



EMERALD WAY

Where modern
luxury shines.



One and two-bedroom apartments in Chorlton.

Nestled in the vibrant heart of Chorlton by the peaceful greenery of Beech Road Park, Emerald Way is city living redefined. You've got nature, you've got culture, and you've got total convenience, all minutes from your doorstep.

Taking the famous Irish Club car park into its next chapter, this unique location is transforming into a unique city-centre development for the ultimate in luxury living. Blending the charm of an idyllic village with the buzz of urban living, the location couldn't be better for those looking for a calmer pace of life but with effortless transport links to the city and beyond.

Take solace in the peace overlooking the leafy escape that is Beech Road Park, with all of the apartments boasting a balcony that overlooks the gardens. It's an unmatched way to connect with the outdoors without leaving the city.

Whether you're a working professional looking to put down roots, a downsizer looking to start your next chapter or new to the area looking for an exciting base, Emerald Way is a place to belong.



Artist's impression of the new Emerald Way development.

EMERALD WAY

Where community meets city living.

One of Manchester's most beloved neighbourhoods, Emerald Way in Chorlton offers the opportunity to be part of something unique. Offering tranquil green views alongside vibrant high street life, it's an enviable mix of cultures with something for everyone.

Simply step outside for a fresh coffee at one of the many parkside coffee houses. Head to the high street to find artisan bakers like the Unicorn Grocery and explore a wonderful selection of products in the Curious Fox gift shop. Enjoy a laid-back evening at The Lead Station, head to Bar San Juan for delectable Spanish tapas or sample fine wines and small plates at The Cellar Key.

With The Chorlton Metrolink only a short walk from home, it's just 15-minutes to reach Manchester city centre, MediaCity UK and the wider region. But with so much to enjoy on your doorstep, you might not want to leave.



Embrace next generation city living.

With both one and two-bedroom apartments available, you can pick a space that works best for you.

Expect everything you need, such as high-specification built-in kitchen, fully fitted bathroom and high-quality flooring, with some luxury touches to make it feel like home.

For apartments above the ground floor, you'll find apartments with private balconies, including some corner balconies, where you can take in the tranquil views across the greenery of Beech Road Park without interruption.

And built with an eye for detail, you'll also find features such as open plan kitchen, brand-new fixtures and fittings and ample space for appliances.

There's allocated parking and bicycle storage space and if you want to head further afield, you're just a few minutes from the tram station connecting you to everything else in this stunning part of the country.

Turning your dreams into reality.

Emerald Way offers you the chance to make an investment in your future and with shared ownership, you can get a foot on the housing ladder without needing a huge deposit.

Shared ownership is a way to own part of your home while you rent the rest. Buying a share of a home means your deposit is based on a lower value, making that home ownership dream a reality.

With the security of a 990-year lease, a £500 annual contribution to your home's maintenance for the first 10 years*, and options to buy more shares each year, you can eventually own all of your home.

Shared ownership makes it easier than you think to get on the housing ladder.

*Terms and conditions apply



Make a start with Shared Ownership.

Shared ownership is a smart and flexible way to secure a place to call your own for those who qualify. Whether you're starting afresh, moving on after a relationship breakdown or simply looking to make a change, it's a great way to make home ownership work for you.

You get all the advantages of being a homeowner, meaning you can decorate, hang pictures on the wall and even bring your pets. It's a great way to create a secure place to live.

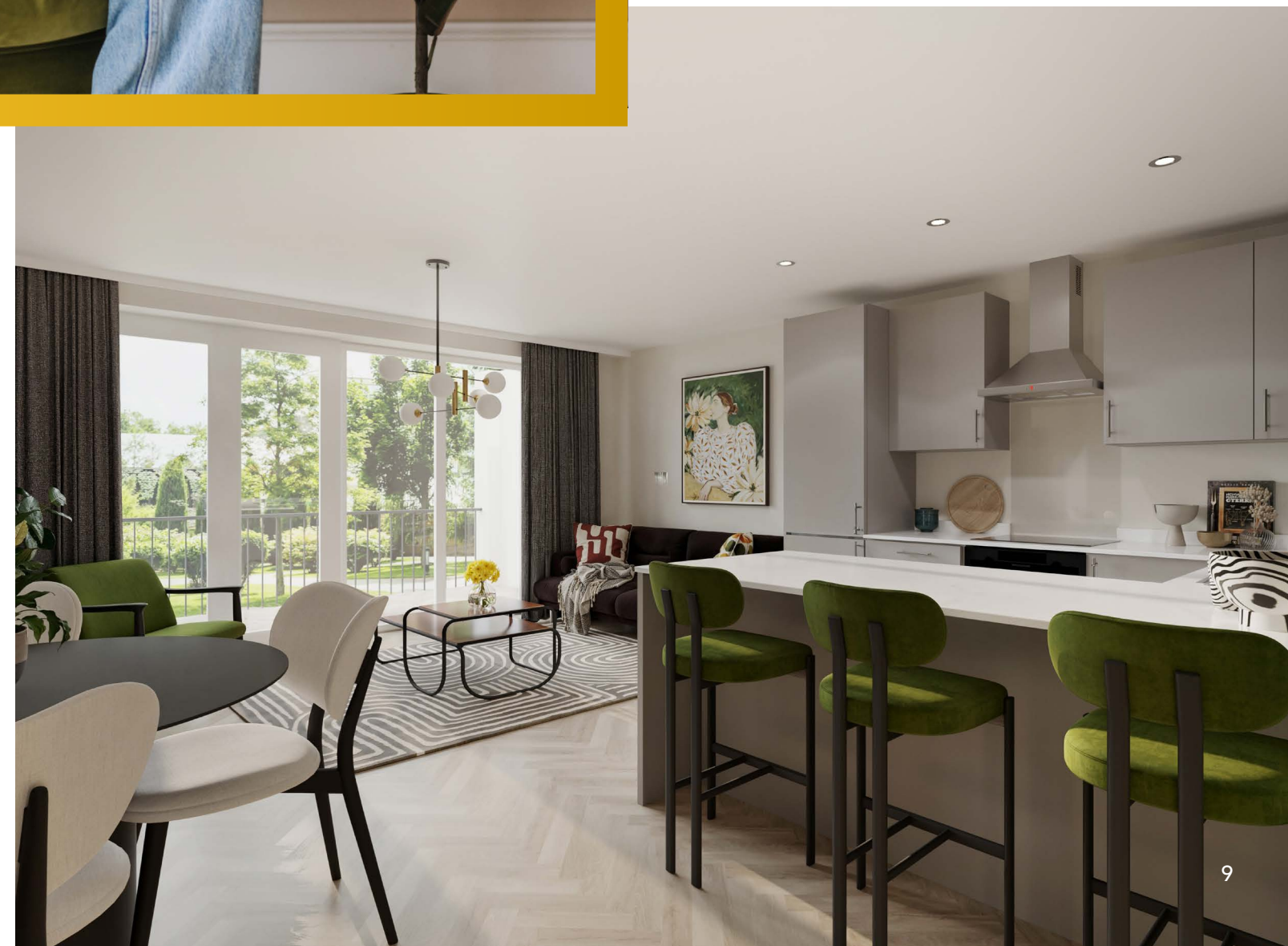
Our friendly team is here to chat through the options and help you find a place that feels just right. For more information visit our website.



Get to know GECKO

We're on a mission, driven by the belief that everyone deserves a place to call home. We're a not-for-profit organisation, and everything we do is based on our four core values:

-  **Aspiration** – supporting your aspiration to own a quality home you'll love to live in, in an area you want to live
-  **Happiness** – providing you with the peace-of-mind, security and joy of waking up in your own home every morning
-  **Space** – helping you to claim your own special space in the world, where you live your way, by your rules
-  **Creativity** – with our fairly-priced properties, you'll have money left over to put your stamp on your new space



Explore the charms of Chorlton.

Parks, woodland, canals sitting side by side with buzzing, independent shops and bars? Expect the unexpected when you invest in Emerald Way in Chorlton.

This magical suburb of Manchester welcomes you in with local artisan retailers, vibrant food and drink scene and tranquil walks in this urban oasis with winding paths and riverside walks taking you both in and out of the city.

It has a thriving arts culture, with the Chorlton Arts Festival an annual highlight in a calendar that includes a monthly Makers Market and local ghost walks.

Take in local scenery with Beech Road Park on your doorstep or head further afield to Chorlton Park with its golf course, playground and walking paths. Nearby Chorlton Water Park is a local nature reserve ideal for spotting the local wildlife while Chorlton Green is a more secluded nature area with stunning landscapes.



Connected living in the heart of Chorlton.

Well-connected and full of character, Chorlton offers the best of both worlds – laidback neighbourhood charm with fast access to the city and beyond.

The Metrolink makes commuting a breeze, with Chorlton tram stop linking you directly to Manchester city centre, MediaCity and beyond. Regular buses run throughout the area too, taking you to Didsbury, Trafford Bar or the Trafford Centre with ease.

