

# URBAN GREEN

Manchester

Urban Green is a stunning new luxury development in one of Manchester's most exciting up-and-coming areas.



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# Introduction

Urban Green is a stunning new luxury development in one of Manchester's most exciting up-and-coming areas. Comprised of 174 one- and two-bedroom apartments, this building offers a high end lifestyle and all the convenience of city centre living at a more affordable price.

This secure community has been designed by award-winning architects and is ideal for first-time buyers and families looking to live in a convenient location with outstanding transport links, educational institutions and proximity to some of Manchester's finest green spaces and sports venues.

A stylish entrance hall, complete with concierge, and open lounge set the tone from the second you enter Urban Green – this is a home that encourages community, wellbeing and a social environment. High specification apartments, stunning communal gardens, a residents' roof terrace, co-working spaces, a residents' lounge, concierge service and undercroft car parking complete the picture of a beautiful premium home that will raise the bar for the area.

Living space



# Your natural home.

Every apartment in Urban Green is designed to have a clean, modern feel, setting them apart from other nearby developments with a sense of luxury that cannot be found elsewhere in the area.

Kitchens and bathrooms enjoy a high-quality, contemporary design aesthetic; living areas and bedrooms are bright, airy and open-plan to allow for a spacious environment that promotes freedom and expression.

Many of the apartments overlook Seymour Park and benefit from private balconies, with an exclusive allocation of apartments enjoying their own stunning roof terraces with outstanding views over the park to the city centre and beyond.

All of the two-bedroom apartments have en-suite bathrooms, and there are a limited number of two-bedroom duplex apartments available for those who require or desire more space.



Private balcony







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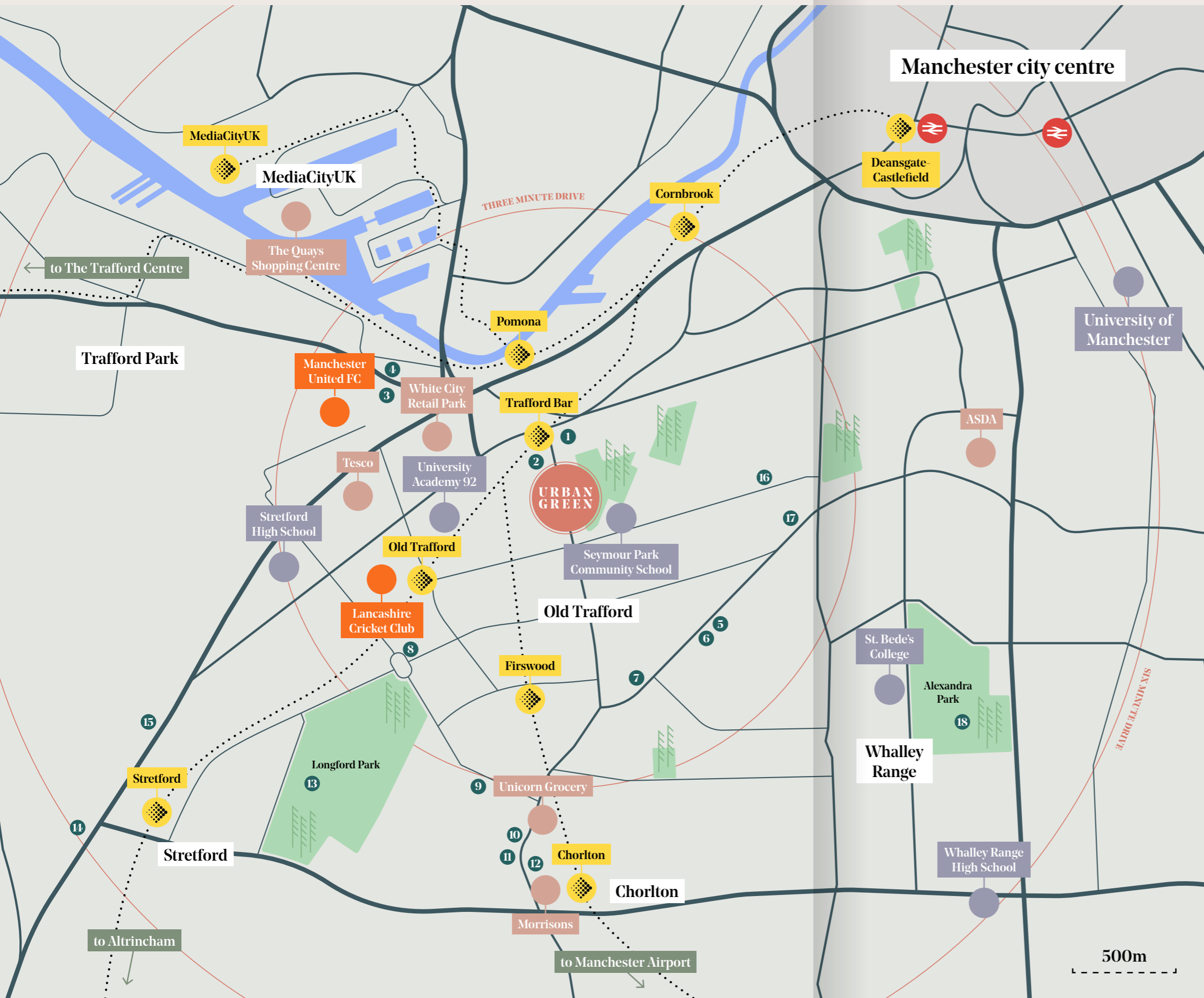




