

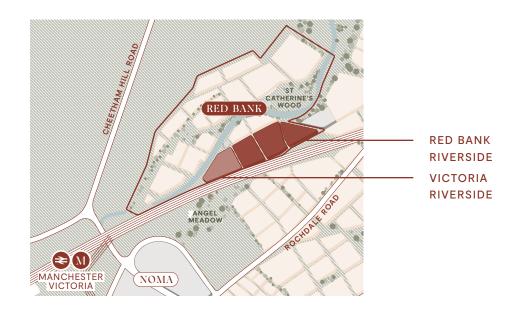
FLOOR PLANS

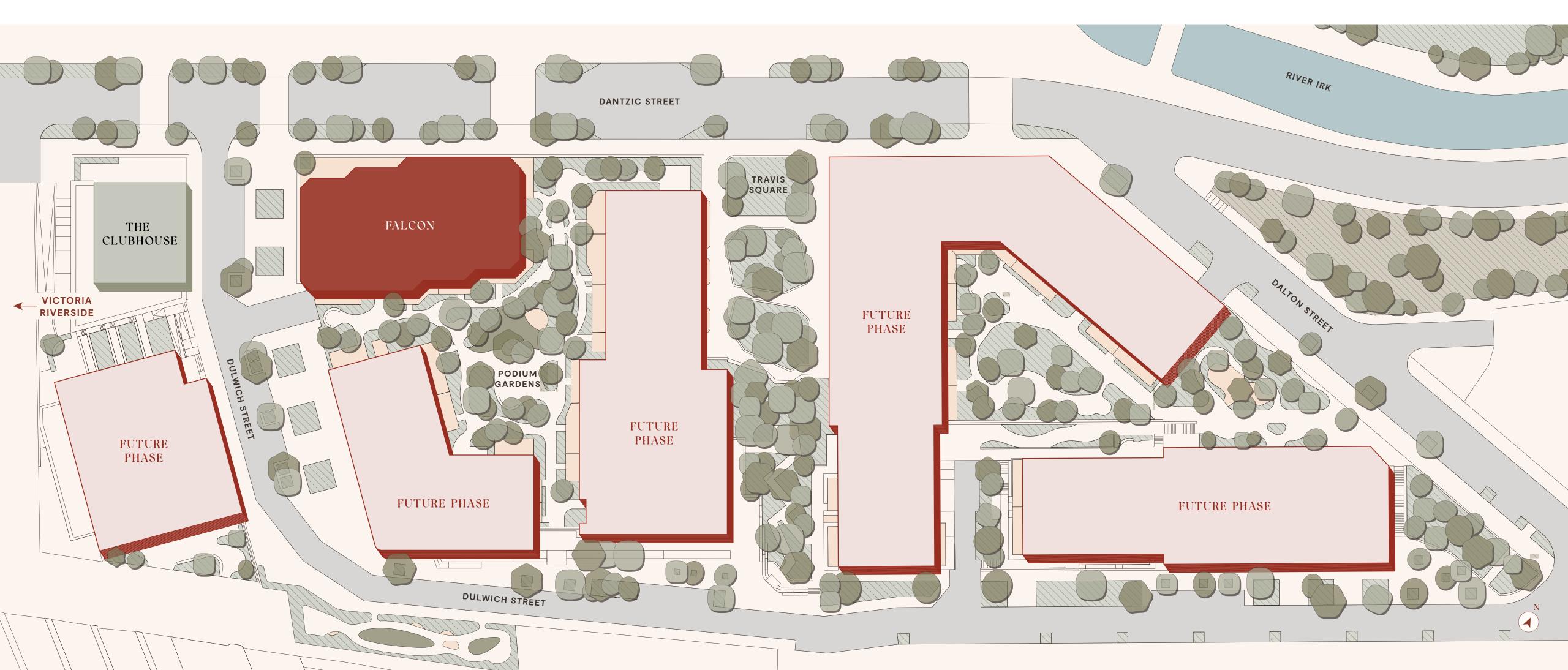


YOUR WINDOW TO A NEW KIND OF CITY LIVING

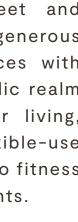
DISCOVER THE BEST OF MANCHESTER IN THE EXCITING NEW RESIDENTIAL NEIGHBOURHOOD OF RED BANK. FALCON'S ONE-, TWO- AND THREE-BEDROOM HOMES OFFER RESIDENTS A CLUBHOUSE WITH PRIVATE AMENITIES AND ENVIABLE PROXIMITY TO NATURE JUST MINUTES FROM THE CITY CENTRE.