For cyclists, Chorlton is close to the Fallowfield Loop, a popular cycle route that winds across South Manchester and beyond; perfect for a greener, calmer commute or a weekend adventure.

If you're heading further afield, the M60 is just a short drive away, connecting you to key destinations like Liverpool, Warrington or the Peak District in under an hour.

Pick up the pace with the local Chorlton Runners group or head to Rileys Sports Bar for a more relaxed evening or darts or snooker.

And when it comes to the weekly shop, delight your senses with the host of independent shops which provide everything from vegan and organic goods, fresh salad bars and award-winning cheeses. Or you can head to the local Morrisons.

Emerald Way – where there's something for everyone.



Effortless escapes, any time of year.

With a central base in Chorlton you'll find it easy to get around, whether you're commuting, day-tripping or heading further afield.

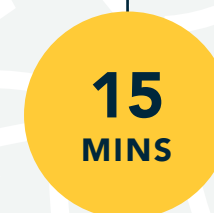
Hop on a tram at Chorlton Metrolink and be in Manchester city centre in under 20 minutes, with direct links to hotspots like Altrincham and Bury. Frequent buses give you great local options too, making everyday travel quick and convenient.

And when it's time to head further afield, you're just a 15-minute drive from Manchester Airport—perfect for weekend getaways or business travel made easy.



10
MINS

Didsbury



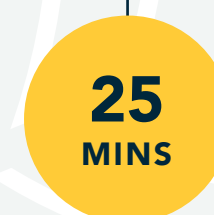
15
MINS

Manchester City Centre
(St Peter's Square)



20
MINS

Manchester Oxford Road



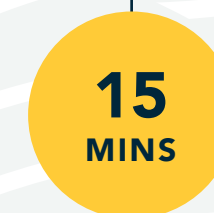
25
MINS

Salford Quays/
MediaCity UK



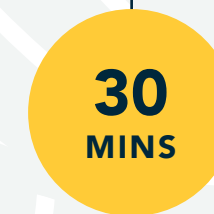
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MINS

Manchester City Centre



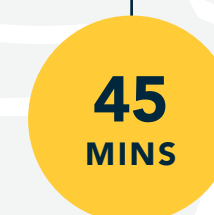
15
MINS

The Trafford Centre/
Manchester Airport



30
MINS

Tatton Park



45
MINS

The Peak District
National Park



By bus

Chorlton has a well-connected bus network making it easy to navigate Manchester and beyond, with regular services to destinations including Manchester Piccadilly, Salford, Eccles and the Trafford Centre.



By plane

With domestic, short and long-haul flights available from Manchester International Airport, the world is a step closer. The airport is less than ten miles from Emerald Way, making that early flight or late-night arrival a bit more bearable.

Development Plan & Location



BEECH ROAD PARK



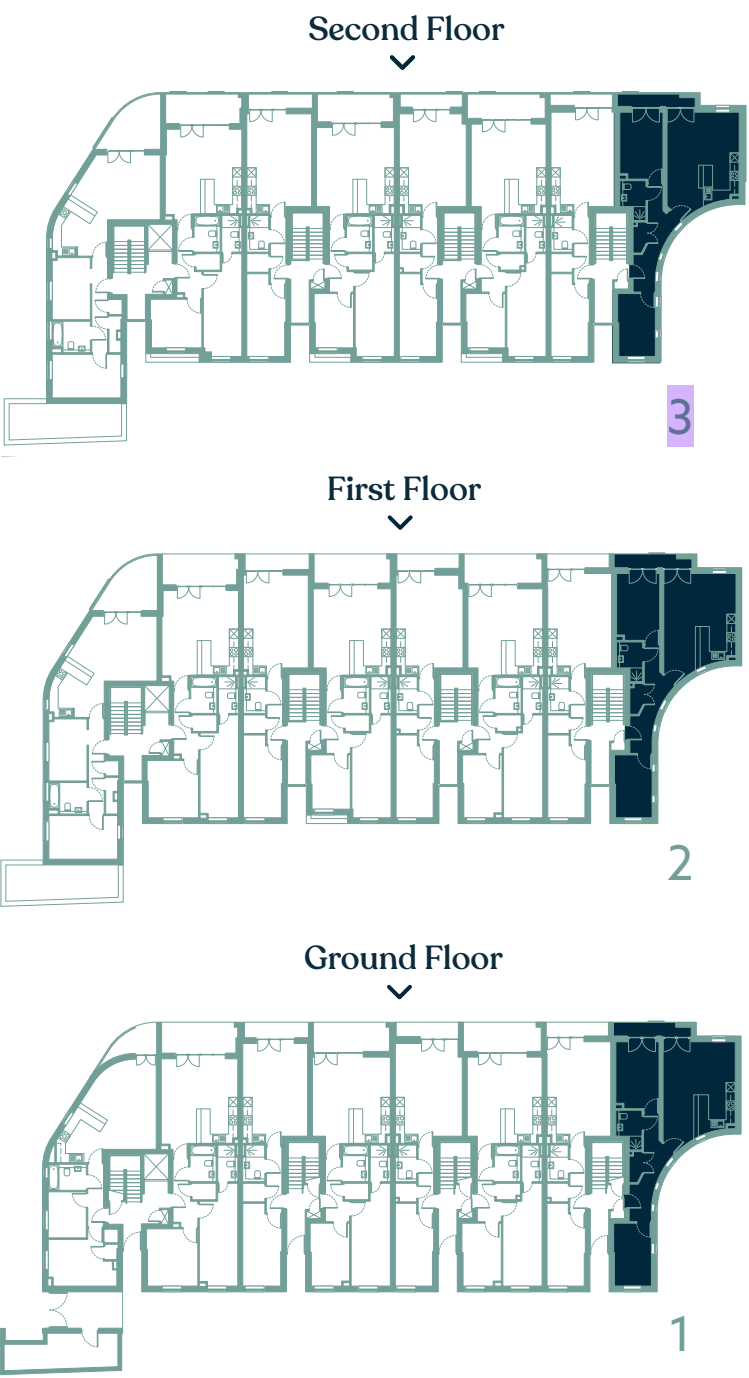
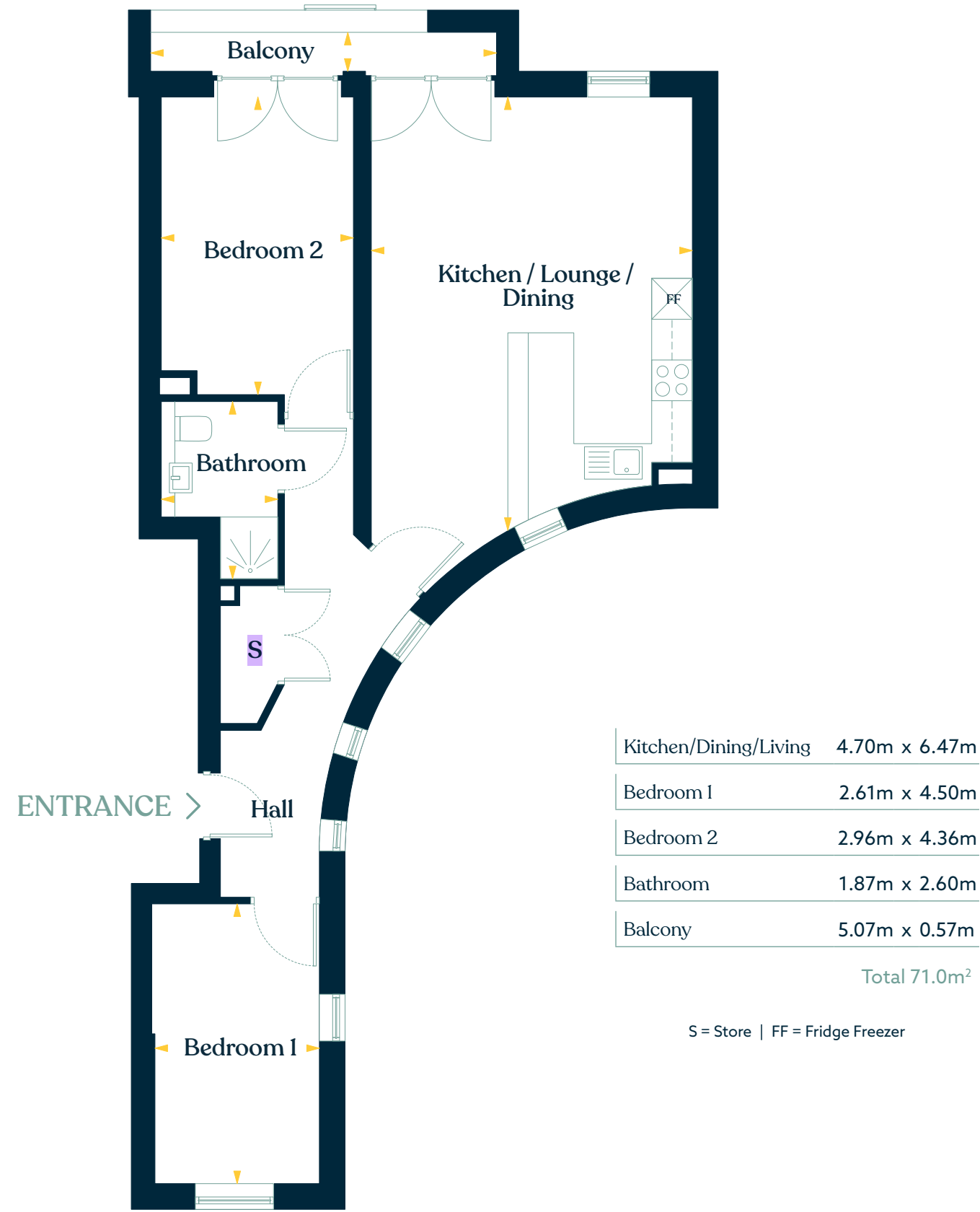
Plot Locator

