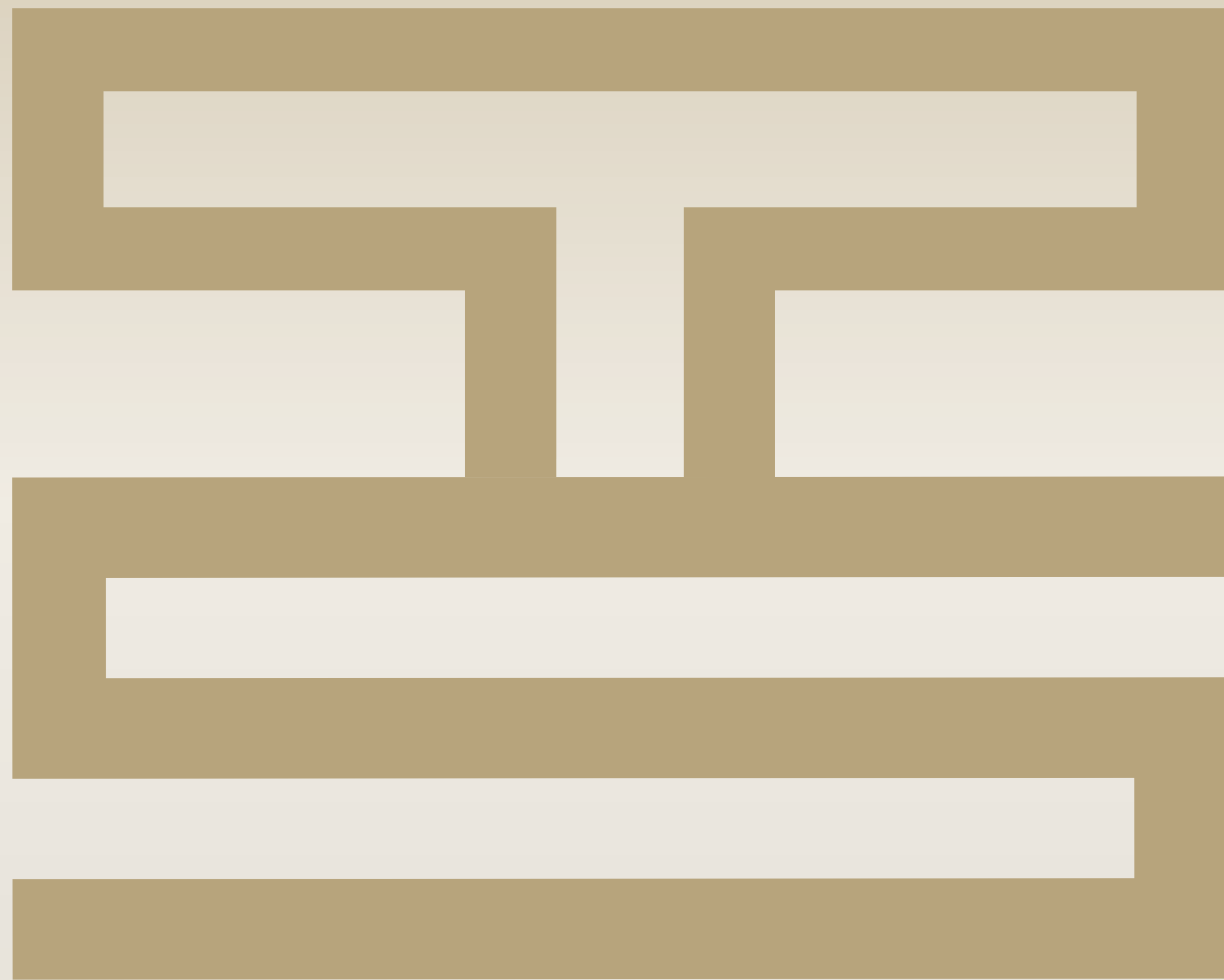




WICKFIELD
PROPERTY
LIMITED



TOWNSQUARE

ECCLES MANCHESTER



**HIGH SPECIFICATION APARTMENTS
FOR MANCHESTER'S BEST
PERFORMING POSTCODE**



EXECUTIVE SUMMARY



In the heart of Eccles High Street sits Townsquare, 41 residential apartments consisting of studio's, one and two bedrooms with a communal rooftop garden.



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THE DEVELOPMENT

Strategically located within walking distance to Eccles train station which takes you in to central Manchester in just 8 minutes. This location is ideally suited to a professional tenant seeking a value proposition with a short commute into the city.