Located between Dantzic Street and Dulwich Street, Falcon shares generous open-air green and social spaces with its neighbouring towers. The public realm has been designed for outdoor living, with integrated seating and flexible-use areas for pop-up markets, alfresco fitness sessions or music and dining events.



FLOOR PLATE GROUND FLOOR

COMMUNAL AREAS

- **1 BEDROOM APARTMENT**
- 2 BEDROOM APARTMENT
- **3 BEDROOM APARTMENT**

(01) 2 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
TOTAL	809 SQ FT 75.2 SQ M

(02) 1 BEDROOM

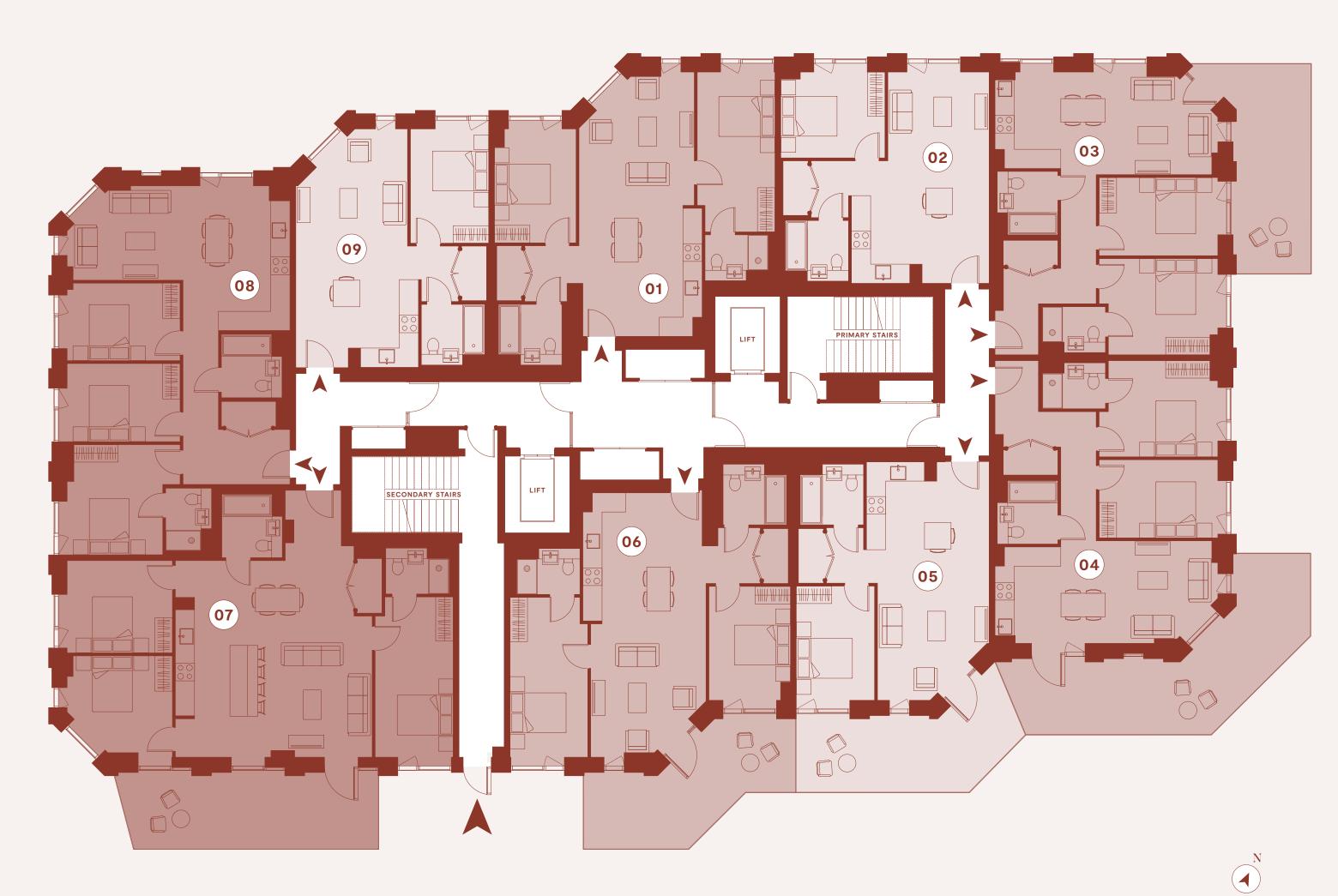
OPEN PLAN LIVING	7,200 X 3,400MM
BEDROOM 1	3,500 X 2,900MM
TOTAL	545 SQ FT 50.6 SQ M