South elevation



2 Bedroom Apartment

Apartment 1, 9 & 17



1 Bedroom Apartment

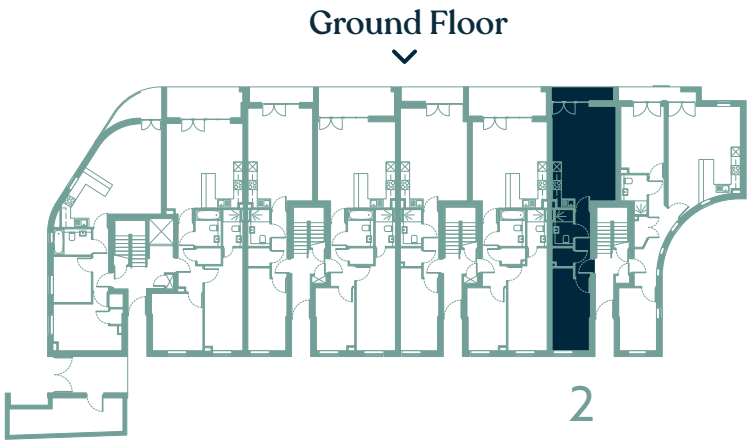
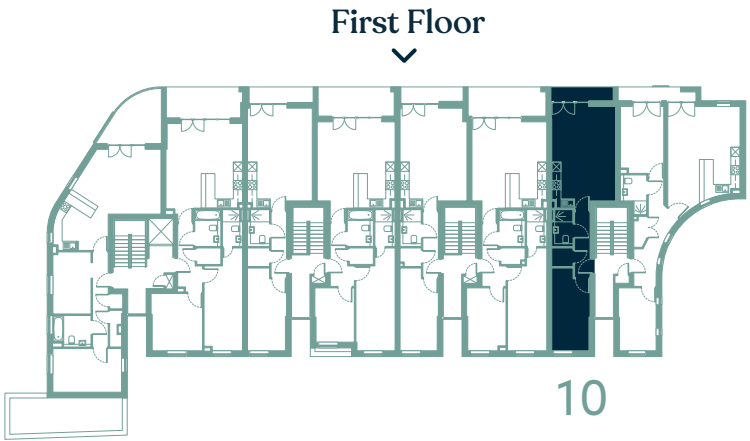
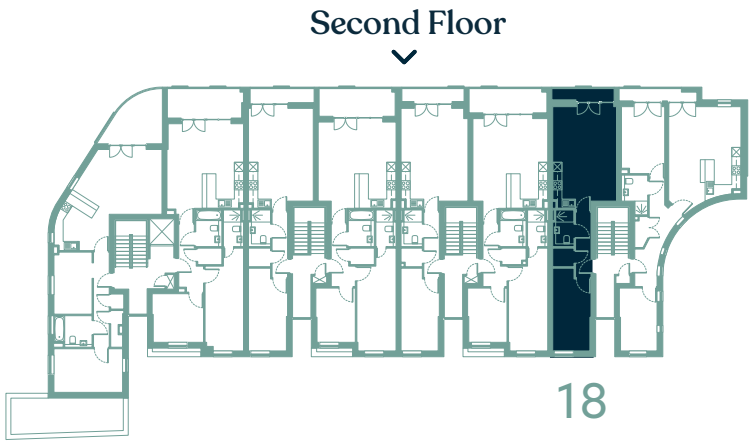
Apartment 2, 10 & 18



Kitchen/Dining/Living	4.17m x 6.57m
Bedroom	2.50m x 5.44m
Bathroom	1.51m x 2.40m
Balcony	4.06m x 0.90m

