



LIVE LET BUY

BROCHURE

MANCHESTER

REASONS TO INVEST

The city has transformed from a powerhouse of the industrial revolution through its cotton industry in the 18th and 19th centuries to be one the UK's main digital hubs in the 21st.

Thanks to intensive regeneration, investment and development over the last decade, Manchester has become the second largest economy in the UK and been ranked as the best city to live in the UK.

10.1%

rental yields in 2018

↑ 6.2%

price growth in 2018

↑ 149%

population growth
between 2002 and 2015



Home to the biggest
purpose-built media
location in Europe



Second largest city
region economy in
the UK



Highest job
growth in the UK



MANCHESTER

PROPERTY PRICES

Despite its popularity and everything it has going for it, Manchester's house prices are surprisingly low.

While the national average house price in the UK is now around £280K, prices in Manchester and Salford stay well under that at just over £190K. As a result, both investors and prospective homeowners can achieve real 'bang for their buck' in the city.

Manchester is experiencing some of the highest levels of property price growth in the country. Between November 2016 and November 2017, prices increased 12.7%.

↑ 12.7%

Increase in property prices

£ 280K

average house price in the UK

prices in Manchester

£ 190K



Hill Quays - Atrium

HILL QUAYS

OVERVIEW

42 newly completed and fully tenanted apartments in Deansgate - one of the most exclusive and sought after areas of Manchester.

- Luxury 1 & 2 bed apartments
- Prices from £190,000
- Newly completed and fully tenanted
- Up to 5.26% rental yields per annum
- Award-winning design
- City centre location
- Minutes from First Street - the city's newest dining, drinking and entertainment destination
- Great capital gain potential

5.26% Rental Yields

Complete & Fully Tenanted

Prime Location



London Train Station:
2 hrs 8 mins



Manchester International
Airport: 20 mins drive



1 Beetham Tower & Expo
Center (200m)



2 First Street Manchester
(300m)



3 Manchester Metropolitan
University (600m)



4 China Town
(800m)



5 Old Trafford Stadium
(2900m)



6 Salford Quays
(200m)

HILL QUAYS

LOCATION

■ Address: 1 Jordan Street, Manchester, M15 4PY, UK



MANCHESTER

FIRST STREET

Culture Centre

The new home for the merged Cornerhouse and Library Theatre Company will be an exceptional multi-art form production-focused contemporary arts organisation.

Four Star Hotel

This four-star hotel will be operated by Melia Hotels International for their Inside brand - the first in the UK. With 208 beds over 11 storeys, including a wellness suite, restaurant, bar and conference facilities, the hotel will be operational in spring/summer 2014.

Bars, Restaurants and Retail Spaces

With up to 1m visitors a year expected to visit First Street from 2014, these, new leisure and amenity facilities will help to create the buzz and vibrancy of this destination.

Multi-storey Car Park

This building comprises a 700-space multi-storey car park, small-scale retail facilities, and food and beverage uses.

Public Realm

A new public space for the city centre will be created in front of the Culture Centre providing space for outdoor performances and a range of events and activities, which will help bring a new vitality to First Street.

Student Accommodation

Vita Student is a premium brand; the first of its kind dedicated to designing, developing and delivering the best student property in the UK. Vita Student at First Street is home to 279 individual luxury studios each offering the highest standard of student living.

HILL QUAYS

EXTERIOR





HILL QUAYS
INTERIOR





HILL QUAYS

SPECIFICATIONS

Kitchens

Kitchens are by Poggenpohl. They feature a range of essential integrated appliances including oven, ceramic hob, extractor, fridge-freezer, washer-dryer and dishwasher. Breakfast bars are a feature of most 2-bedroom apartments.

Electrical and Mechanical

Satin stainless steel sockets are provided to all lounges, kitchens and hallways. All rooms feature nickel down-lights and electrical panel heating. Pressurised hot water is supplied via a power max cylinder and there is a whole-house ventilation system.

Floors

At Hill Quays you'll find real wood floors, utilising the highest quality engineering floor

systems, as opposed to the imitation wood "laminates" (plastic made to look like wood) used in almost every other development in Manchester. These real wood floors are found in all areas except bathrooms, which feature beautiful tiling schemes, and bedrooms, which benefit from 80/20 pure wool carpet.

Bathroom and Ensuite

Sanitary ware is by the likes of Stark and Duravit and features concealed cisterns designed with granite tops. Fittings are in chrome and wall and floor tiling is a feature of all 'wet areas' in bathrooms. Full width, half-height mirrors are also fitted in bathrooms and en-suites.



