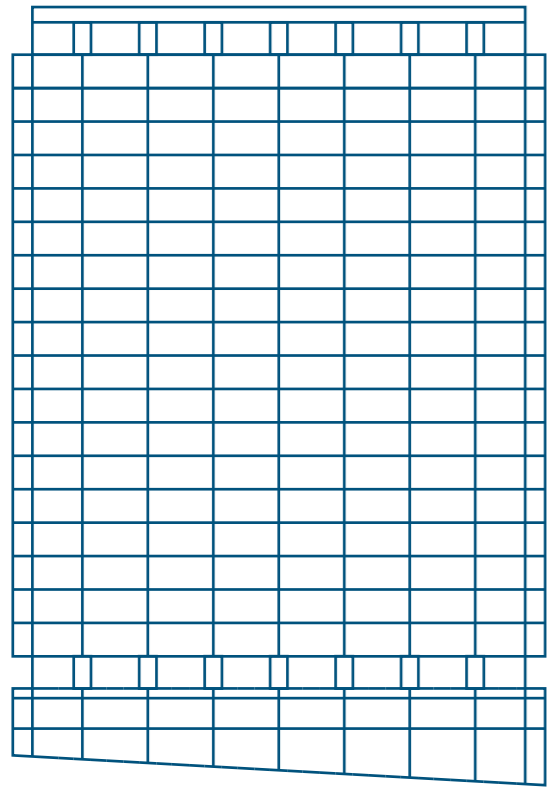


# Meadow Side

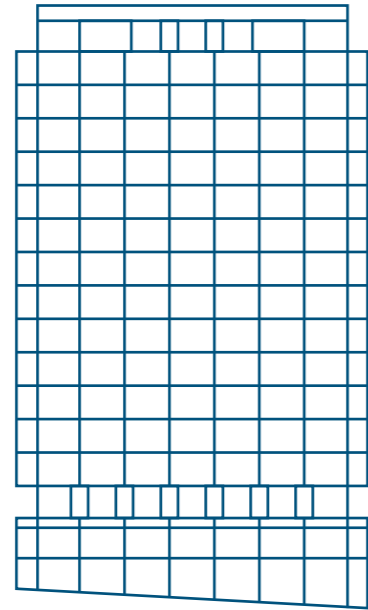


# **The Gate** + **The Stile**

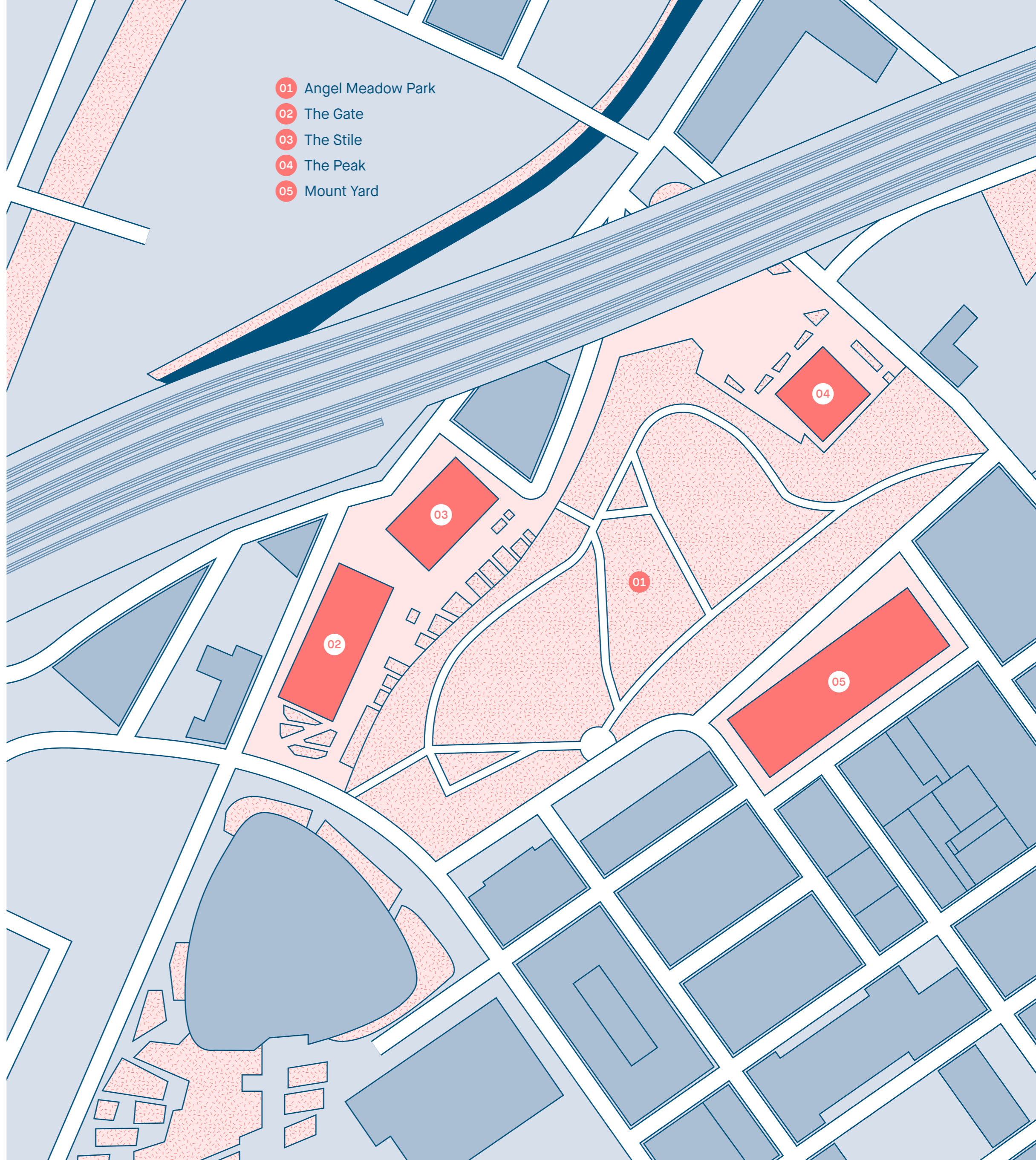
02 The Gate



03 The Stile



- 01 Angel Meadow Park
- 02 The Gate
- 03 The Stile
- 04 The Peak
- 05 Mount Yard



MeadowSide

### OVERVIEW: The Gate + The Stile

Slick glass facades up to 22 storeys high.

Sustainable, recycled and reused materials.

Designed to complement and reflect the rich colours and materials of the surrounding Victorian and Industrial architecture.

A gym, private dining, shared workspace and private communal terrace on Level 02 of The Stile.

Levels 01 to 21 of The Gate and 01 and 03 to 16 of The Stile will be residential apartments.

Penthouses on Level 21 of The Gate and Level 16 of The Stile.