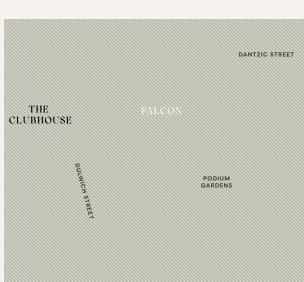
03 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
PRIVATE TERRACE	2,500 X 7,900MM
TOTAL	765 SQ FT 71.1 SQ M

(04) 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
PRIVATE TERRACE	2,500 X 10,750MM
TOTAL	765 SQ FT 71.1 SQ M





(05) 1 BEDROOM

OPEN PLAN LIVING	8,100 X 3,80
BEDROOM 1	3,900 X 2,70
PRIVATE TERRACE	2,500 X 7,5
TOTAL	550 SQ FT 51.1

06 2 BEDROOM

OP	EN PLAN LIVING	ì	9,000 X 3,90
BE	DROOM 1		5,400 X 2,70
BE	DROOM 2		3,900 X 2,80
PR	IVATE TERRACE		2,500 X 7,98
то	TAL	808	SQ FT 75.1 \$

07 3 BEDROOM

OPEN PLAN LIVING	6,700 X 6,70
BEDROOM 1	5,400 X 2,70
BEDROOM 2	3,400 X 3,30
BEDROOM 3	3,600 X 3,10
PRIVATE TERRACE	2,500 X 8,94
TOTAL 1,055	SQ FT 98.0 \$

08 3 BEDROOM

OPEN PLAN LIVING	7,600 X 3,200MM
BEDROOM 1	3,700 X 3,200MM
BEDROOM 2	3,800 X 2,700MM
BEDROOM 3	3,800 X 2,700MM
TOTAL	938 SQ FT 87.1 SQ M



300MM 700MM 540MM SQ M

00MM 00MM 00MM 80MM SQ M

00MM MM00 0MM0 MM00 40MM SQ M

200MM 700MM 700MM 1 SQ M

FLOOR PLATE LEVELS 1-18

COMMUNAL AREAS

1 BEDROOM APARTMENT

2 BEDROOM APARTMENT

01 2 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
TOTAL	809 SQ FT 75.2 SQ M

02 1 BEDROOM

OPEN PLAN LIVING	G 7,200 X 3,400MM
BEDROOM 1	3,500 X 2,900MM
TOTAL	545 SQ FT 50.6 SQ M

03 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
TOTAL	767 SQ FT 71.3 SQ M

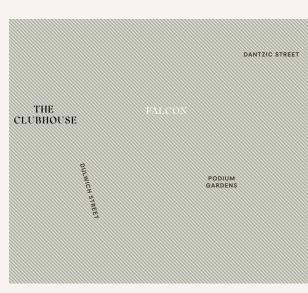
04 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MN
	, , , , , , , , , , , , , , , , , , ,
BEDROOM 1	3,700 X 3,300MN
BEDROOM 2	4,000 X 2,700MN
TOTAL	767 SQ FT 71.3 SQ N

05 1 BEDROOM

OPEN PLAN LIVING	8,100 X 3,800MM
BEDROOM 1	3,900 X 2,700MM
TOTAL	550 SQ FT 51.1 SQ M





06 2 BEDROOM

OPEN PLAN LIVING 9,000	X 3,90
BEDROOM 1 5,400	X 2,70
BEDROOM 2 3,900 2	X 2,80
TOTAL 809 SQ FT	75.2

07 1 BEDROOM

OPEN PLAN LIVIN	G	7,200	X 3,40
BEDROOM 1		3,500	X 2,90
TOTAL	545	SQ FT	50.6

08 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,50
BEDROOM 1	3,700 X 3,30
BEDROOM 2	4,000 X 2,70
TOTAL	767 SQ FT 71.3

09 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,50
BEDROOM 1	3,700 X 3,30
BEDROOM 2	4,000 X 2,70
TOTAL	767 SQ FT 71.3

