront of the digital economy.

KEY FACTS

Developer:	Fortis Developments Ltd.
Development Address:	Fortis Quays, Salford, M50 3XZ
Estimated Completion:	Completed Development
Unit Types:	Studio, 1, 2 and 3 bedrooms
Tenure:	999 years lease
Estimated Service Charge:	£2 psf p.a.
Expected Yield:	6.62% gross
Ground Rent:	TBC
Building Warranty:	10 year building warranty
Prices Starting from:	£137,586.90
Parking:	Subject to Availability
Furniture Pack:	Available

NORTHILL APARTMENTS MANCHESTER



LOCATION: SALFORD QUAYS

Greater Manchester is one of the top property hotspots in the UK and, within the region, Salford is leading the way. This has been particularly apparent at Salford's waterfront which has been

injected with £560m worth of investment, regenerating the site from underused docklands into a business hub with world-class facilities and a rich cultural offering.

The fourth phase of the flagship Fortis Quay development is Northill Apartments, located in the heart of Salford Quays. The previous phases have been a tremendous success, showing the huge demand for prime luxury residential homes in Salford.

The Fortis Quay concept was formed to recognise the history of the now iconic Salford Quays waterfront, with a nod to the area's illustrious past as one of the UK's most popular ports despite its inland position.

Fortis Quay is a premier residential destination in the heart of Salford Quays comprising four unique developments which, when combined, create the perfect village environment - a go-to destination to live, work and play

The canals that still exist to this day give Salford Quays a unique identity, and make them a picturesque and peaceful place to live.



- BBC, ITV
- Restaurants
- Lowry Theatre
- Virgin Active Gym
- Bars
- Salford University
- Lowry Outlet
- Helly Hansen Watersports Centre

NORTHILL APARTMENTS MANCHESTER



LOCATION: SALFORD QUAYS



MediaCityUK

Situated on the picturesque Salford Quays waterfront, MediaCityUK is home to the BBC and ITV studios, as well as over 200 businesses and a stunning outdoor piazza.

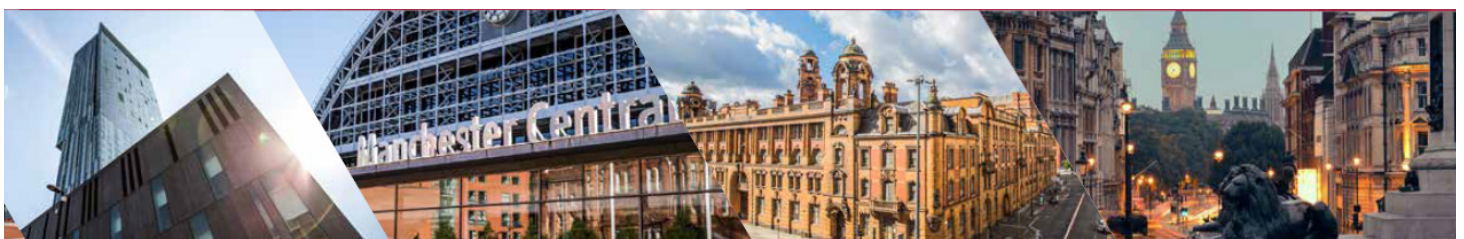
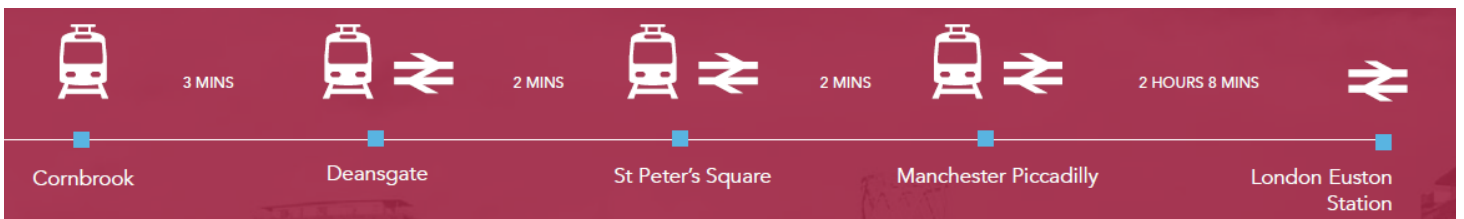
The Lowry Theatre

Situated on the picturesque Salford Quays waterfront, MediaCityUK is home to the BBC and ITV studios, as well as over 200 businesses and a stunning outdoor piazza.