Location
Eccles - Manchester



Unit Mix
Studio, 1 and 2 Bedrooms



Price Ranges
One Bed:
£133,000 to £147,000
Two Bed:
£163,000 to £175,000



Blended price
Per sqft: £260

A SUPERIOR SPECIFICATION AND FINISH
THROUGHOUT, WITH BRANDED
APPLIANCES & FULLY FITTED KITCHEN



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A NEW STANDARD OF LIVING IN A MARKET THAT'S EXPECTATIONS ARE CHANGING FAST



PROPERTY

HOTSPOT

FUTURE PROOFED INVESTMENT APARTMENTS
PRIMED FOR LONG TERM CAPITAL GROWTH



Eccles was named the property hot spot of 2020, with prices rising faster than anywhere else in the UK averaging an increase of 16%. Source: Rightmove

Payment Plan
20% on exchange
80% on completion

Anticipated Yields
5.5 – 6.5% Gross

Mortgages Available
Yes

Warranty Provider
Checkmate 10 years



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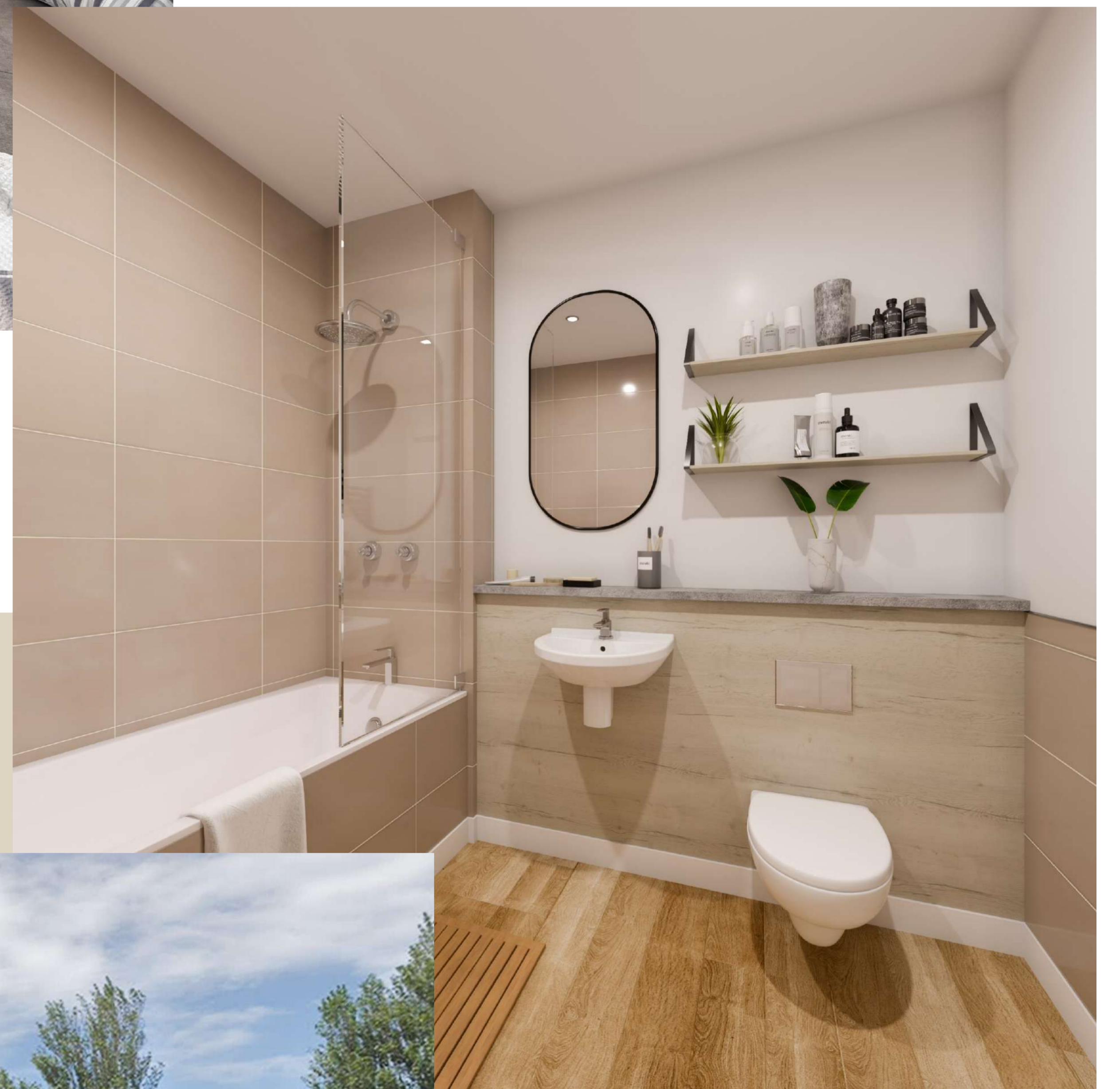
EXPERIENCE

THE BEDROOM



LIVING

BATHROOM



ROOF TERRACE



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WHY INVEST IN ECCLES

Average prices in Eccles are up 16% since the start of 2020, this suburb of Manchester is being transformed into an urban village. Property values and rental prices are predicted to increase as we have seen in both Manchester city center and Salford. The value has begun to move into Eccles through 2020 and now is the time to invest.

AFFORDABILITY

Prime property prices in Eccles are up to 50% cheaper in comparison to Manchester city center.

TRANSPORT LINKS

Eccles train station takes you into Manchester in just 8 minutes.

URBAN VILLAGE

Prime property prices in Eccles are up to 50% cheaper in comparison to Manchester city center.

GENTRIFICATION

Eccles has a very warm local community with local people supporting local businesses. The gentrification has helped Eccles to thrive.