10 1 BEDROOM

N

OPEN PLAN LIVING		8,100 X 3,80
BEDROOM 1		3,900 X 2,70
TOTAL	550	SQ FT 51.1



000MM 000MM 000MM 2 SQ M

400MM 900MM 6 SQ M

500MM 300MM 700MM 3 SQ M

> 00MM 00MM 00MM SQ M

800MM 700MM .1 SQ M

550 SQ FT | 51.1 SQ M

FEATURES ON GROUND FLOOR

OPEN PLAN LIVING 8,100 X 3,800MM

BEDROOM 3,900 X 2,700MM

PRIVATE TERRACE 2,500 X 7,540MM





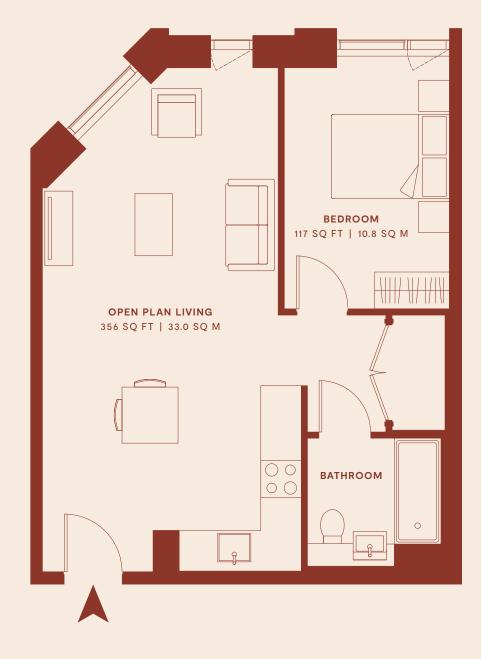
1 BED APARTMENT

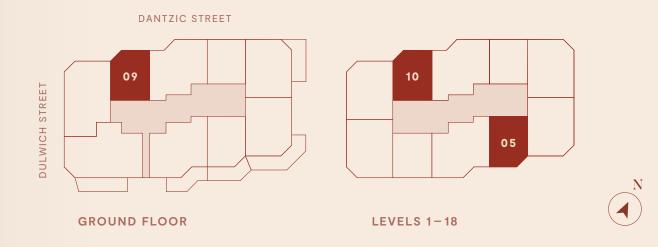
550 SQ FT | 51.1 SQ M

FEATURES ON GROUND FLOOR – LEVEL 18

OPEN PLAN LIVING 8,100 X 3,800MM

BEDROOM 3,900 X 2,700MM





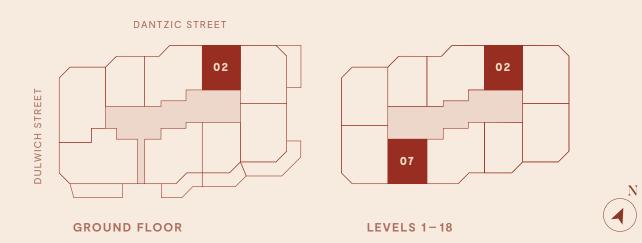
545 SQ FT | 50.6 SQ M

FEATURES ON GROUND FLOOR – LEVEL 18

OPEN PLAN LIVING 7,200 X 3,400MM