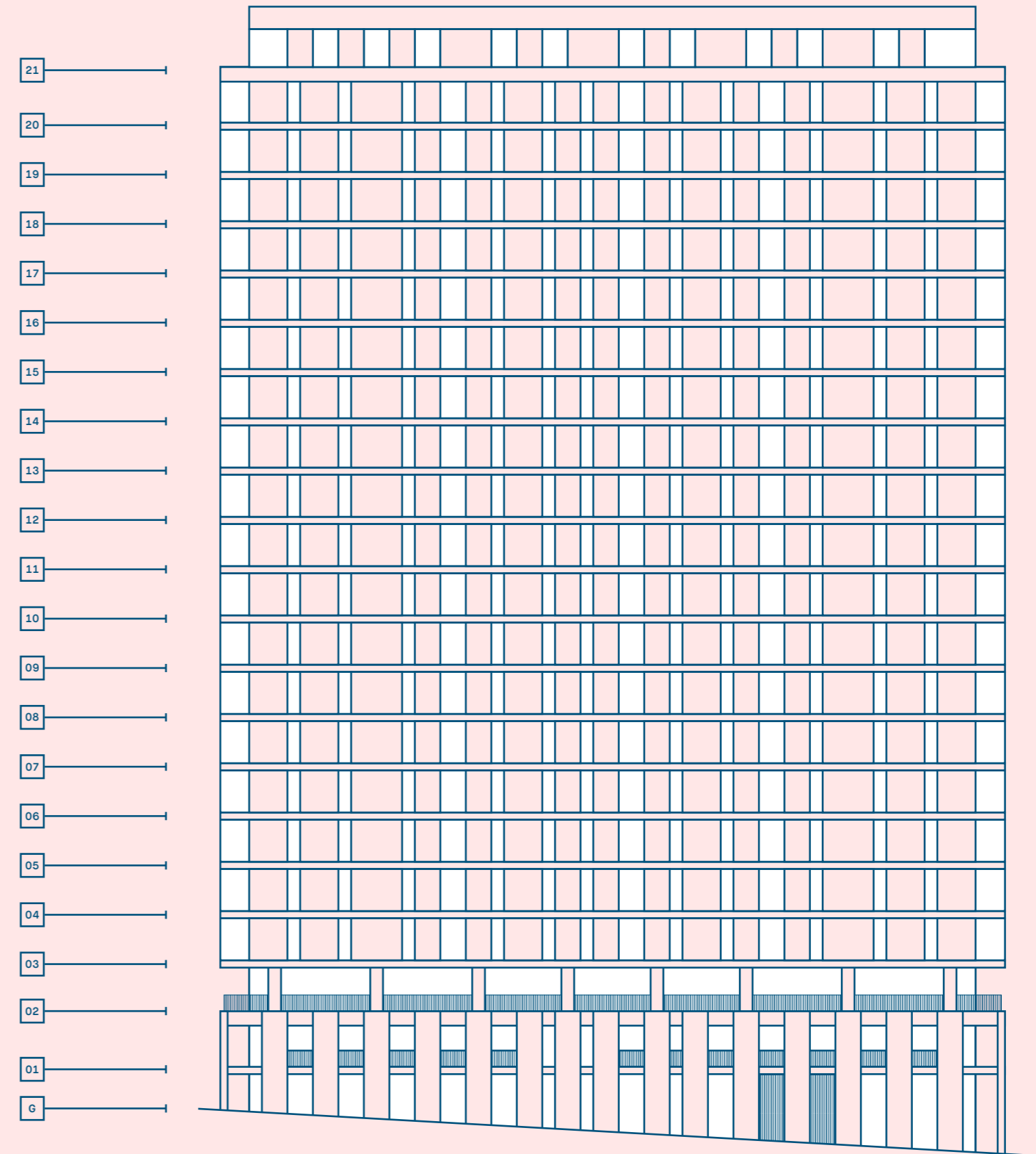
24 hours concierge situated in The Stile servicing both The Stile and The Gate.

Please note, the development layout shown is a digital illustration only, is not to scale, and may not accurately depict elevation materials, gradients, landscaping or street furniture in the as-built development. Angel Meadows (FEC) Ltd reserves the right, in its absolute discretion, to amend the layout and specification as necessary and without notice.

02

# The Gate

A unique collection of one, two and three bedroom apartments and penthouses. Set beside the biggest green space in Manchester city centre, with striking glass facades. The Gate has an arrangement of materials that works with design principles driven by quality, longevity and robustness.