MANCHESTER NEXT HOT SPOT

All eyes are on Eccles in 2021 as the ripple effect in Manchester begins to make its move into Eccles.

UNDERSUPPLY

Eccles has an undersupply of new build developments in the city center making it the ideal location for property investment.



WHY INVEST IN MANCHESTER

Manchester is a world class city that offers a fantastic environment for businesses to grow and prosper. With global transport connectivity, incredible talent and high-quality business properties, the city is home to a £62.8 billion economy and is one of the UK's fastest growing regional cities; making it a first-choice investment destination for many leading international brands.

MANCHESTER'S INTERNATIONAL AIRPORT

Flying to 225 destinations, 29M passengers per year, £1BN expansion underway



HS2 - HIGH SPEED TRAIN LINK

Fastest train in Europe, 57 minutes to London, creating 55,000 jobs in Manchester alone.

MANCHESTER METRO LINK

£2.1BN upgrade connecting the city and suburbs of Manchester, 7 lines, 97 stops

BUSINESS GROWTH

Job creation increased 54% 2019 ranking Manchester as No1. 85% of FTSE 100 companies have an office in Manchester

EDUCATION

Largest student population in Europe, 99,000, 55% graduation retention rate, 22 universities within an hour's drive

REGENERATION

£8.2BN Inward investment over the last 10 years transforming the city and its infrastructure

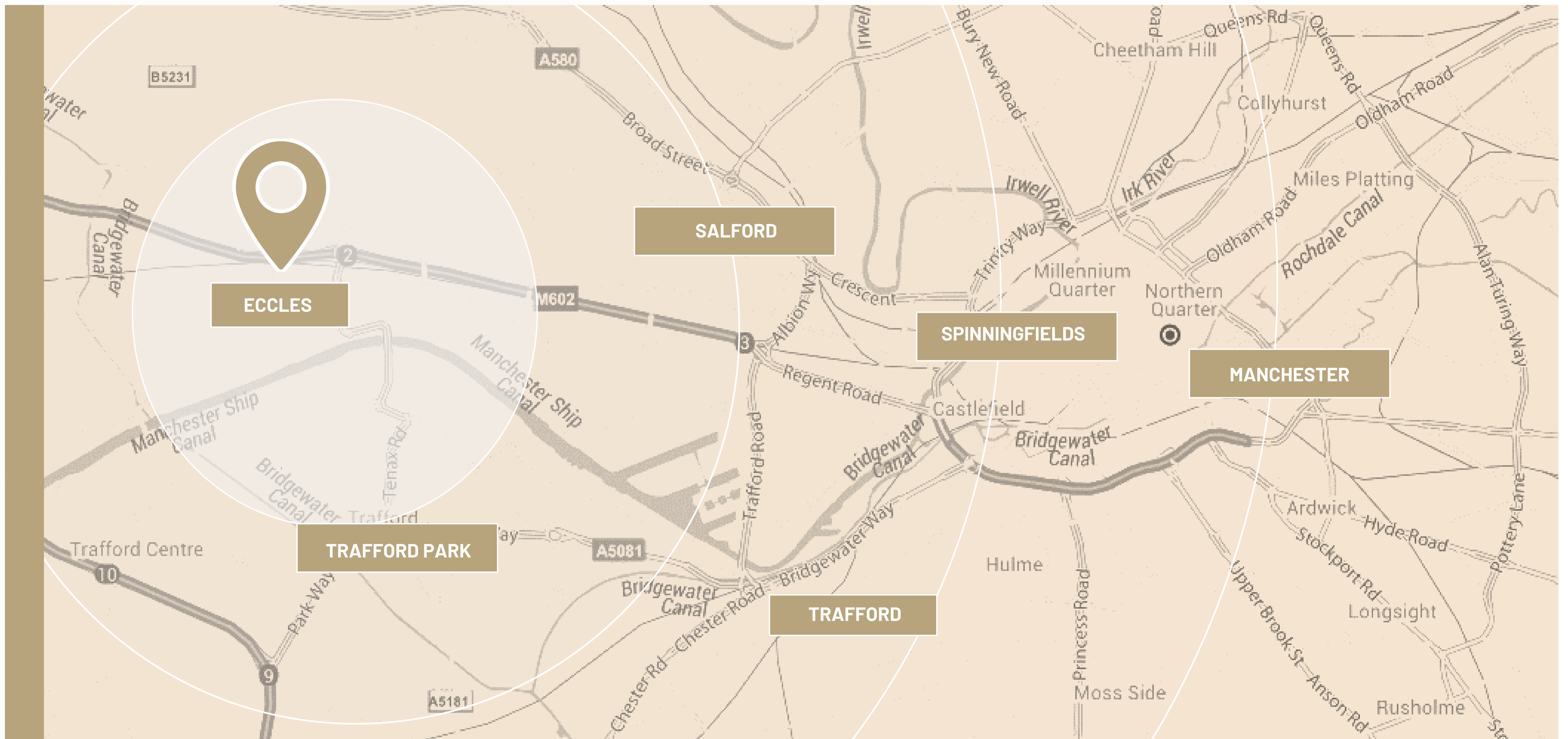




LOCATION



Within walking distance to Eccles train station, Eccles is Manchester's fastest growing suburb. High-paying local employers such as the BBC, good public transport connections to the city center, affordable property, high-street dominated by independent business and nearby open-air amenities, have all helped Eccles thrive, transforming into an urban village.