BEDROOM 3,500 X 2,900MM





2 BED APARTMENT

765 SQ FT | 71.1 SQ M

FEATURES ON GROUND FLOOR

OPEN PLAN LIVING 7,600 X 3,500MM

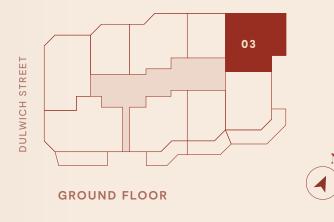
BEDROOM 1 3,700 X 3,300MM

BEDROOM 2 4,000 X 2,700MM

PRIVATE TERRACE 2,500 X 7,900MM



DANTZIC STREET



765 SQ FT | 71.1 SQ M

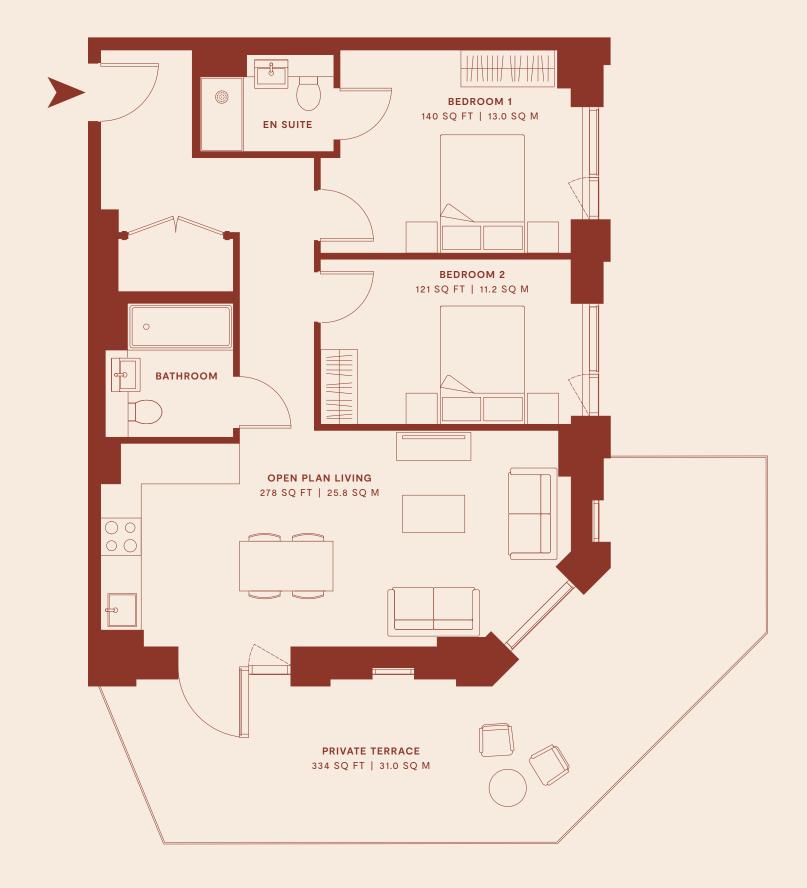
FEATURES ON GROUND FLOOR

OPEN PLAN LIVING 7,600 X 3,500MM

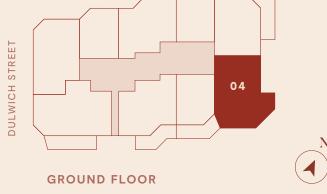
BEDROOM 1 3,700 X 3,300MM

BEDROOM 2 4,000 X 2,700MM

PRIVATE TERRACE 2,500 X 10,750MM







2 BED APARTMENT

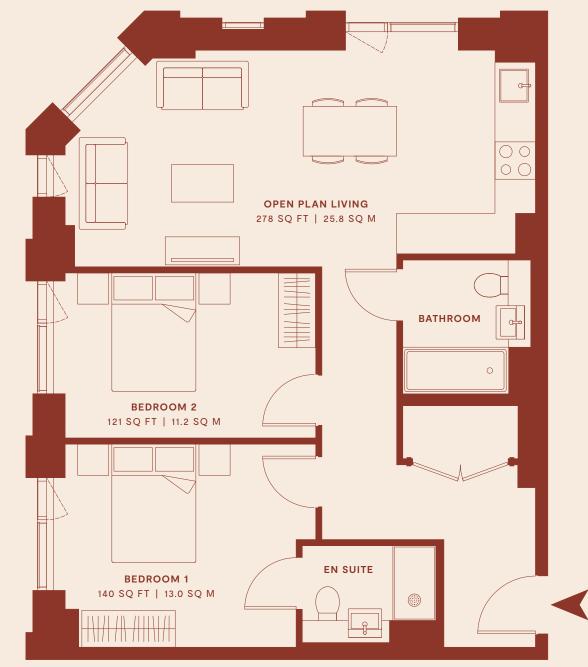
767 SQ FT | 71.3 SQ M

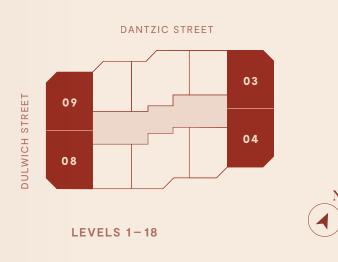
FEATURES ON LEVELS 1-18

OPEN PLAN LIVING 7,600 X 3,500MM

BEDROOM 1 3,700 X 3,300MM