Old Trafford Football Stadium

Manchester United's football stadium attracts millions of visitors every year, keen to experience the atmosphere in the home of one of the world's most famous football clubs.



Beetham Tower

Beetham Tower epitomises luxury both inside and out—the glassfronted exterior hosts a luxury Hilton hotel and Cloud 23, a bar that offers unparalleled city views from the 23rd floor.

Manchester Central

Manchester Central has been a recognisable landmark to the city for many years, providing Manchester with over 23,000 square meters of flexible space for events and exhibitions.

Manchester Piccadilly

With over 23 million passengers passing through the station every year, Manchester's Piccadilly train station is the fourth busiest station in the United Kingdom.

London

The capital of the UK lies just over two hours from Manchester Piccadilly, making it easily accessible for residents of the North Hill Apartments.

NORTHILL APARTMENTS MANCHESTER



MANCHESTER: A MODERN RENAISSANCE

Looking to cultivate a strong sense of identity the neighbouring cities of Manchester and Salford put a strong emphasis on local arts and culture, innovation, business and leisure which has been coupled with huge government investment.

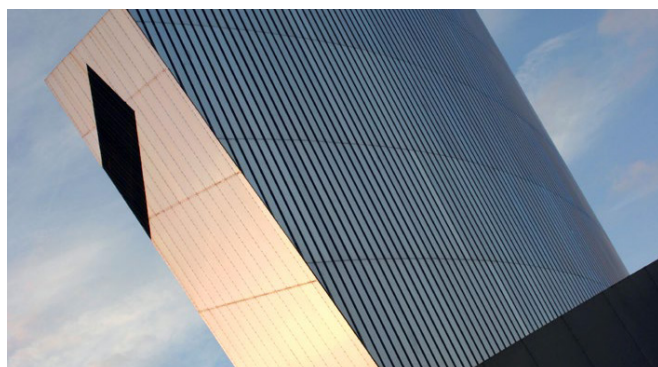
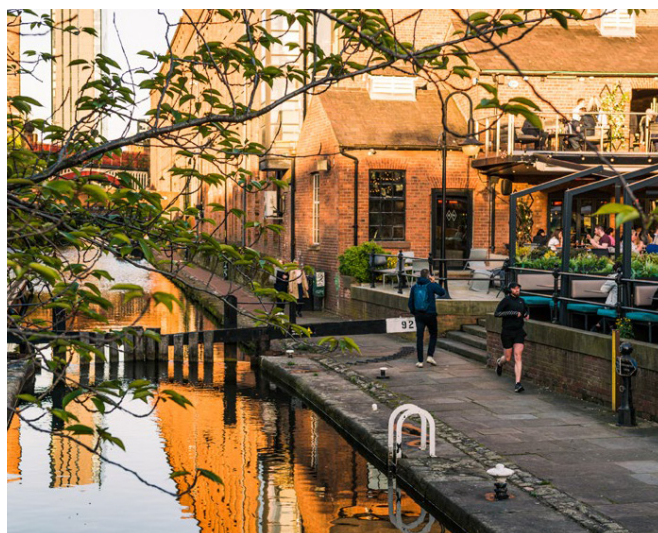
Home to the famous Lowry Theatre, one of the most visited tourist destinations in the North West, the Imperial War Museum and the Salford Museum & Art Gallery, there is no question that Salford is also defining itself as a truly unique and independent city.

The £550 million pound investment in Media CityUK has created a unique waterfront destina-

tion for leisure, innovation and digital media – home to the BBC and ITV among others.

The largest purpose-built telecommunications and media hub in Europe, MediaCityUK is on the rise as big businesses look to relocate and premium establishments aim to be represented in the area.