By Train

Deansgate station	8 mins
Piccadilly Station	14 mins
University of Manchester	15mins



By Car

Salford	7 mins
Trafford Centre	8 mins
Media City	8 mins



By Foot

Eccles train station	1 min
Eccles Shopping Centre	1 min
Eccles Metro link	2 min





FLOOR PLAN

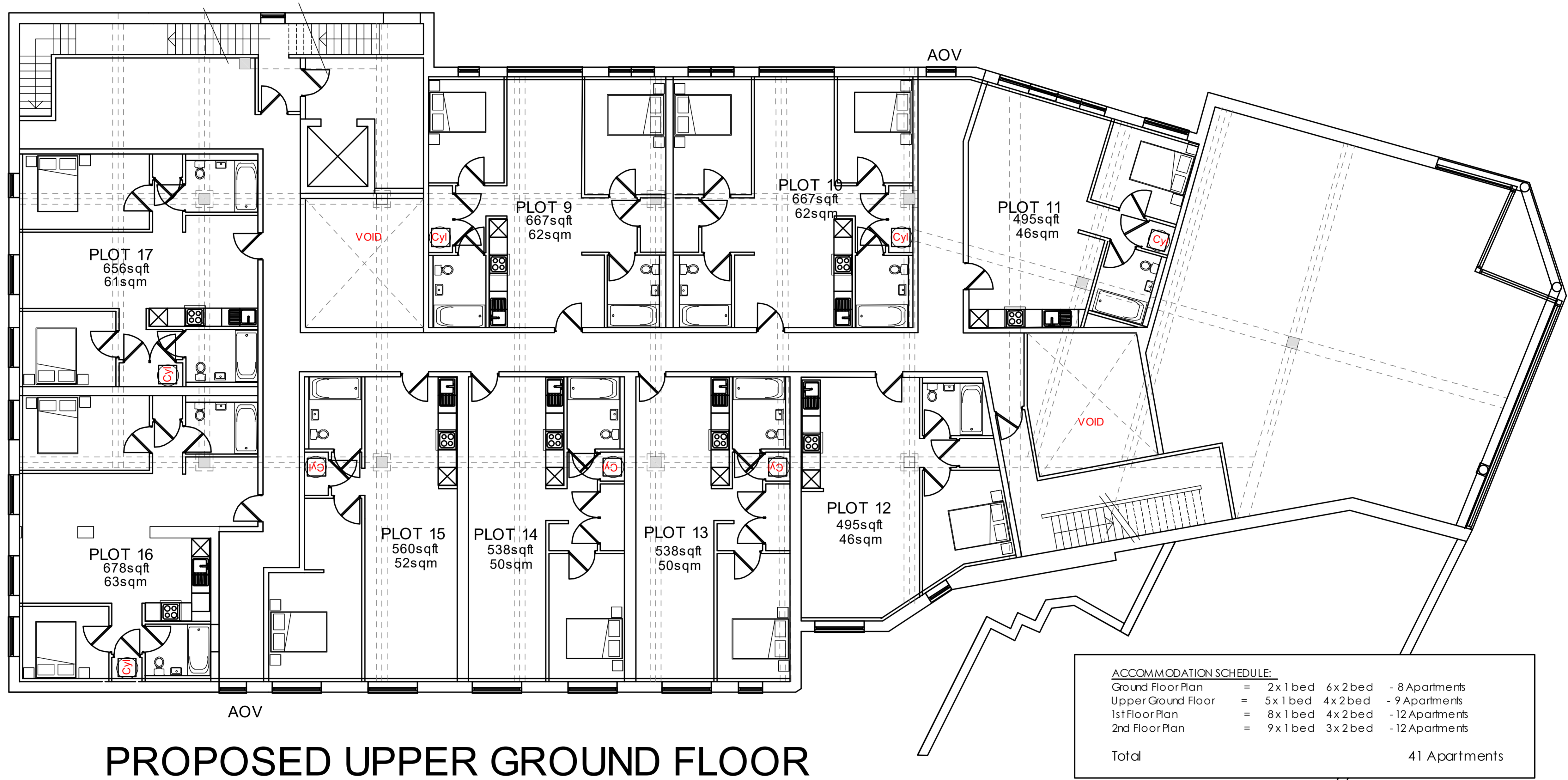


GROUND FLOOR





FLOOR PLAN



PROPOSED UPPER GROUND FLOOR

UPPER GROUND FLOOR





FLOOR PLAN



FLOOR 1





FLOOR PLAN

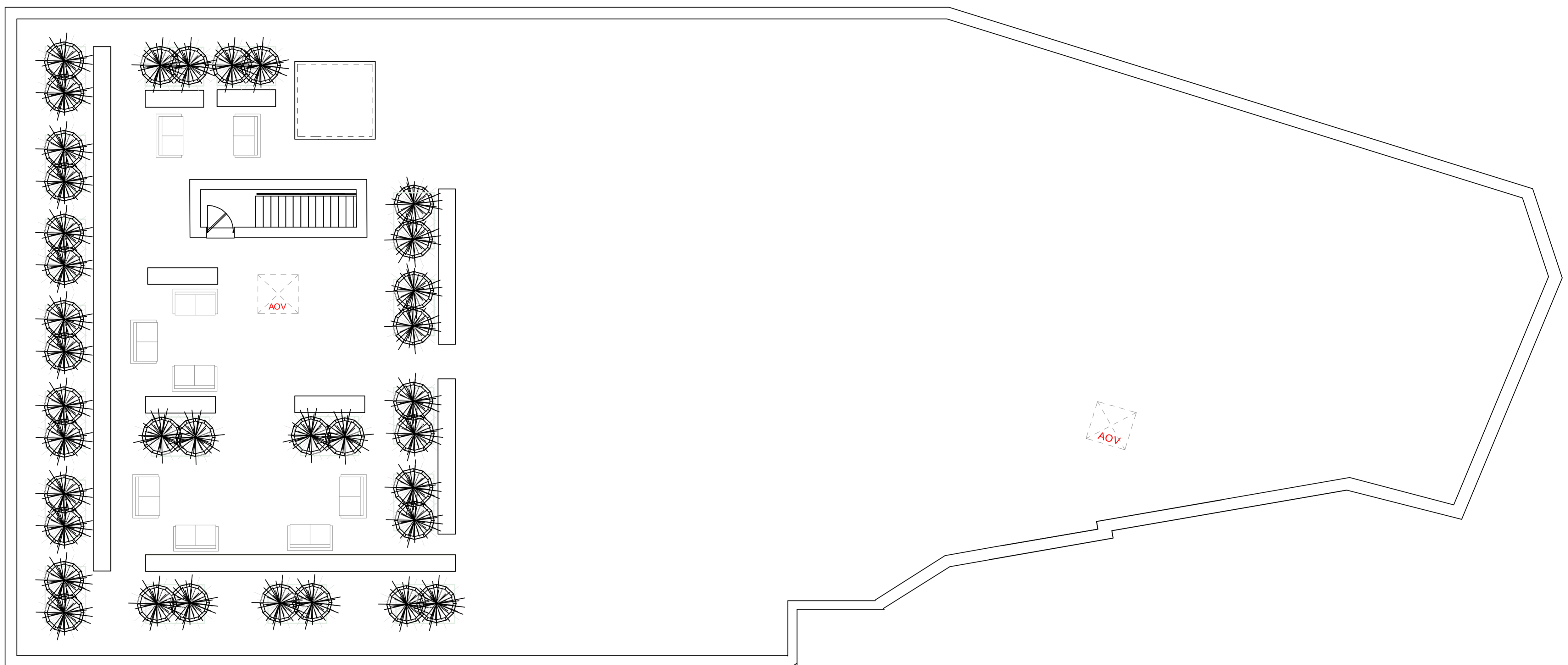