BEDROOM 2 4,000 X 2,700MM





808 SQ FT | 75.1 SQ M

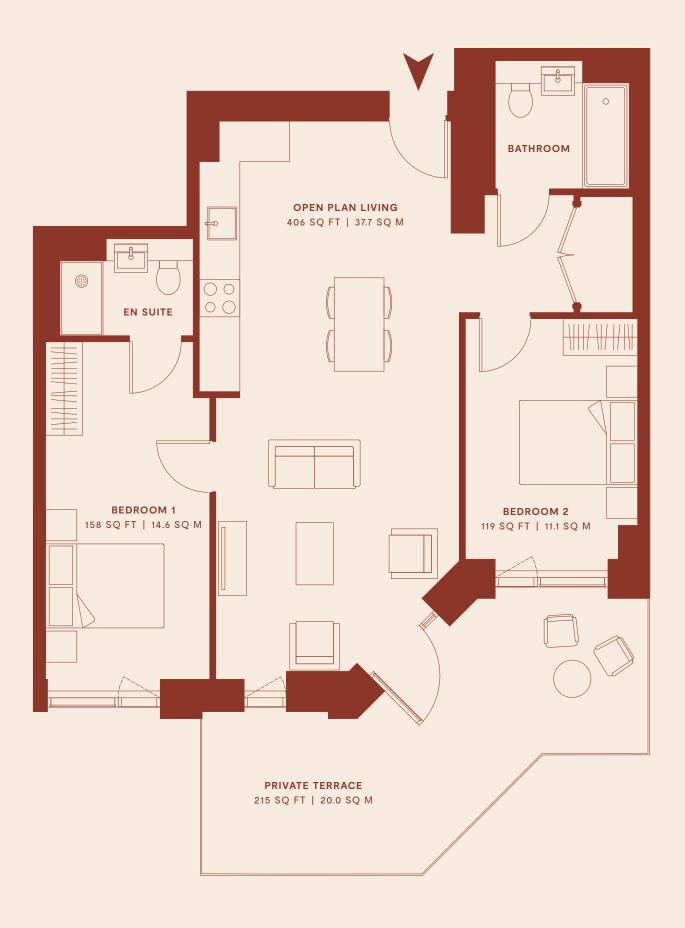
FEATURES ON GROUND FLOOR

OPEN PLAN LIVING 9,000 X 3,900MM

BEDROOM 1 5,400 X 2,700MM

BEDROOM 2 3,900 X 2,800MM

PRIVATE TERRACE 2,500 X 7,980MM





2 BED APARTMENT

809 SQ FT | 75.2 SQ M

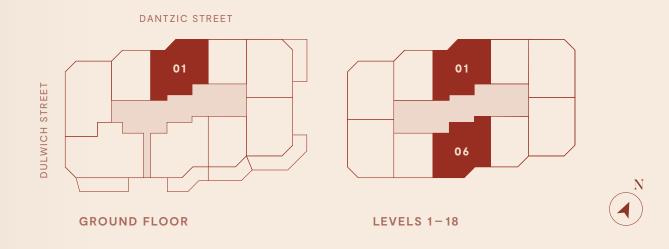
FEATURES ON GROUND FLOOR – LEVEL 18

OPEN PLAN LIVING 9,000 X 3,900MM

BEDROOM 1 5,400 X 2,700MM

BEDROOM 2 3,900 X 2,800MM





1,055 SQ FT | 98.0 SQ M

FEATURES ON GROUND FLOOR BATHROOM **BEDROOM 3** 126 SQ FT | 11.7 SQ M EN SUITE OPEN PLAN LIVING 516 SQ FT | 47.9 SQ M **BEDROOM 1** 159 SQ FT | 14.7 SQ M I **BEDROOM 2** 127 SQ FT | 11.8 SQ M PRIVATE TERRACE 234 SQ FT | 21.7 SQ M