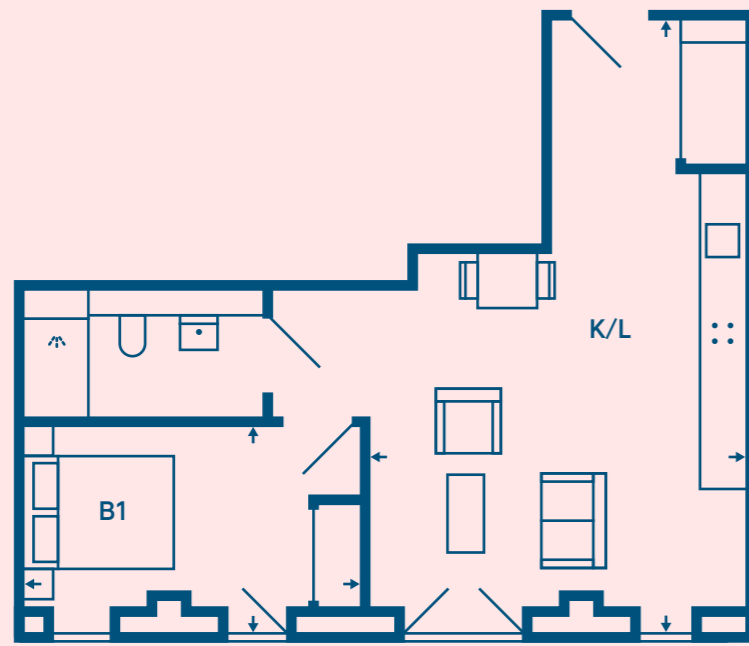


# Apartment Type 1A.1

## 1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



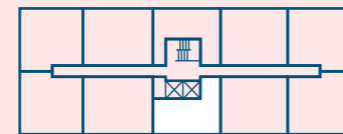
MeadowSide: The Gate

**Internal Area (NSA)**  
50.89 m<sup>2</sup> / 547.78 ft<sup>2</sup>

**Kitchen / Living**  
4.98 x 7.95 m

**Master Bedroom**  
4.45 x 2.67 m

Location

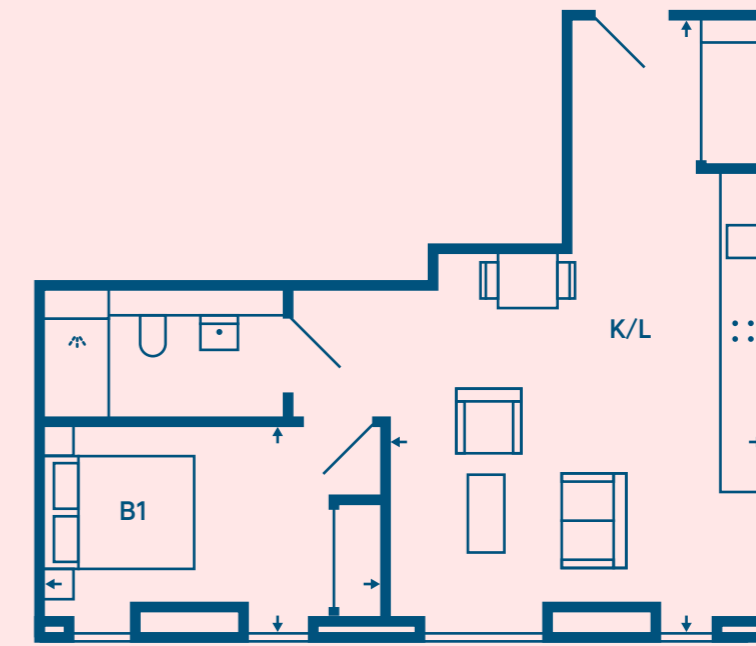


# Apartment Type 1A.2

## 1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



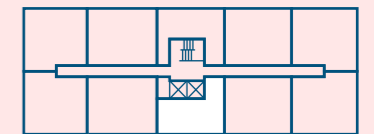
MeadowSide: The Gate

**Internal Area (NSA)\***  
51.34 m<sup>2</sup> / 552.62 ft<sup>2</sup>

**Kitchen / Living**  
4.98 x 8.00 m

**Master Bedroom**  
4.45 x 2.67 m

Location



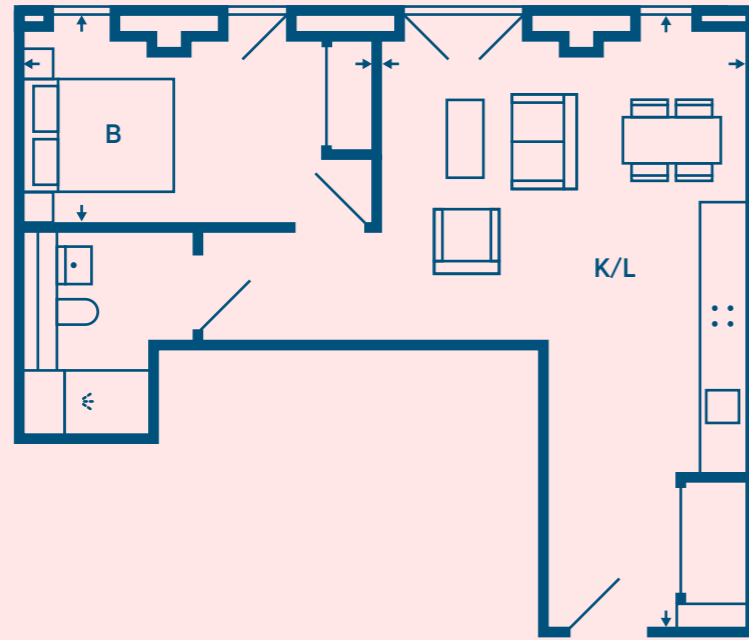
\*Internal Area for levels 13-20 are 50.98 m<sup>2</sup> / 548.74 ft<sup>2</sup>