FLOOR 2





FLOOR PLAN



ROOF TOP





1 Bedroom Sales Comparable

Townsquare prices from
£133,000 - £147,000



Wendover Court, Monton Road
Eccles, Manchester M30 9HG
0.67 miles - £160,000



Princess Court, Monton, Manchester
0.71 miles - £135,000



No. 4 Salford Apts, Manchester,
Greater Manchester, M50
1.72 miles - £220,000

2 Bedroom Sales Comparable

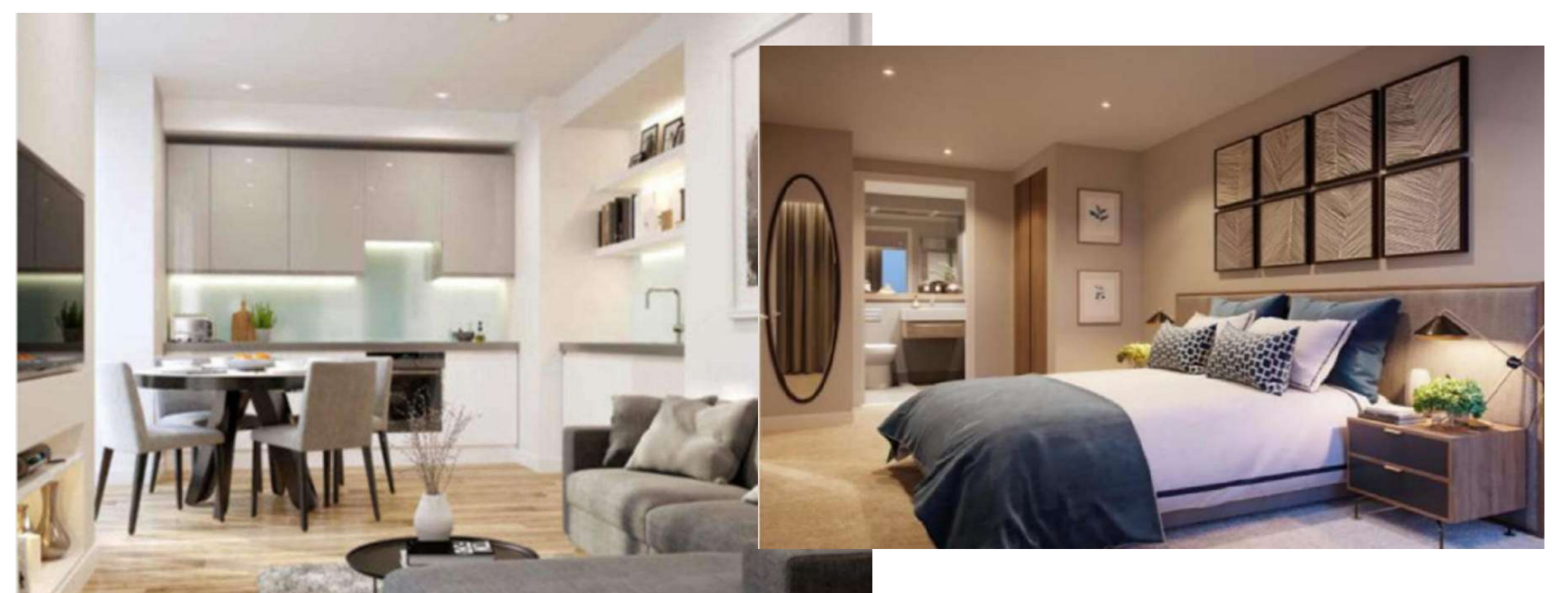
Townsquare prices from
£163,000 - £175,000