OPEN PLAN LIVING 6,700 X 6,700MM

BEDROOM 1 5,400 X 2,700MM

BEDROOM 2 3,400 X 3,300MM **BEDROOM 3** 3,600 X 3,100MM

PRIVATE TERRACE 2,500 X 8,940MM



3 BED APARTMENT

938 SQ FT | 87.1 SQ M

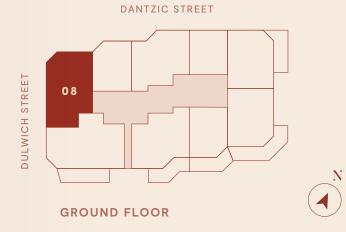
FEATURES ON GROUND FLOOR

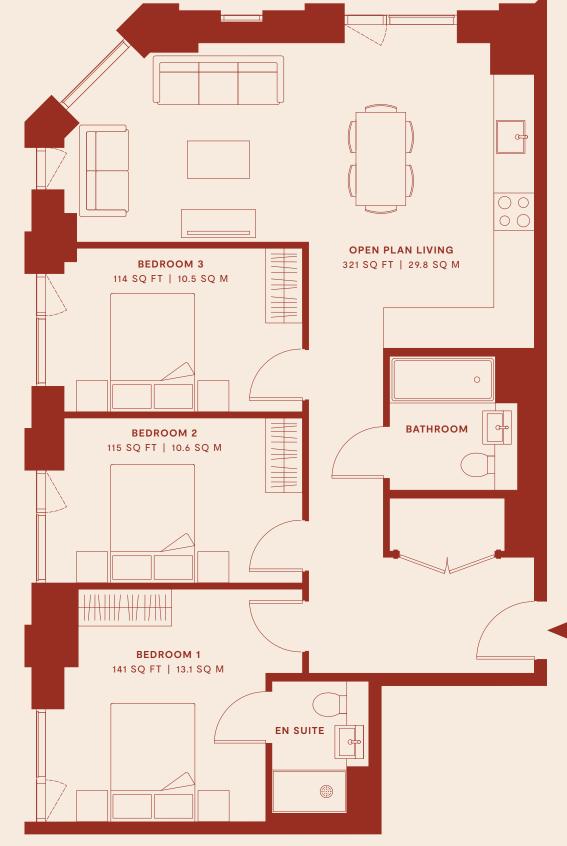
OPEN PLAN LIVING 7,600 X 3,200MM

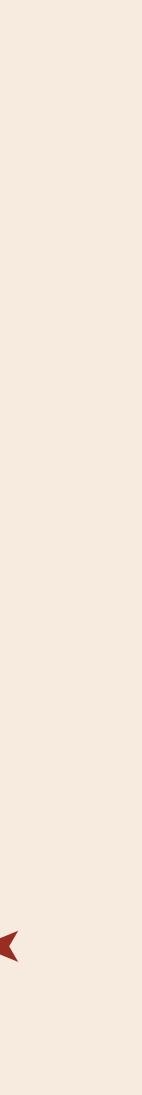
BEDROOM 1 3,700 X 3,200MM

BEDROOM 2 3,800 X 2,700MM

BEDROOM 3 3,800 X 2,700MM

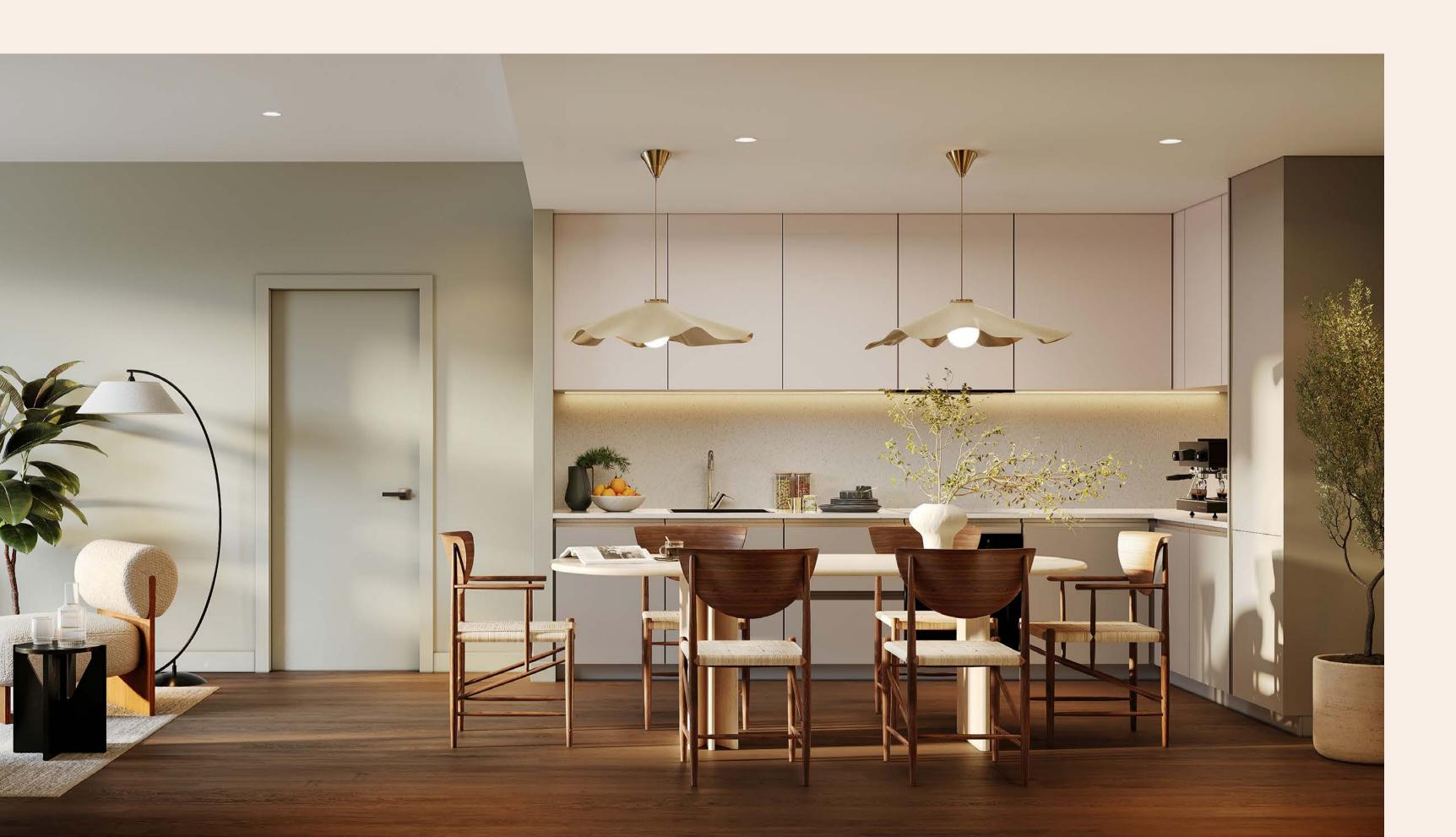


















SPECIFICATION

GENERAL

Generous floor-to-ceiling window to each living space and bedroom

Majority apartments featuring dual aspect views

All apartments are mechanically ventilated with MVHR units

Natural ventilation provided through full height perforated panels which allows fresh air into the apartment

ENTRANCE AREA

Video door entry system

Spy hole to apartment front door

Solid core entrance door with multipoint locking system

Storage cupboard

LIVING AREA

Open plan living area Recessed LED lighting Full height feature floor-to-ceiling window

Opening door vents with perforated safety panels which allows fresh air into the apartment

Telephone and TV Point to living area

KITCHENS

Fully fitted base and wall mounted units with handle-less doors and soft closing hinges

Full height splashback to underside of cupboard

Solid surface worktop (Sile stone or similar)

Stainless steel sink with chrome finish mixer tap

Concealed LED lights below wall mounted units

Integrated electric oven and hob with extractor hood (Bosch or similar)