# Breathtaking



city views.



**Manchester city centre**

# The city on your doorstep.

- Education
- Retail
- Green Space
- Metrolink Station
- ≡ Railway Station

- |                         |                         |
|-------------------------|-------------------------|
| 1 The Tollgate          | 10 Henry C              |
| 2 Bando Boxes           | 11 Barbakan Deli        |
| 3 Cafe Football         | 12 The Beagle           |
| 4 O2 Victoria Warehouse | 13 Caffeine & Co.       |
| 5 Nip & Tipple          | 14 Stretford Foodhall   |
| 6 The Hilary Step       | 15 Bakehouse 32         |
| 7 Tibetan Kitchen       | 16 Passionfruit Coffee  |
| 8 The Quadrant          | 17 MCR Pizza Revolution |
| 9 Phoenix Deli          | 18 Coffee Cranks        |

**Times by tram**

- |                                |                                  |
|--------------------------------|----------------------------------|
| Chorlton - 4 mins              | Manchester Victoria - 13 mins    |
| Deansgate-Castlefield - 7 mins | Manchester Piccadilly - 15 mins  |
| St. Peter's Square - 8 mins    | Altrincham Interchange - 17 mins |
| West Didsbury - 11 mins        | Manchester Airport - 42 mins     |

# Park life.

Urban Green is located right in the heart of one of Manchester's most exciting and vibrant areas where everything you need to live a full, modern city lifestyle can be found or accessed nearby. These properties are perfect for anyone who wishes to live outside the city centre but keep all of the benefits – and gain even more from the local area.

The neighbouring Seymour Park is approximately 15 acres in size and provides one of the largest and most well-loved green spaces in Manchester right on your doorstep. Slightly further away, Longford Park provides even more green space and relaxing spaces alongside first-class sporting facilities. Everything from athletics tracks to basketball courts to football pitches can be found here – ideal for keeping healthy and active.



If organised sport is more your thing, Old Trafford is a short journey away and is home to world-class cricket and football stadiums hosting regular live events. Slightly further afield, local transport provides easy access to the various stadiums, velodromes, tracks and more in the city centre that regularly host the finest sports teams and athletes from around the world.

White City Retail Park is a short walk away offers a range of retail opportunities to supplement those found in the city centre, as well as a nearby supermarket. Seymour Grove itself also includes a range of smaller food shops and residents of Urban Green won't have to go far to find excellent local restaurants including Tibetan Kitchen, Bando Boxes and more.