Queenscroft, Ellesmere Park
0.33 miles - £170,000



Chortlon Brook, 18 Chortlon Brook, M30
0.97 miles - £225,000



Stunning Dakota Avenue Apartment,
1.76 miles - £ 290,000



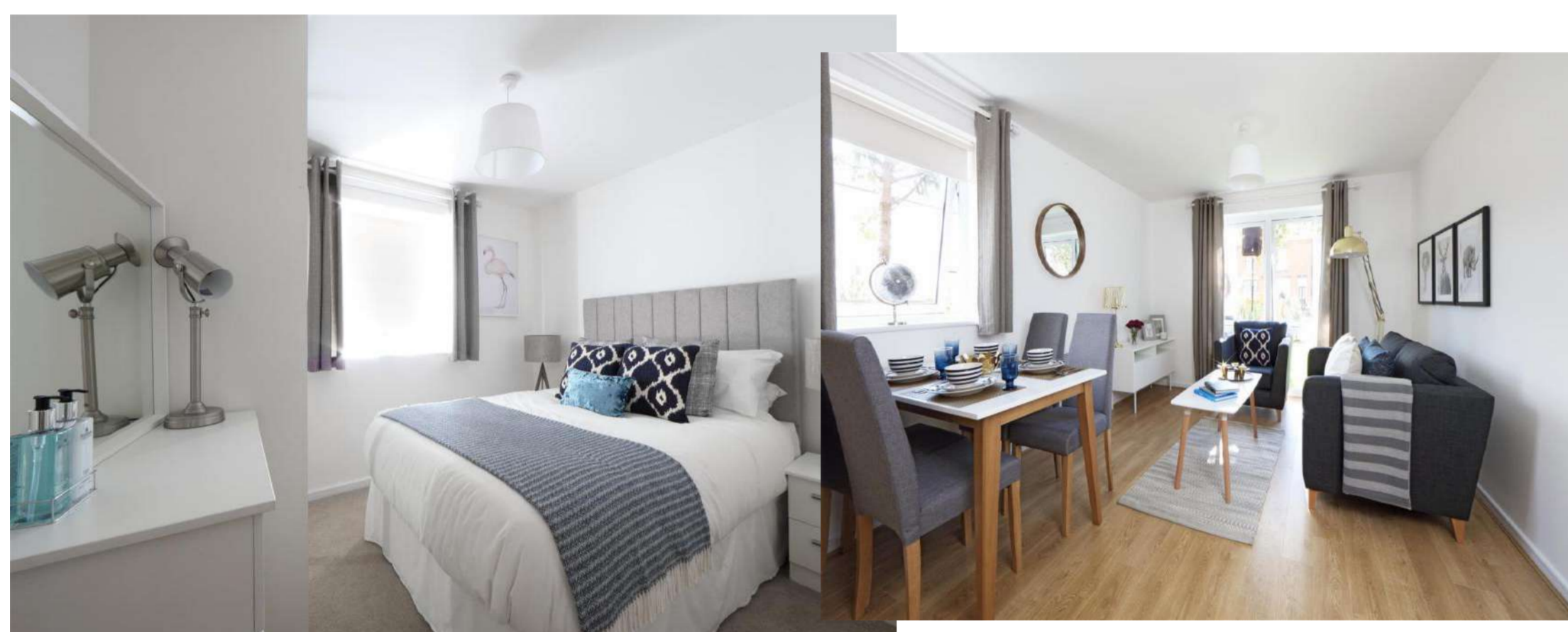


1 Bedroom Rent Comparable

Townsquare anticipated
rent £625 pcm



Regent Street, Eccles, Manchester, M30
0.12 miles
£595 pcm, £137pw



Edwin Court, Eccles, Manchester
0.99 miles
£650pcm, £150pw



ECity Lofts, The Quays, Salford, M50
1.86 miles
£750pcm, £173pw

2 Bedroom Rent Comparable

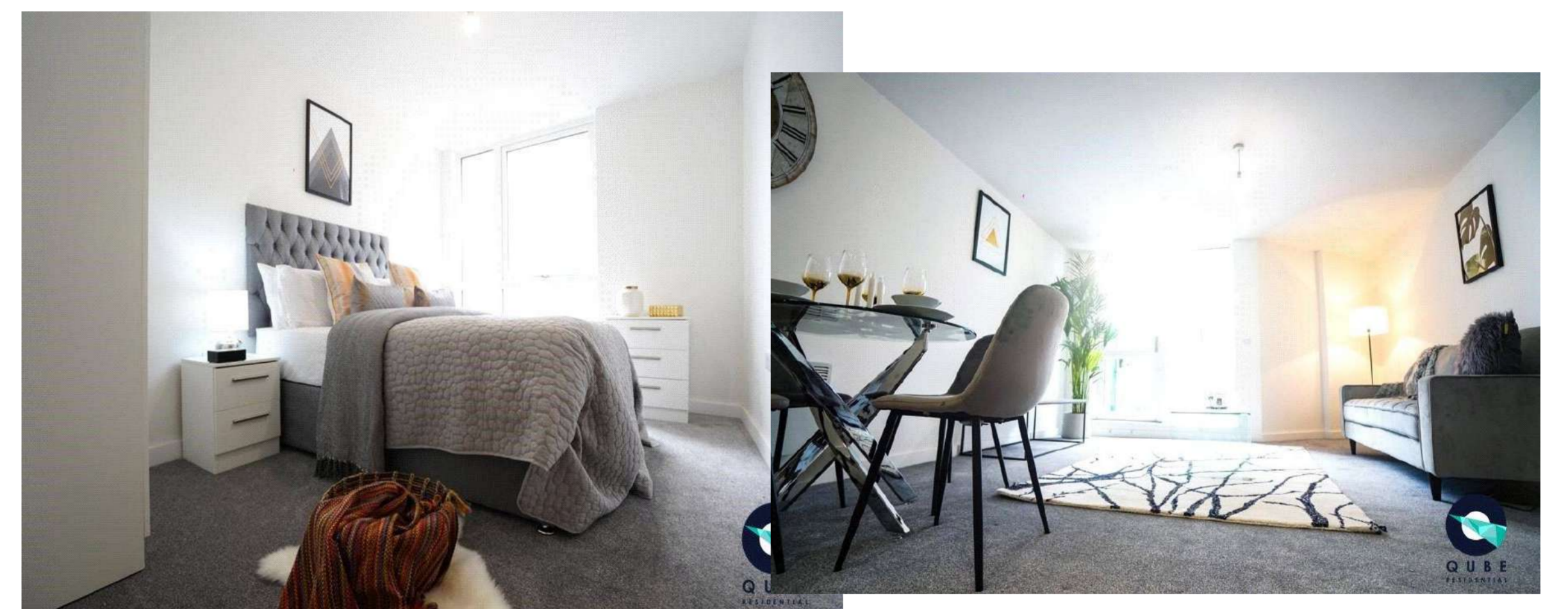
Townsquare anticipated
rent £750 pcm



Ellesmere Green, Monton
0.49 miles
£795 pcm, £ 183pw



Platt House, Elmira Way, Salford, M5
2.46 miles
£850pcm, £196 pw



Adelphi Wharf 2, 9 Adelphi Street,
Salford, Greater Manchester, M3
2.89 miles
£925pcm, £213 pw





THE FINISHING TOUCHES

INTERNAL FINISHES

- Windows replaced with new UPVC in grey finish
- Veneer finished doors in gloss white with chrome handles
- Skirting and architraves in softwood or MDF

BATHROOMS & EN-SUITES

- White close-coupled toilet with chrome dual flush
- White hand basin set in driftwood vanity unit with chrome tap
- White bath with chrome mixer shower, riser rail and single glass shower screen
- Tiles to full height in wet areas and half height to rest of bathroom

WALLS & CEILINGS

- Finished with plasterboard
- Full height ceramic tiling to shower/bath areas
- White colour paint on ceilings and woodwork
- Natural hessian emulsion paint on walls

FLOORING

- Carpet tiles within the apartment bedrooms, halls & lounge
- Wood effect vinyl plank in kitchen area, bathroom and ensuites

ELECTRICAL & LIGHTING

- Standard light pendants to all rooms with low energy light fittings and chrome downlights to kitchen areas and bathrooms
- Switches, sockets and other electrical outlets in white plastic
- Telephone operated main front door entry system
- SKY Q Satellite facility at the back of TV point
- Heat detectors installed in kitchens and mains
- Telephone outlet point pre-wired in living room
- Pressurised cylinder hot water system and electric panel heaters for heating