Integrated dishwasher (Bosch or similar)

Integrated fridge/freezer (Bosch or similar)

Freestanding washer dryer in utility cupboard (Bosch or similar)

BATHROOMS

Contemporary white steel enamel bath with fitted shower above bath and glass shower screen

White ceramic wall mounted WC with concealed cistern

White ceramic wash hand basin with chrome finish mixer tap

Heated towel rail

Fully tiled floors and walls

Recessed LED spot lighting

Shaver point

Mirrored cabinet with lighting above sink

EN SUITES

Walk in shower with toughened glazed opening door

Fitted chrome shower

White ceramic WC with concealed cistern

White ceramic wash hand basin with chrome finish mixer tap

Heated towel rail

Fully tiled floors and walls

Recessed LED spot lighting

Shaver point

Mirrored cabinet with lighting above sink

FLOORING AND DOORS

Tiled flooring to bathrooms Vinyl plank flooring to kitchen, living room, bedrooms Solid core internal doors

HEATING

Mechanical ventilation and heat recovery system Wall mounted electric panel radiators

Air Source Heat Pump cylinder

for hot water

CONTACT OUR SALES TEAM

INFO@REDBANKRIVERSIDE.CO.UK +44(0)1615097840

ADDRESS

HOMES BY FEC MARKETING SUITE 19 ASPIN LANE, MANCHESTER, M4 4DP



FIND OUT MORE REDBANKRIVERSIDE.CO.UK/FALCON

RED BANK RIVERSIDE

VING YOUK WIND EW KIND OF CITY LIVING. YO CITY LIVING. YOUK WIN W TO A NEW KIND OF CITY NG. YOUR WINDOW TO A NEW OF CITY LIVING YOUR WINI NEW KIND OF CITY LIVINC JW TO A NEW KIND OF C LIVING. YOUR WINDOW TO A LIVING. YOUR WINDOW TO A NO OF CITY LIVING. YOUR NEW KIND OF CITY LIV