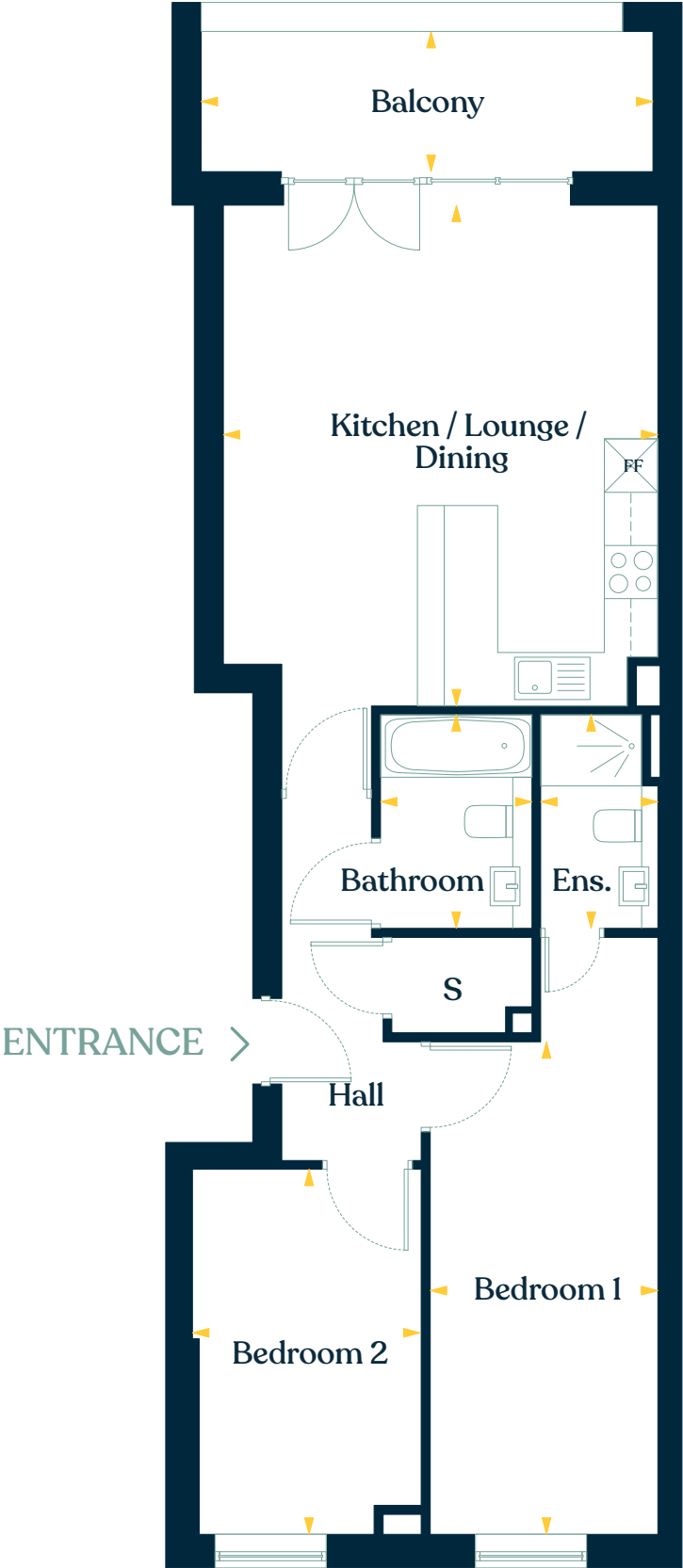
Total 50.0m²

S = Store | FF = Fridge Freezer



2 Bedroom Apartment

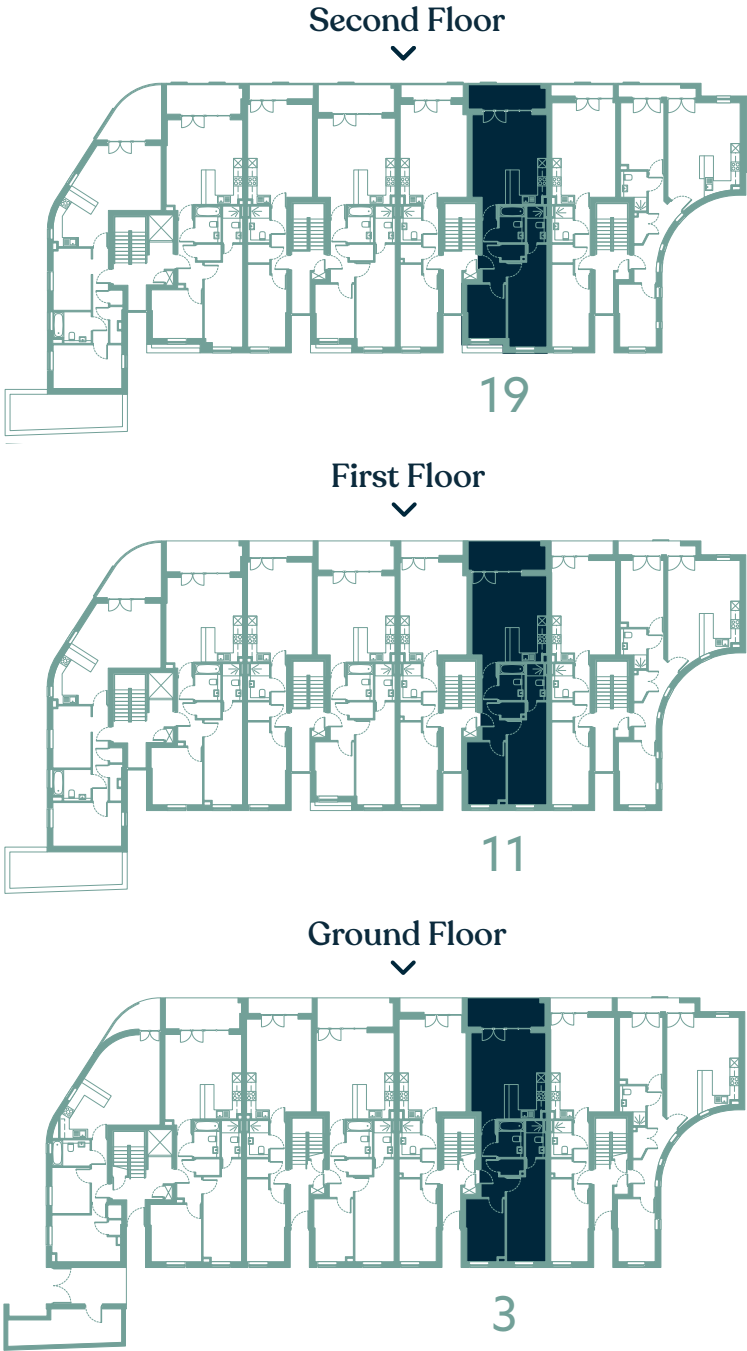
Apartment 3, 11 & 19



Kitchen/Dining/Living	5.29m x 5.56m
Bedroom 1	2.61m x 5.59m
Bedroom 2	2.66m x 4.50m
Bathroom	1.70m x 2.40m
En-Suite	1.38m x 2.40m
Balcony	5.07m x 1.90m

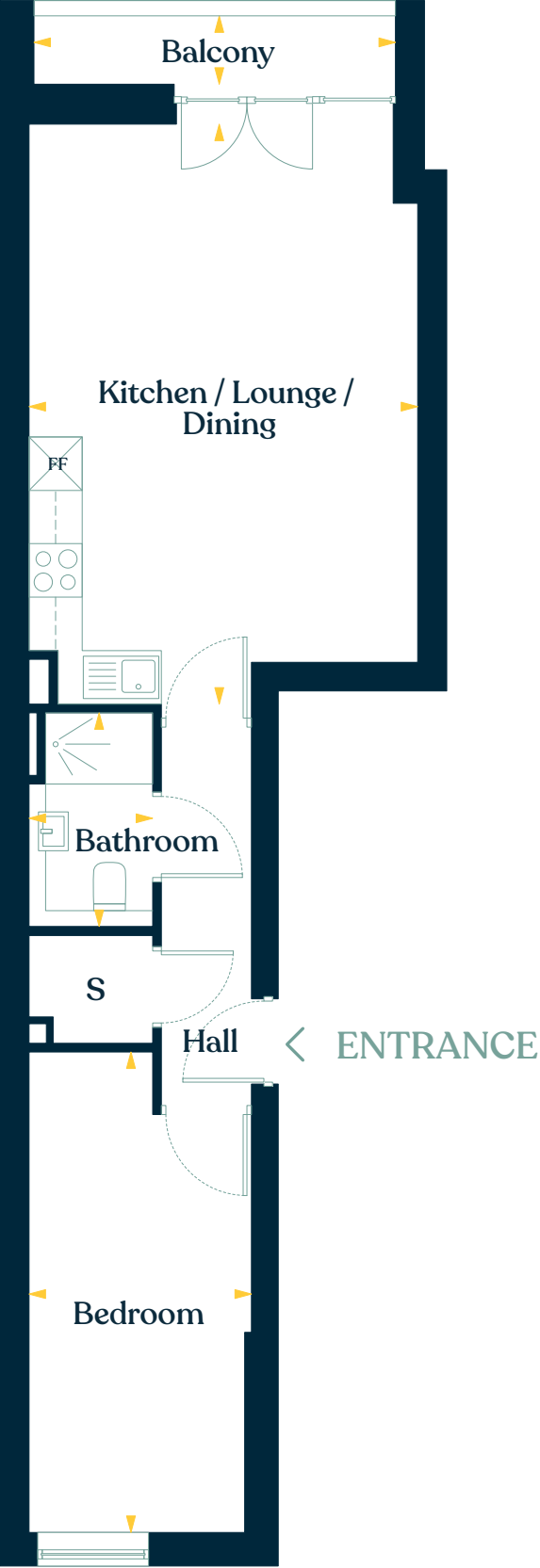
Total 72.0m²

S = Store | FF = Fridge Freezer



1 Bedroom Apartment

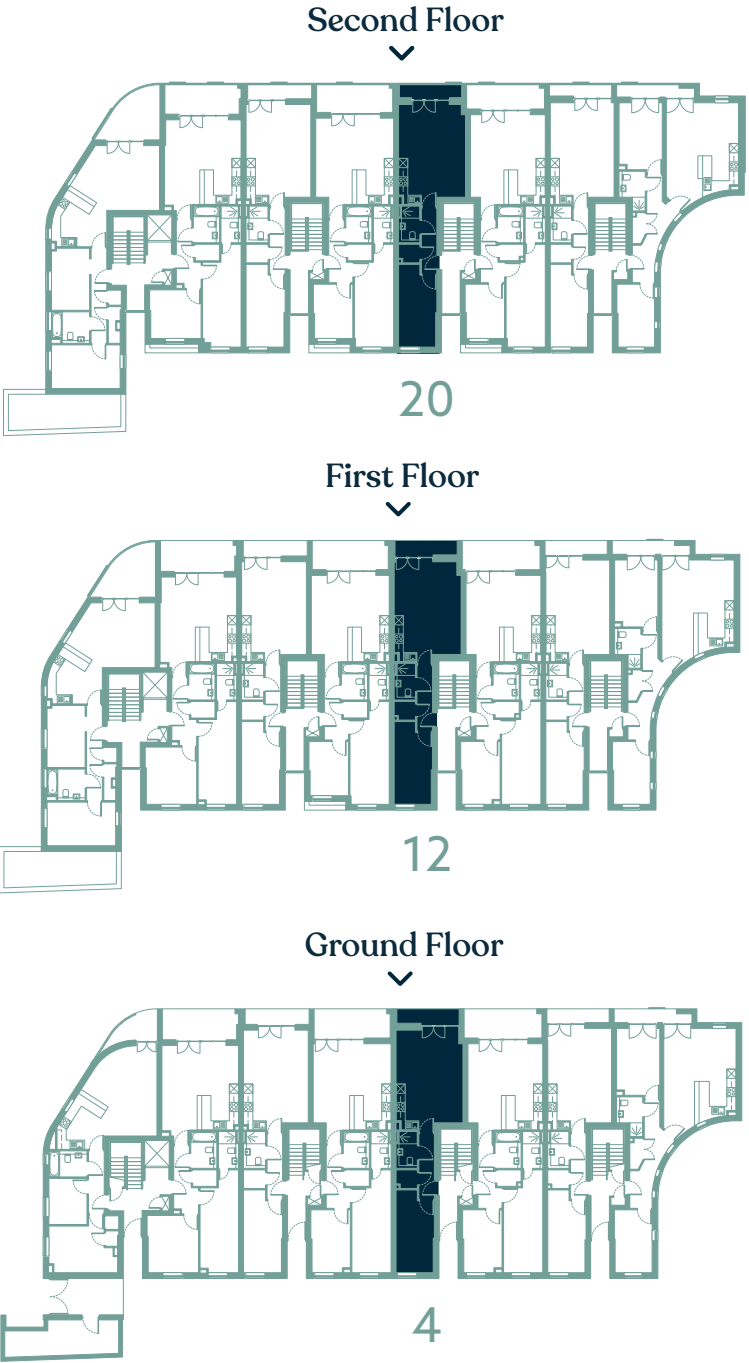
Apartment 4, 12 & 20



Kitchen/Dining/Living	4.17m x 6.57m
Bedroom	2.65m x 5.45m
Bathroom	1.52m x 2.40m
Balcony	4.06m x 0.90m