# Surrounded by success.

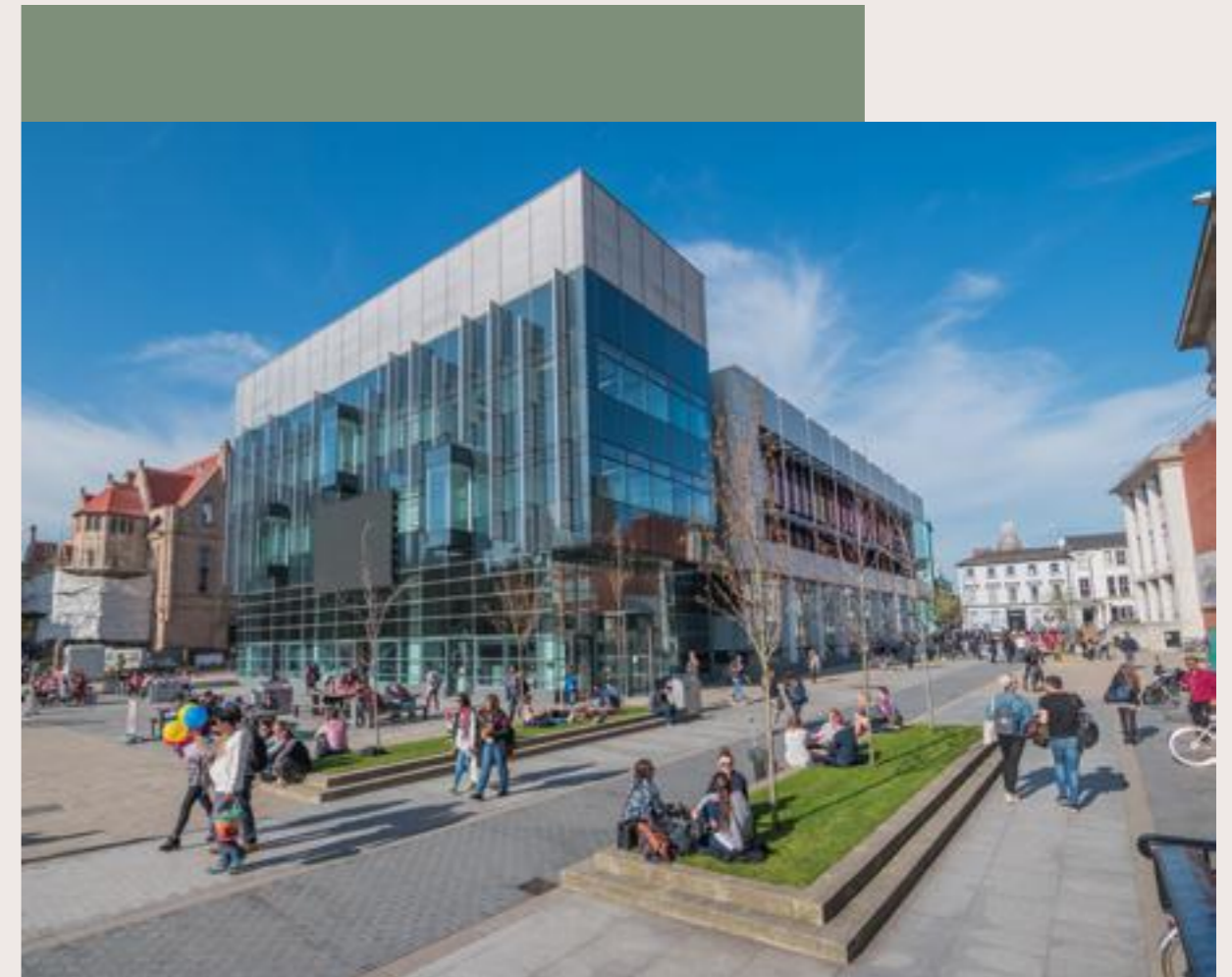
Urban Green is surrounded by high quality schools for all ages within a short walk, or an easy public transport or car journey. For the youngest learners, Seymour Park Community School is a real local institution which has educated children for more than 100 years and performs above national averages.

For slightly older learners, both Stretford High School and Whalley Range High School are easy journeys away by public transport, and there is also a pair of Boys and Girls Grammar Schools in Altrincham which are nationally-recognised for their quality and are conveniently accessed via the local tram station at nearby Trafford Bar. Additionally, the co-educational St. Bede's College is one of the UK's leading private schools and caters for children aged 3-18.

For those interested in higher education, the University of Manchester and Manchester Metropolitan University are both located in Manchester city centre and provide some of the finest education available in the world.