# Apartment Type 1C.1

## 1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



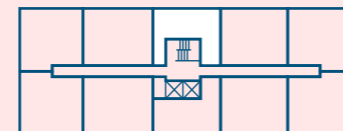
MeadowSide: The Gate

**Internal Area (NSA)**  
50.03 m<sup>2</sup> / 538.52 ft<sup>2</sup>

**Kitchen / Living**  
4.80 x 7.95 m

**Master Bedroom**  
4.63 x 2.65 m

Location

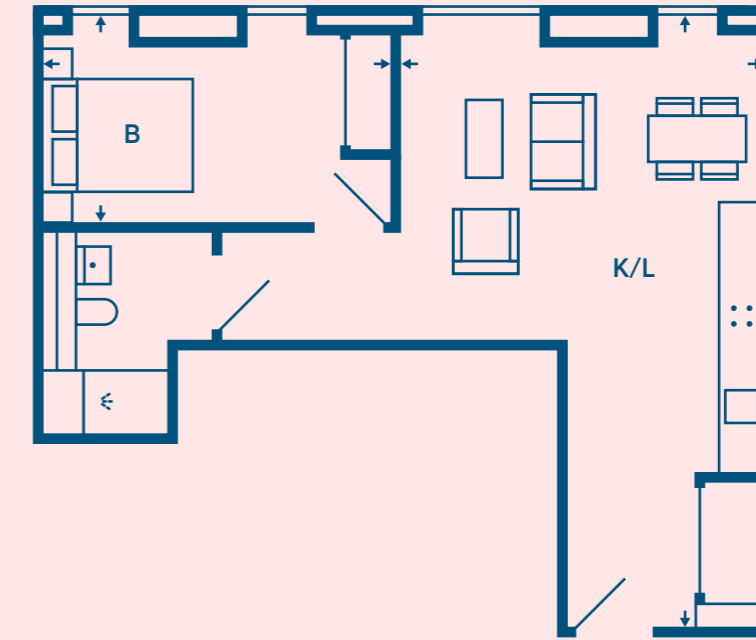


# Apartment Type 1C.2

## 1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



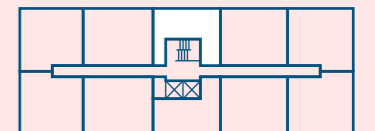
MeadowSide: The Gate

**Internal Area (NSA)\***  
51.26 m<sup>2</sup> / 551.76 ft<sup>2</sup>

**Kitchen / Living**  
4.80 x 8.00 m

**Master Bedroom**  
4.63 x 2.70 m

Location



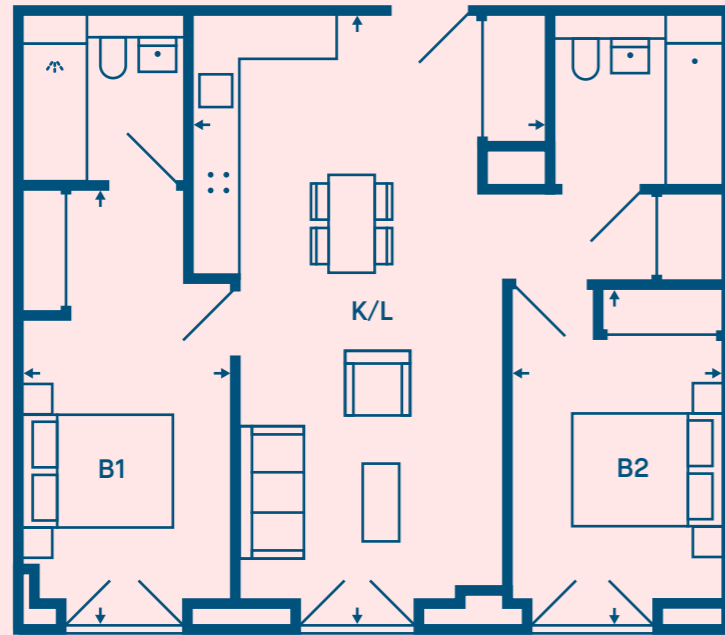
\*Internal Area for levels 13-20 are 49.84 m<sup>2</sup> / 536.47 ft<sup>2</sup>