Total 50.0m²

S = Store | FF = Fridge Freezer



2 Bedroom Apartment

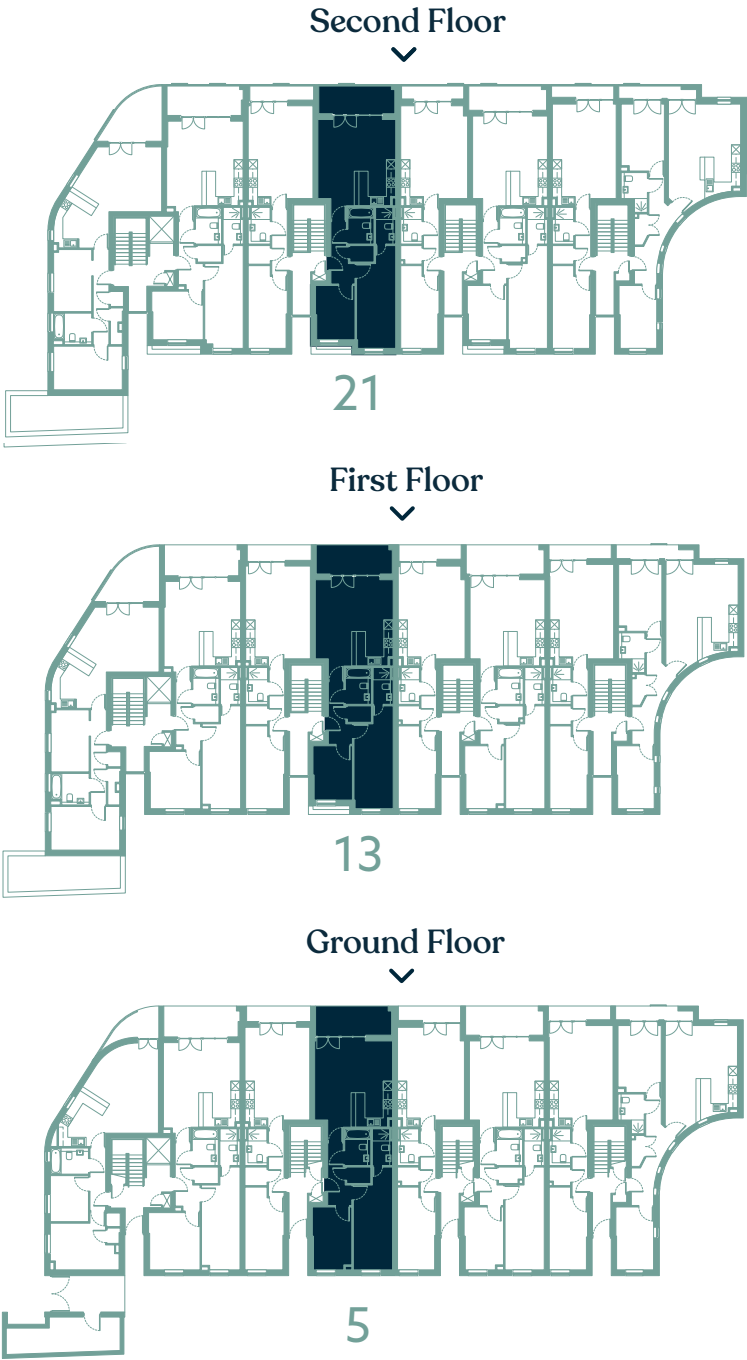
Apartment 5, 13 & 21



Kitchen/Dining/Living	5.18m x 5.56m
Bedroom 1	2.61m x 5.58m
Bedroom 2	2.67m x 4.50m
Bathroom	1.75m x 2.40m
En-Suite	1.38m x 2.40m
Balcony	5.05m x 1.90m

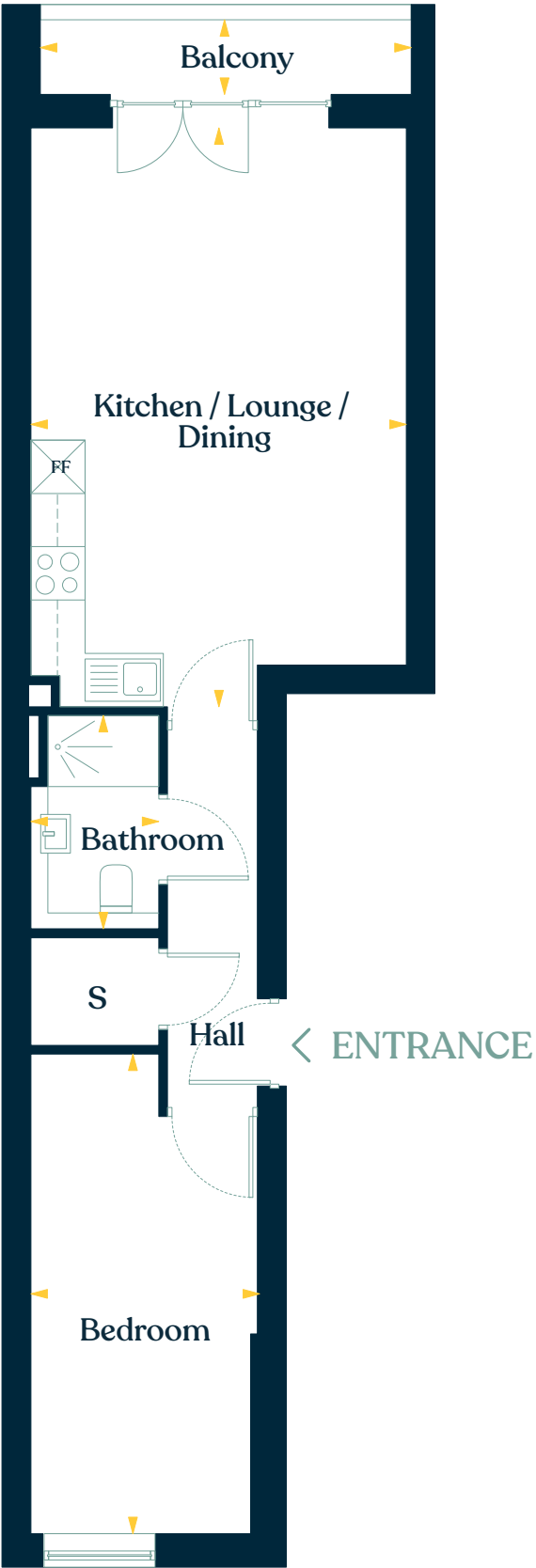
Total 71.5m²

S = Store | FF = Fridge Freezer



1 Bedroom Apartment

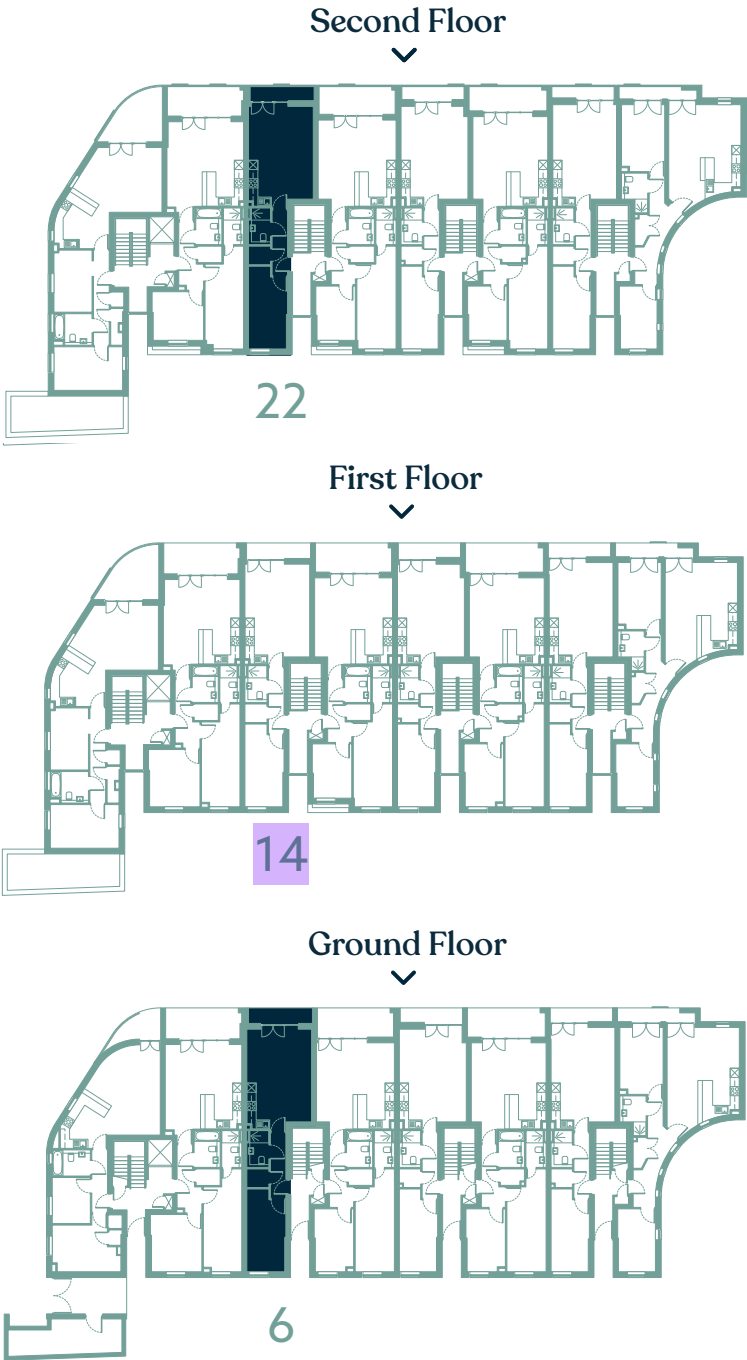
Apartment 6, 14 & 22



Kitchen/Dining/Living	4.28m x 6.57m
Bedroom	2.64m x 5.45m
Bathroom	1.52m x 2.40m
Balcony	4.17m x 0.90m