Both are centres of innovation with outstanding reputations. Furthermore, University Academy 92 can be found within walking distance of Urban Green and has also built a reputation for educational excellence.

With all of these options, Urban Green is a perfect place to start a family or raise an existing one of any age. The outstanding education on offer nearby is sure to give children the best possible start in life and set them up for success in the future.



# Unrivalled connectivity.

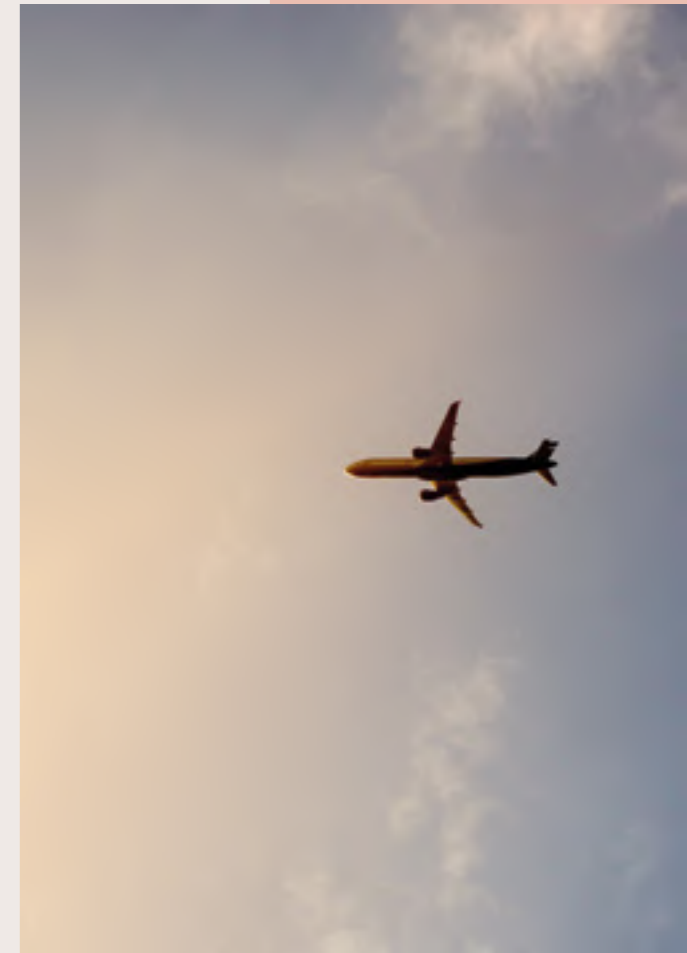
The luxury apartments at Urban Green could not occupy a more convenient location. While it is certainly the case that the local area contains a wide range of activities, employment opportunities and educational institutions, residents are also minutes away from the local Metrolink tram station at Trafford Bar.

From here, the city centre can be reached in just seven minutes at almost any time of day or night. Manchester is a city that needs no introduction, and having the city's stunning variety and diversity on the doorstep is yet another benefit to living at Urban Green.



Metrolink

## Altrincham



The Metrolink tram network also gives residents convenient, comfortable access to some of Manchester's most exciting suburbs, putting even more choice on your doorstep. In-demand areas like Altrincham and Didsbury can be reached easily via the tram and are home to some of Manchester's most interesting and desirable restaurants, bars and shops.

Finally, the tram also puts you within easy reach of Manchester Airport. This is the UK's third-largest airport and flies to more than 200 destinations around the world, from Shanghai and Hong Kong to New York and everywhere in between.



## heaton group

The Heaton Group is a family-run development company with a reputation for excellence. Founded in Manchester over four generations ago, the group has over 50 years' experience, a growing portfolio worth over £50m and a track record you can trust.

Leading with an open and personal approach to property development and investment, The Heaton Group prides itself on building quality homes with the incorporation of the latest technology to ensure they stand the test of time for both the investor and resident.

With a focus on rental yield and efficiency, The Heaton Group procures some of the best development opportunities in the North West's most in demand areas, completing their developments in a third of the time of the average UK property developer.

The Group's in-house development and planning team, established community and trade partnerships, and lettings arm HG Premier Lettings ensure that The Heaton Group is a trusted name in property development that's helping to shape the industry.