## Apartment Type 2A.1

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

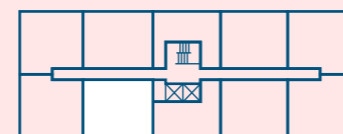
**Internal Area (NSA)**  
73.02 m<sup>2</sup> / 785.98 ft<sup>2</sup>

**Kitchen / Living**  
4.64 x 8.00 m

**Master Bedroom**  
2.84 x 5.69 m

**Bedroom 2**  
2.85 x 4.40 m

Location

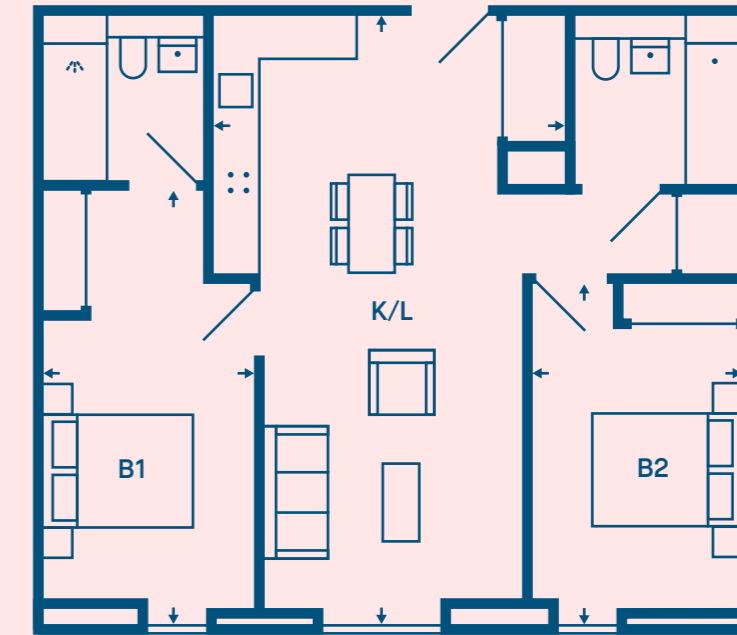


## Apartment Type 2A.2

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

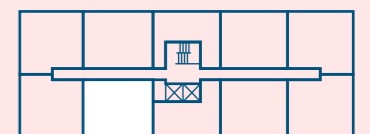
**Internal Area (NSA)\***  
73.25 m<sup>2</sup> / 788.46 ft<sup>2</sup>

**Kitchen / Living**  
4.64 x 8.00 m

**Master Bedroom**  
2.84 x 5.69 m

**Bedroom 2**  
2.85 x 4.40 m

Location



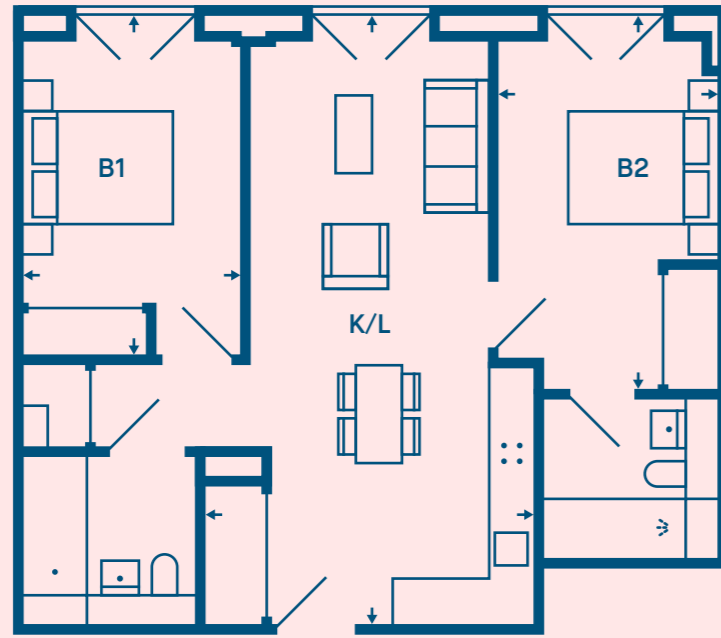
\*Internal Area for levels 13-20 are 73.91 m<sup>2</sup> / 795.56 ft<sup>2</sup>

## Apartment Type 2B.1

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



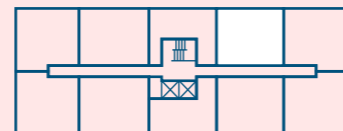
**Internal Area (NSA)**  
69.92 m<sup>2</sup> / 752.61 ft<sup>2</sup>