Total 50.0m²

S = Store | FF = Fridge Freezer



2 Bedroom Apartment

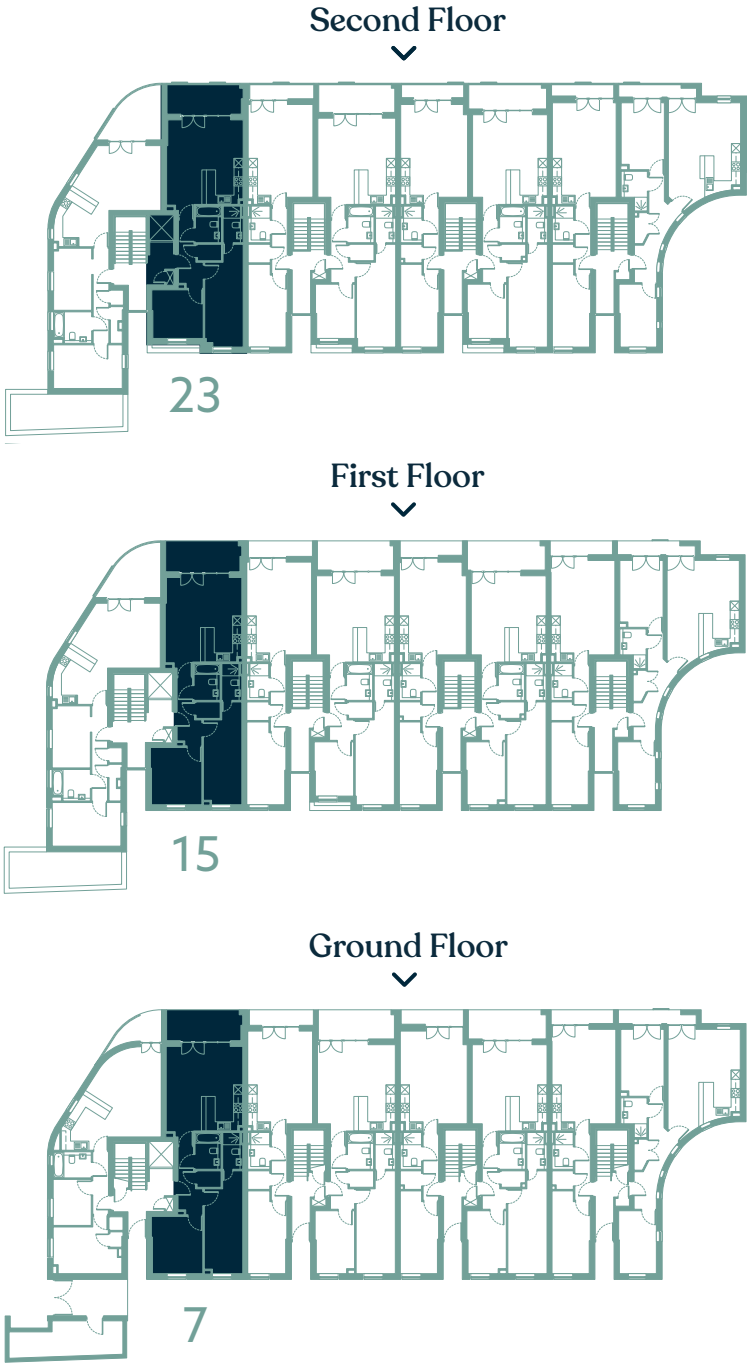
Apartment 7, 15 & 23



Kitchen/Dining/Living	5.18m x 5.57m
Bedroom 1	2.61m x 5.38m
Bedroom 2	3.46m x 3.87m
Bathroom	1.75m x 2.45m
En-Suite	1.38m x 2.46m
Balcony	5.00m x 1.91m

Total 74.0m²

S = Store | FF = Fridge Freezer



2 Bedroom Apartment

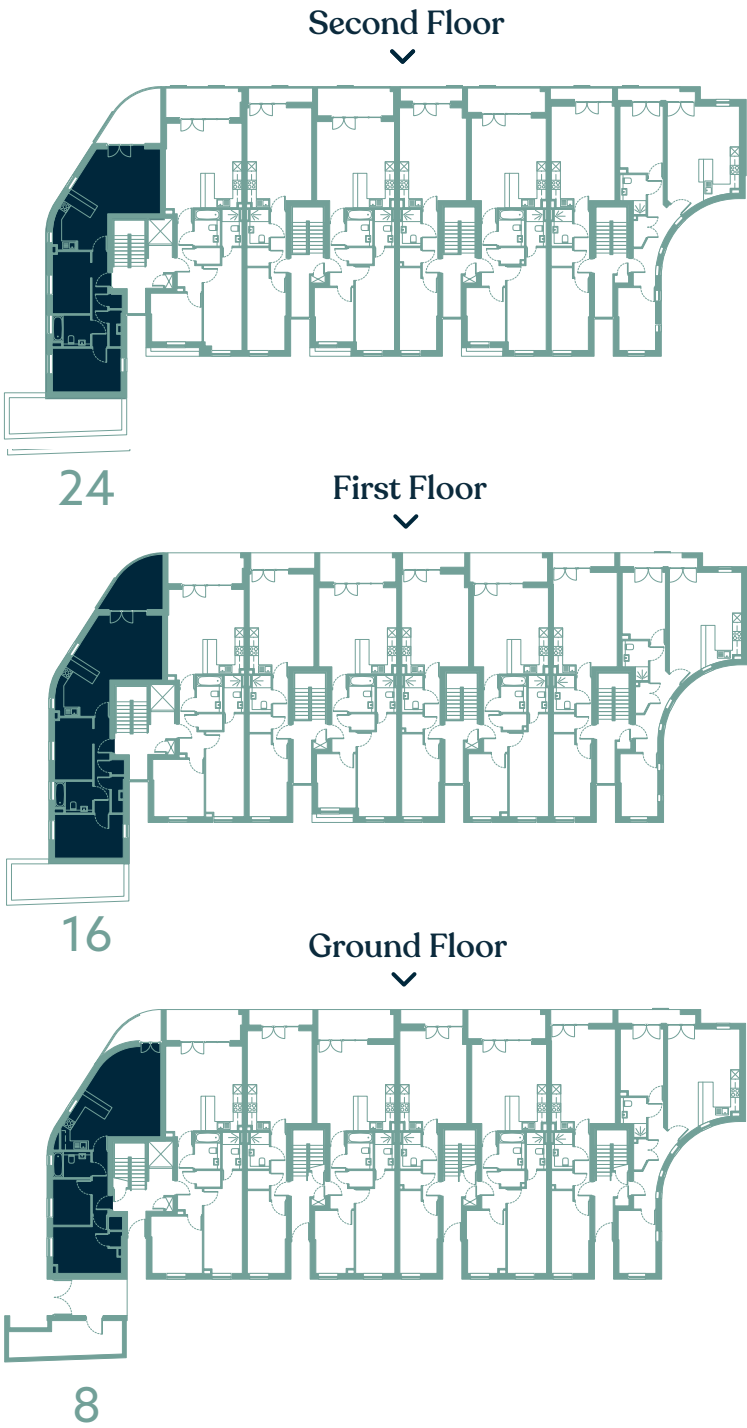
Apartment 8, 16 & 24



Kitchen/Dining/Living	6.05m x 5.95m
Bedroom 1	4.58m x 3.10m
Bedroom 2	2.50m x 3.00m
Bathroom	2.50m x 1.70m
Balcony	3.59m x 2.11m