KITCHENS

- Carron Phoenix single bowl stainless steel sink with chrome mixer tap
- Electric oven (Zanussi or equivalent)
- Ceramic Hob (Zanussi or equivalent)
- Indesit 60 cm chimney extractor hood & glass splash back
- Space for washing machine in cylinder cupboard
- Integrated fridge freezer (Zanussi or equivalent)
- Pressurised cylinder hot water system
- Worktops and up-stands finished in Black Everest Crystal colour





Mandale Homes

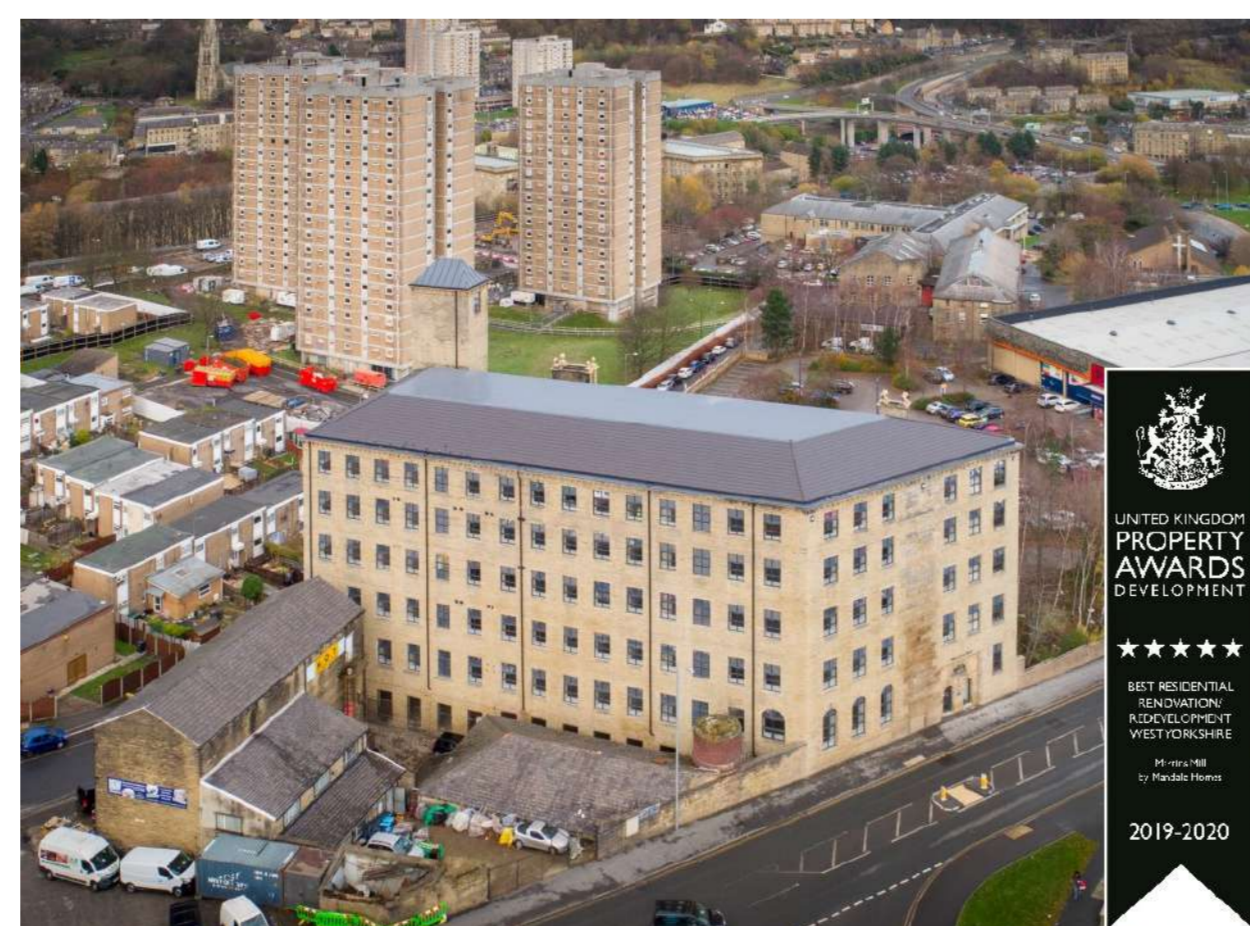
Together we build a home

THE DEVELOPER

Building the best in luxury properties for over 35 years.

The teams at Mandale Homes encapsulates the culture and belief that it is only by working with their customers that they build more than just a house, they create your perfect home.

This commitment is why they have won four coveted UK Property Awards that are judged on excellence in design, quality, service, innovation, originality and commitment to sustainability. The last two years have also seen them being recognised for the delivery of high-end developments by winning two BUILD Awards.



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DISCLAIMER:

Artist's impressions

Although artist's impressions give a good indication of the look and feel of a finished building, they're not definitive representations. Building and landscaping details often change during the course of the development and construction.

Dimensions

Property dimensions always vary slightly, depending on construction methods and the type of finish. Our stated room sizes are structural maximums, accurate to within 100mm. All quoted distances are approximate.