**Kitchen / Living**  
4.41 x 8.00 m

**Master Bedroom**  
2.81 x 4.92 m

**Bedroom 2**  
2.85 x 4.46 m

Location

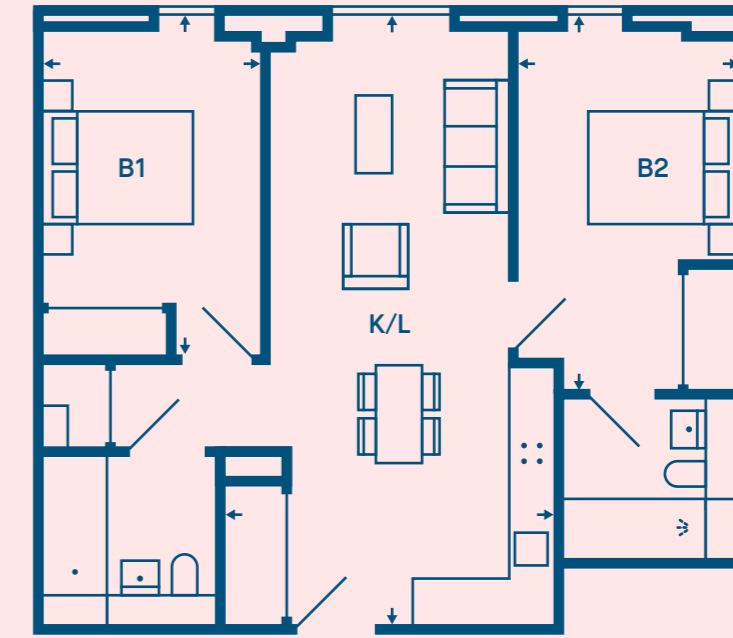


## Apartment Type 2B.2

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



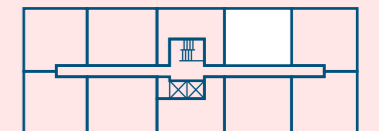
**Internal Area (NSA)**  
70.11 m<sup>2</sup> / 754.66 ft<sup>2</sup>

**Kitchen / Living**  
4.41 x 8.00 m

**Master Bedroom**  
2.81 x 4.92 m

**Bedroom 2**  
2.85 x 4.46 m

Location



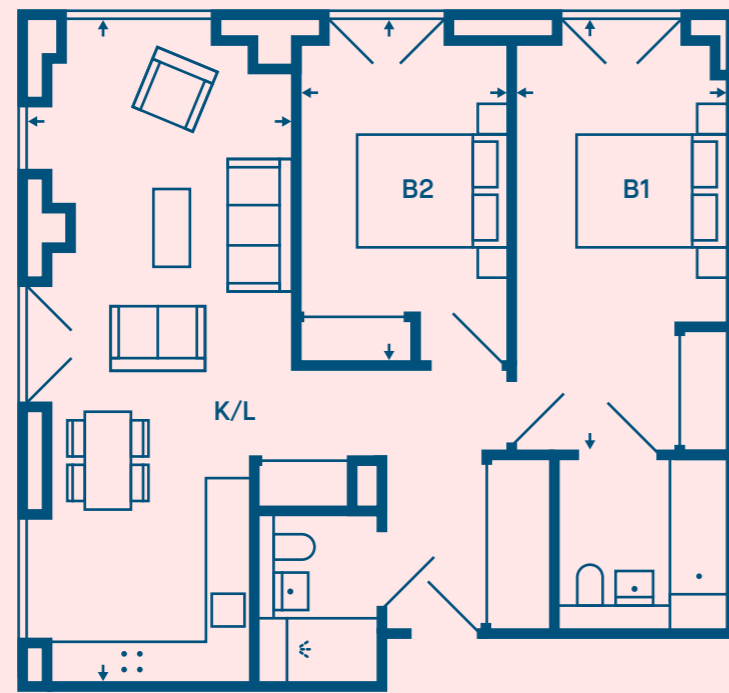


## Apartment Type 2C.1

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

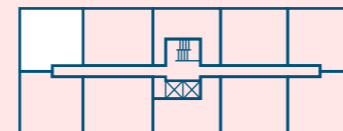
**Internal Area (NSA)**  
73.73 m<sup>2</sup> / 793.62 ft<sup>2</sup>