Total 66.0m²

S = Store | FF = Fridge Freezer



1 Bedroom Apartment

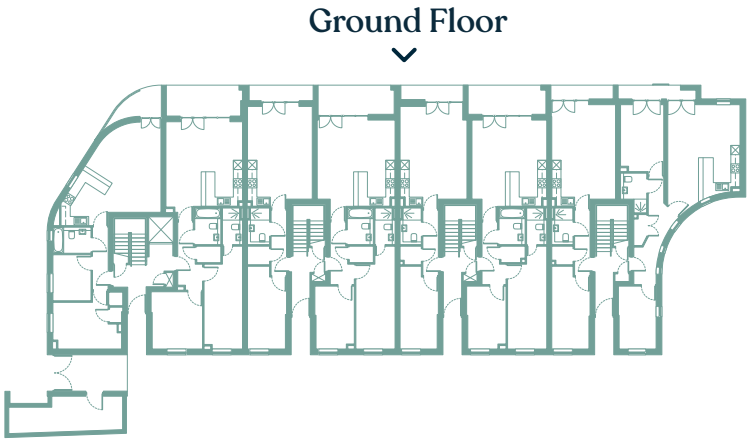
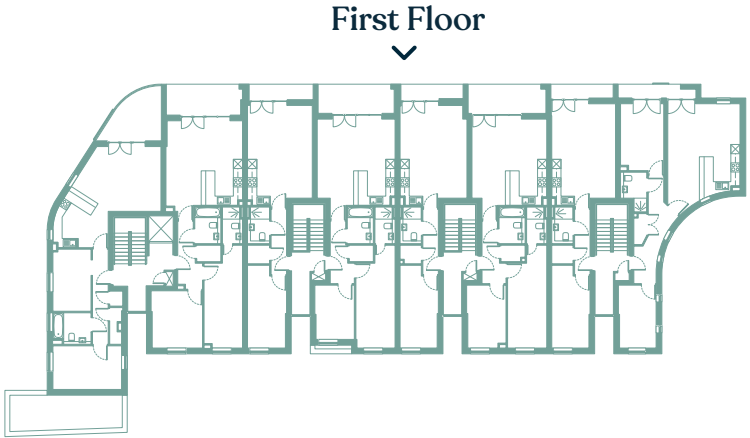
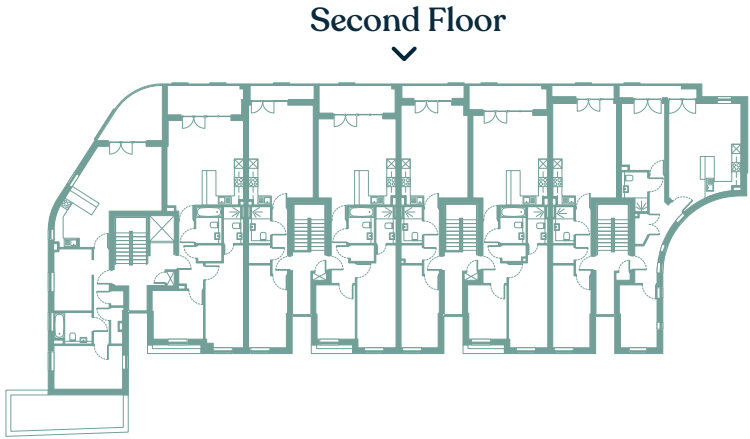
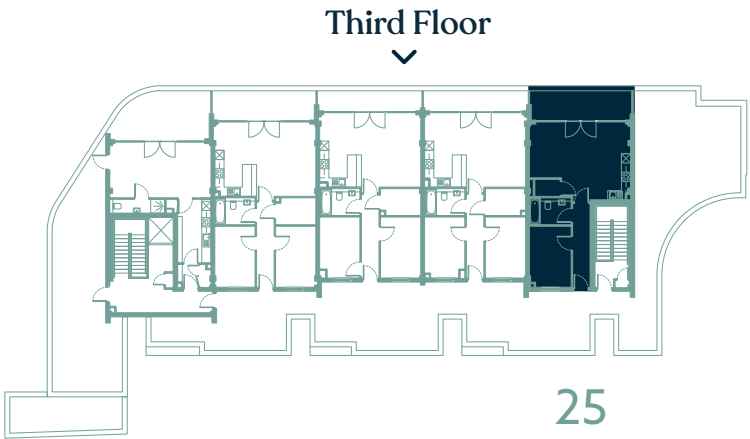
Apartment 25



Kitchen/Dining/Living	6.60m x 4.74m
Bedroom	2.65m x 4.01m
Bathroom	2.65m x 1.75m
Balcony	6.66m x 1.91m

Total 55.0m²

S = Store | FF = Fridge Freezer



2 Bedroom Apartment

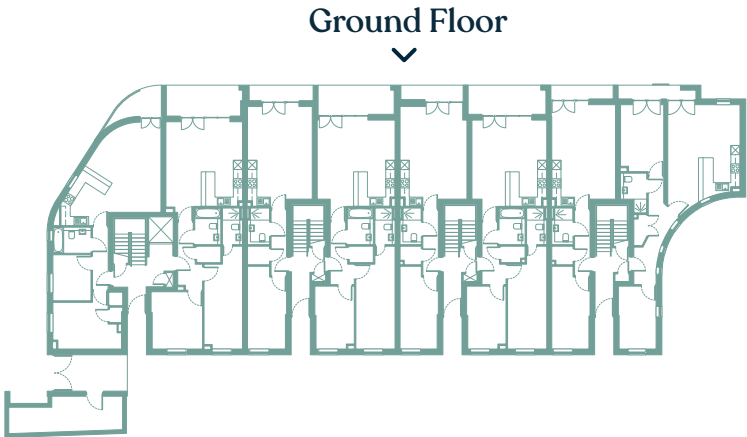
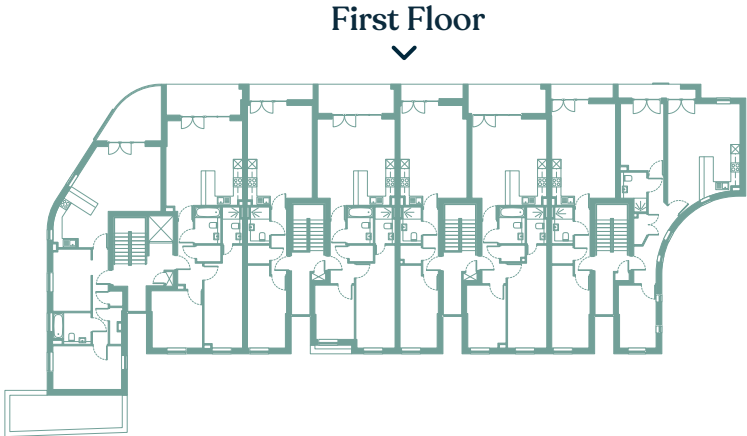
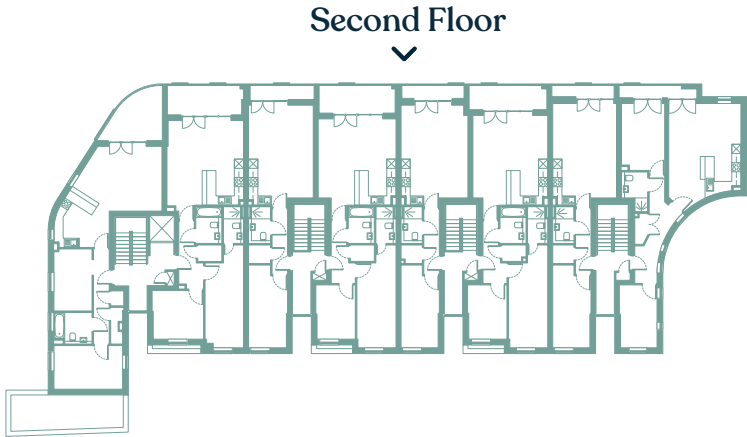
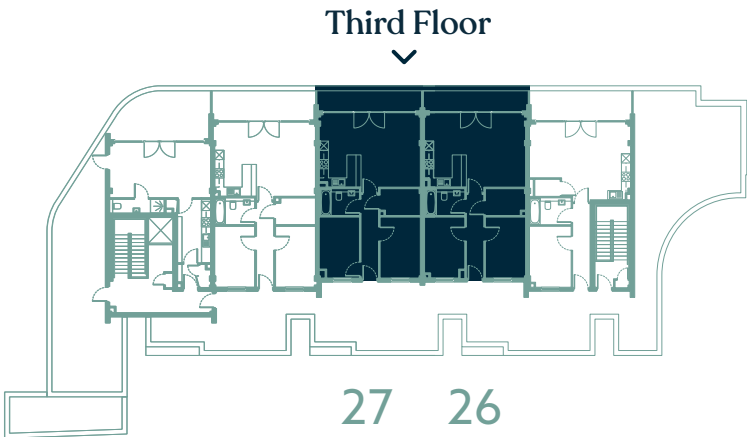
Apartment 26 & 27



Kitchen/Dining/Living	6.65m x 4.73m
Bedroom 1	2.66m x 4.01m
Bedroom 2	2.62m x 4.01m
Bathroom	2.54m x 1.75m
Balcony	6.85m x 1.30m