HILL QUAYS

SPECIFICATIONS

Internal Decoration

Internal doors are of a flush painted design with satin stainless steel ironmongery, while walls and ceilings are plastered or dry lined emulsion painted.

Windows and Balcony Doors

Windows and balcony doors are by MagHansen and thermally insulated with aluminium powder coating. Balconies are of a steel framed design with hardwood decking, with the exception of some units in Building 2, which are of a ceramic tiled solid concrete construction.

Security

Each apartment features a video entry system which is mobile phone compatible to enable contact when the occupier is out. Soundsecure Oak front entrance

doors are compliant with 'secure-by-design' requirements and include three-point locking and security viewer.

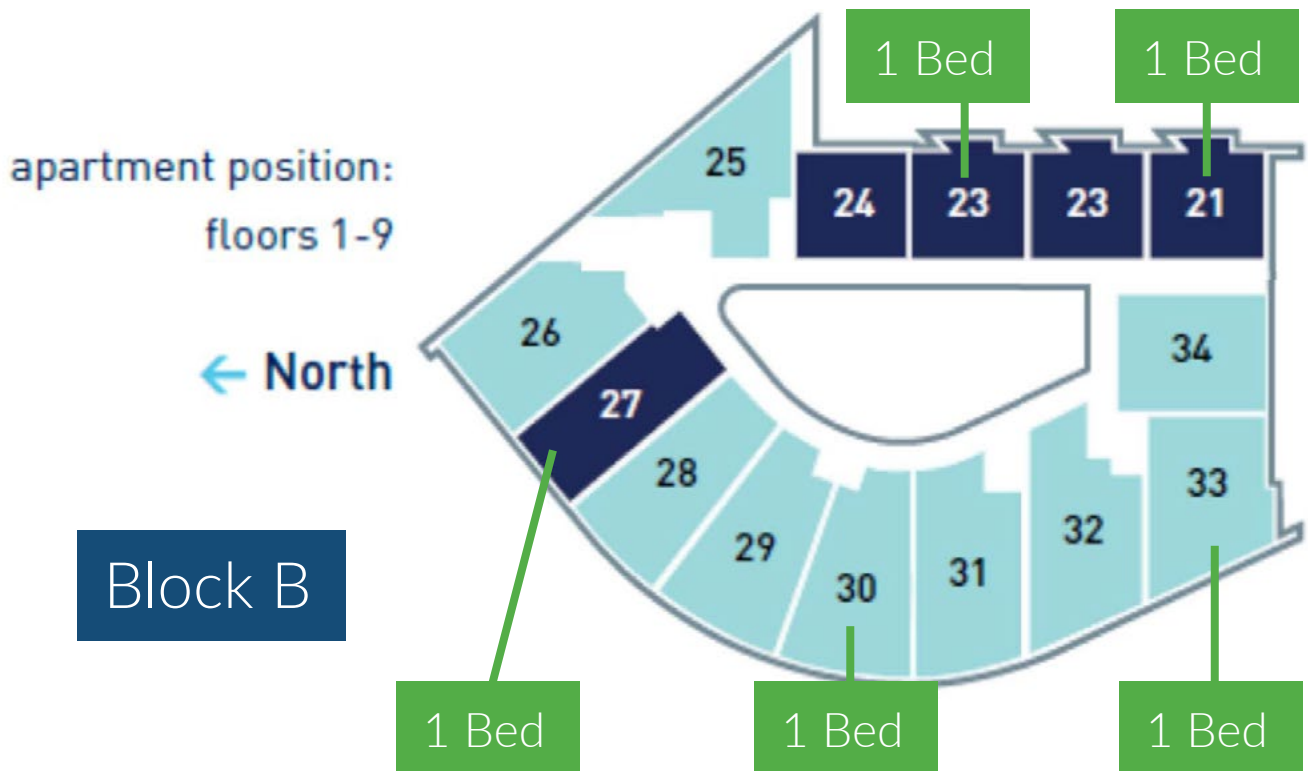
Communal Areas

Communal areas benefit from a high specification package which includes:

- 24-hour concierge
- CCTV to full-site perimeter
- Secure underground parking
- River frontage with landscaped walkway
- Communal areas & Japanese garden in Atrium
- High-quality hard landscaping
- High-speed passenger lifts to all floors
- Refuse chutes to all floors with refuse collected by the on-site concierge daily
- Gym and Sauna
- Underground carpark

HILL QUAYS

FLOOR PLAN



HILL QUAYS

RIGHTMOVE LISTING

2 bedroom apartment for sale

£255,000

Hill Quays , 8 Commercial Street, Southern Gateway



Start slideshow

1 of 12

Enlarge Picture 2



GET IN TOUCH



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