To cope with the growing numbers of people wishing to work and live in Manchester and Salford there are significant plans in place to develop the local infrastructure and encourage economic growth. Consequently, house prices and rental yields are on the rise, making Greater Manchester one of the UK's premier destinations for investors.



NORTHILL APARTMENTS MANCHESTER



WHY INVEST IN MANCHESTER

MANCHESTER, ONE OF THE FASTEST-GROWING REGIONS FOR ACHIEVING MARKET LEADING RETURNS



Location

Manchester



Population

2.8 million
(Greater Manchester)



Economy

£62 billion
(Greater Manchester)



Employment

30.7% ^ since
2016



Tourism

£7.9 billion
(Greater Manchester)

Manchester is a world-class city that is growing more rapidly than any of its peers. Named as the UK's most liveable city year after year by the Economist, and with a booming population to suit, it is easy to see why Manchester is at the very top of the list for investors from all over the world.

Manchester's skyline has changed beyond recognition in recent years as the city enters its new era as an international city ready to change the world again. There has never been a better time to invest in city centre property and make

the most of this boom.

Significant investment is being made across Greater Manchester into all sectors of the economy. Significant infrastructure spending will make Manchester one of Europe's best-integrated cities with seamless transport solutions for its citizens.

MANCHESTER



Largest economic area outside of London



84% increase in jobs in last 10 years



80 of the FTSE 100 companies have offices in Manchester



Fastest growing property market in the UK



Voted Best City to Live (Economist intelligence unit)



28% growth forecasted in next 5 years



A shortfall of 9,000 properties per year



Properties sell 3x faster than in London

NORTHILL APARTMENTS MANCHESTER



WHY INVEST IN MANCHESTER

INFRASTRUCTURE

+£8.2BN INWARD INVESTMENT INTO MANCHESTER OVER THE LAST 10 YEARS.



AIRPORT

- 255 destinations
- 22,000,000 passengers each year
- £1Bn expansion plan to be completed in 2024
- 1,500 jobs created



HS2

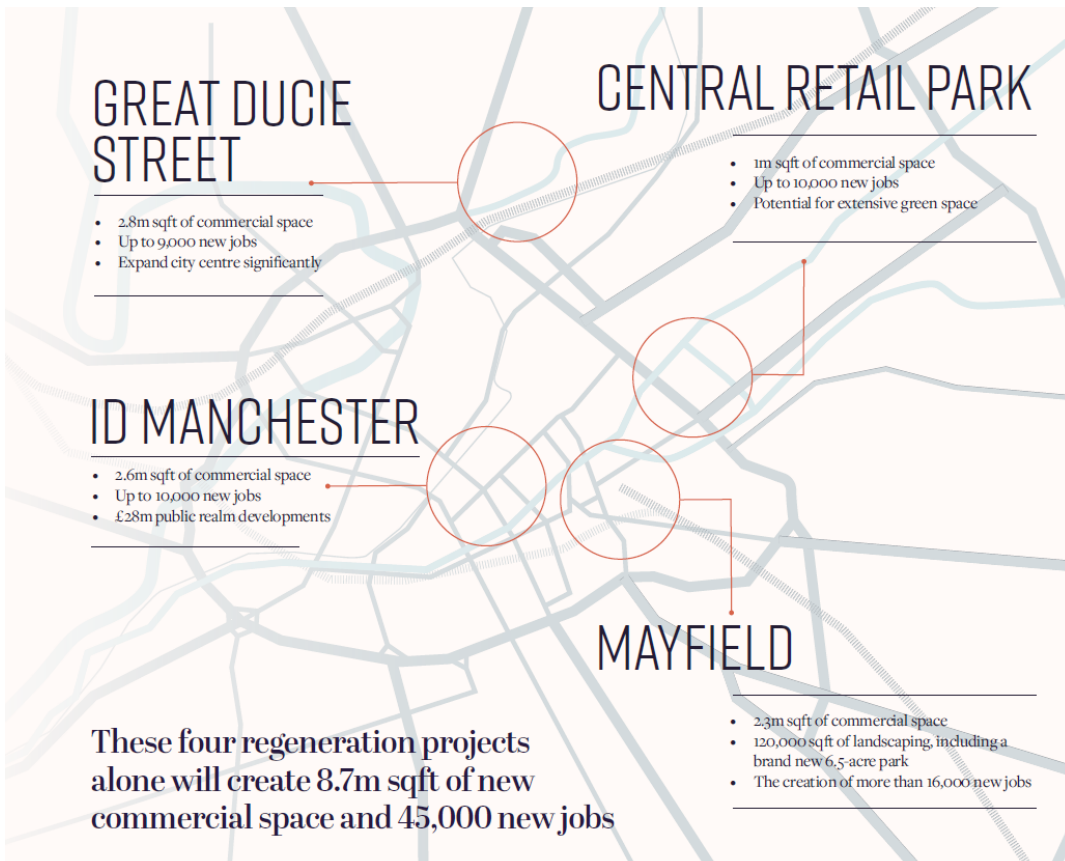
- FASTEST TRAINS in Europe
- 1 HOUR to London
- 55,000 jobs created