Total 70.0m²

S = Store | FF = Fridge Freezer



2 Bedroom Apartment

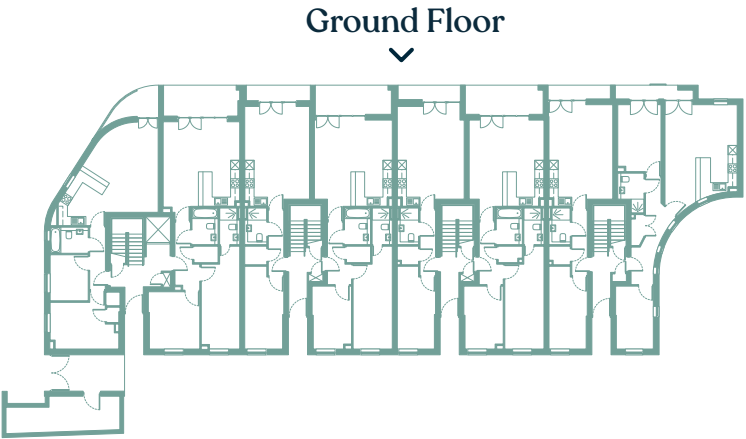
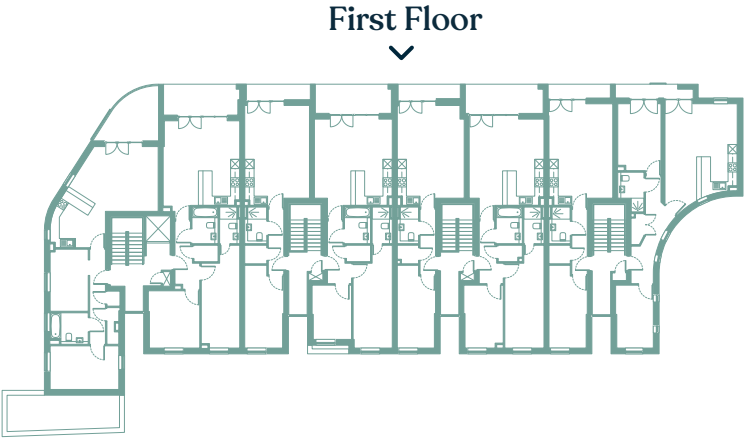
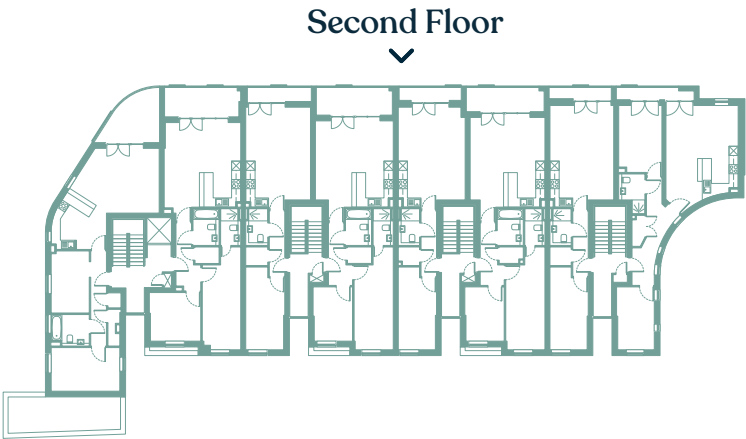
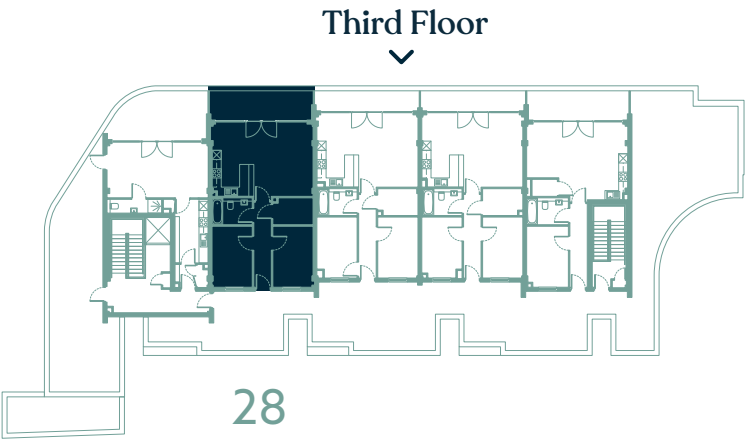
Apartment 28



Kitchen/Dining/Living	6.59m x 4.74m
Bedroom 1	2.66m x 4.01m
Bedroom 2	2.66m x 4.01m
Bathroom	2.62m x 1.75m
Balcony	6.77m x 1.91m

Total 70.0m²

S = Store | FF = Fridge Freezer



1 Bedroom Apartment

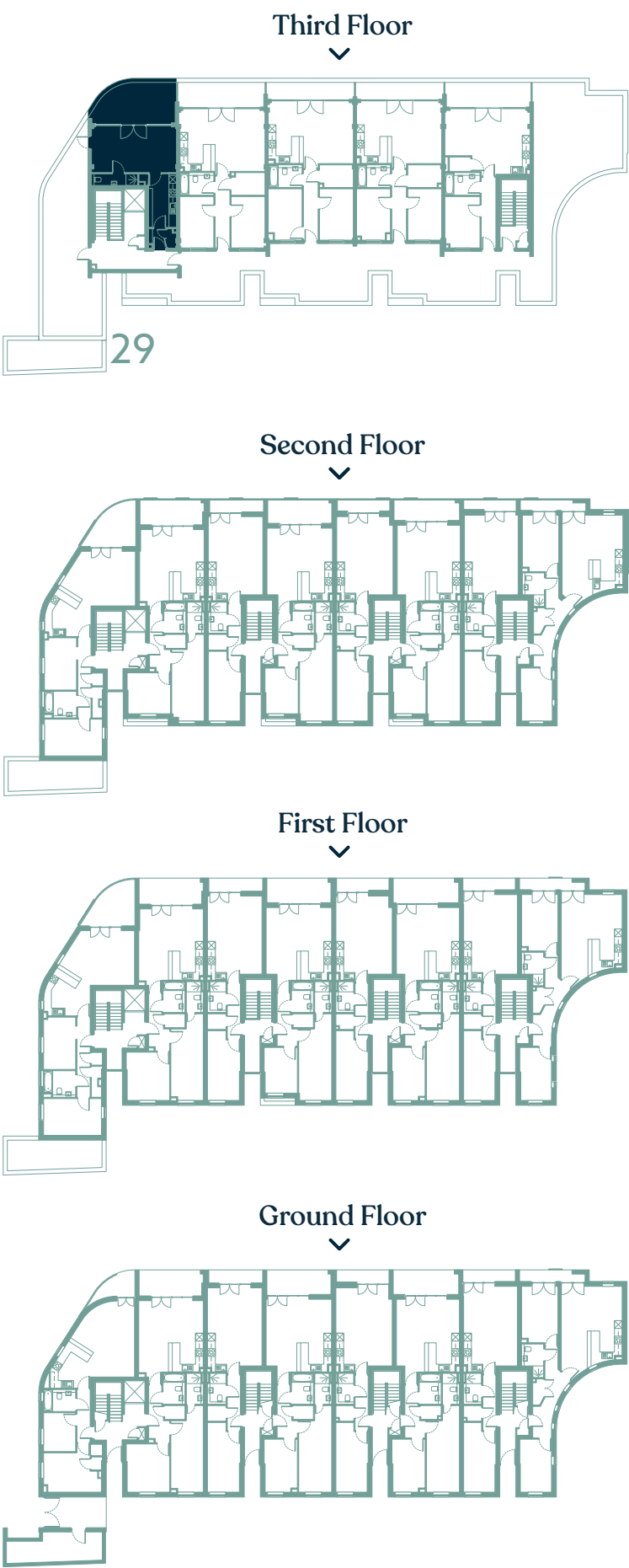
Studio 29



Living	3.52m x 3.55m
Bedroom	2.91m x 3.55m
Kitchen	2.21m x 4.15m
Bathroom	3.56m x 0.90m
Balcony	6.45m x 3.18m

Total 39.5m²

S = Store | FF = Fridge Freezer



Specification



Kitchen and living area

- Symphony Harvard Range in charcoal and pebble
- Fitted worktops and upstands
- Integrated electric fan assisted oven
- Integrated 50/50 fridge freezer
- Glass splashback to the cooker
- LED downlights
- Oak parquet vinyl flooring in kitchen (no flooring included in the bedrooms, dining and living area)

Bathroom

- Ployfloor Camaro Soho Cement vinyl flooring
- Tiled bathroom walls surrounding bath and shower
- Heated towel rail
- LED downlights

External

- Landscaped gardens with communal patio and seating area
- Bike store

Electrical

- Extractor fans in kitchen and bathrooms
- TV points in the living space
- Mains-operated smoke detectors with battery back-up

Visit:
www.geckohomes.co.uk

Email:
sales@geckohomes.co.uk

Call:
0330 995 1333

GECKOTM

Total floor measurements shown are typical for these apartment types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floor plans, layouts and measurements are subject to change. The images shown within this brochure are for illustrative purposes only. All details shown within this brochure are subject to change and do not constitute part of a contract.