METROLINK

- 7 lines
- 93 Stops
- 40M passenger journeys a year

SIGNIFICANT REGENERATION



NORTHILL APARTMENTS MANCHESTER



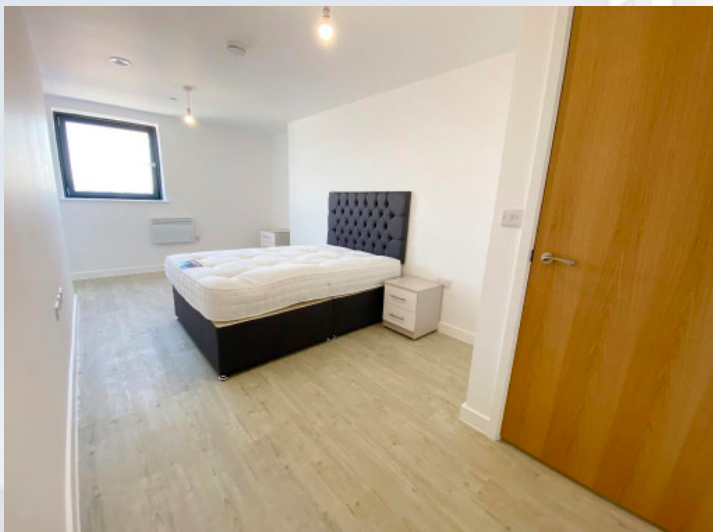
DEVELOPMENT VIEWS



NORTH HILL APARTMENTS MANCHESTER



DEVELOPMENT VIEWS



AMENITIES & SPECIFICATIONS

GENERAL

- Double glazed Aluminum or UPVC (RAL 7015) windows
- Spot lights in kitchens and living rooms
- Energy efficient Electric Space Heating (Programmable)
- Fob entry system with intercom
- IP CCTV Cameras Linked to Internet for Remote Connectivity covering Communal lobby and lift areas
- All Areas – Karndean style Laminate vinyl tile flooring

KITCHEN

- Gloss Finish 2 Tone Units
- Wood effect 40mm laminate work top or similar
- 4 Ring Halogen Hob
- Electric chimney extractor hood
- Built in Electric Cooker
- Integrated Fridge Freezer
- 1.5 Stainless Steel Sink with mixer tap
- Vivid Gloss Tile Splashback
- Integrated dishwasher

BATHROOM

- Bath with thermostatic over shower
- Full floor to ceiling Polished Porcelain Tiles
- Hand Basin & Pedestal
- WC with cistern
- Bathroom Pack – Towel Rail, Toilet Roll Holder, Shelf or cabinet, Cup Holder
- Mirror

EN-SUITE

- Shower enclosure
- Thermostatic shower
- Full floor to ceiling polished porcelain tiles
- Hand basin & pedestal
- WC with cistern
- Bathroom Pack inc Towel Rail, Toilet holder, Shelf or cabinet, Cup holder, Mirror

NORTHILL APARTMENTS MANCHESTER



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

Simultaneous Exchange and Completion.

LEGAL INFORMATION



means something better.

VENDOR'S SOLICITOR

MSB Solicitors
Darren Barwick
DarrenBarwick@msbsolicitors.co.uk
Hafiza Khatun
HafizaKhatun@msbsolicitors.co.uk
T: +44(0) 252 281 9040

MONTECRISTO LLP RECOMMENDED BUYER'S SOLICITOR

SOLICITORS

Montecristo LLP
Ardeshir Matini
amatini@montecristollp.com
T: +44 (0)7787 547149

LETTINGS AND MANAGEMENT



REDSTONE PROPERTY PORTFOLIO MANAGEMENT

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

T: +44 (0) 121 295 1324

E: lettings@redstoneproperty.co.uk

AVAILABILITY LIST

UNIT NO	TYPE	SQ.FT	EN-SUITE	BALCONY	SELLING PRICE	ERV	GROSS YIELD	DEAL TYPE
NA-2-04	Studio	363	None	Yes	£137,586.90	£750	6.54%	CASH BUYER ONLY
NA-2-07	Studio	363	None	Yes	£137,586.90	£750	6.54%	CASH BUYER ONLY
NA-3-02	1 Bed Apartment	480	None	Yes	£168,162.90	£875	6.24%	CASH BUYER ONLY
NA-5-07	Studio	443	None	No	£142,682.90	£775	6.52%	CASH BUYER ONLY
NA-6-07	Studio	443	None	No	£142,682.90	£775	6.52%	CASH BUYER ONLY
NA-6-11	Studio	443	None	No	£147,778.90	£775	6.29%	CASH BUYER ONLY
NA-6-14	Studio	443	None	No	£147,778.90	£775	6.29%	CASH BUYER ONLY
NA-7-07	Studio	443	None	No	£147,778.90	£775	6.29%	CASH BUYER ONLY
NA-7-14	Studio	443	None	No	£147,778.90	£775	6.29%	CASH BUYER ONLY
NA-8-02	1 Bed Apartment	522	None	Yes	£178,354.90	£925	6.22%	CASH BUYER ONLY
NA-10-03	1 Bed Apartment	522	None	Yes	£183,450.90	£950	6.21%	CASH BUYER ONLY
NA-11-02	1 Bed Apartment	522	None	Yes	£183,450.90	£950	6.21%	CASH BUYER ONLY
NA-13-02	1 Bed Apartment	522	None	Yes	£183,450.90	£950	6.21%	CASH BUYER ONLY
NA-24-03	2 Bed Apartment	678	1	Yes	£264,986.90	£1,300	5.89%	CASH BUYER ONLY

UNIT NO	TYPE	SQ.FT	EN-SUITE	BALCONY	SELLING PRICE	ERV	GROSS YIELD	DEAL TYPE
NA-23-01	3 Bed Apartment	1,436	1	Yes	£425,000	£2,100	5.93%	CASH OR MORTGAGE
NA-23-04	3 Bed Apartment	1,168	1	Yes	£359,995	£1,900	6.33%	CASH OR MORTGAGE
NA-23-05	3 Bed Apartment	1,436	1	Yes	£425,000	£2,100	5.93%	CASH OR MORTGAGE
NA-24-01	3 Bed Apartment	1,436	1	No	£425,000	£2,100	5.93%	CASH OR MORTGAGE
NA-24-02	3 Bed Apartment	1,168	1	No	£369,995	£1,950	6.32%	CASH OR MORTGAGE
NA-25-01	2 Bed Apartment	655	1	No	£287,500	£1,500	6.26%	CASH OR MORTGAGE
NA-26-04	2 Bed Apartment	655	1	No	£289,995	£1,500	6.21%	CASH OR MORTGAGE
NA-26-07	1 Bed Apartment	465	1	No	£197,500	£1,150	6.99%	CASH OR MORTGAGE
NA-27-01	2 Bed Apartment	655	1	No	£299,995	£1,550	6.20%	CASH OR MORTGAGE
NA-27-09	2 Bed Apartment	655	1	Yes	£299,995	£1,550	6.20%	CASH OR MORTGAGE