**Kitchen / Living**  
3.35 x 8.70 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

Location

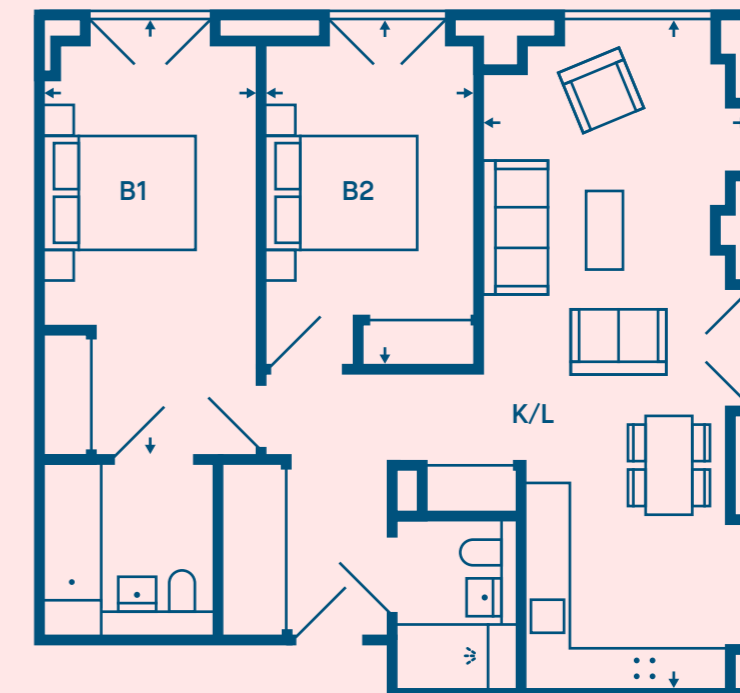


## Apartment Type 2C.2

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

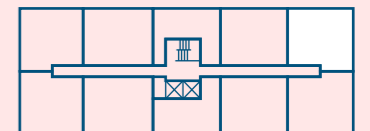
**Internal Area (NSA)**  
73.70 m<sup>2</sup> / 793.30 ft<sup>2</sup>

**Kitchen / Living**  
3.35 x 8.70 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

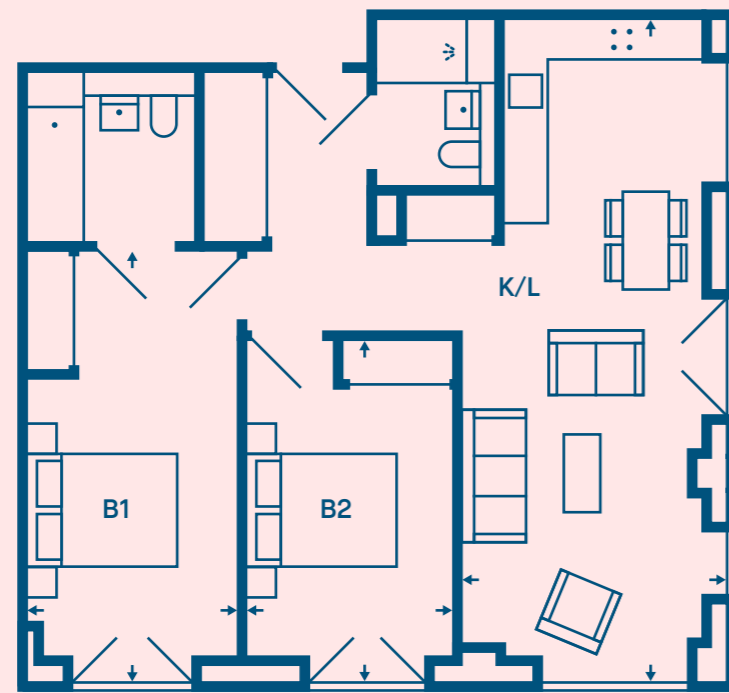
Location



## Apartment Type 2C.3 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

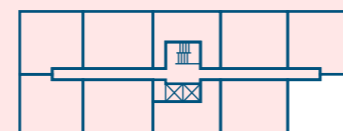
**Internal Area (NSA)**  
73.70 m<sup>2</sup> / 793.30 ft<sup>2</sup>

**Kitchen / Living**  
3.35 x 8.70 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

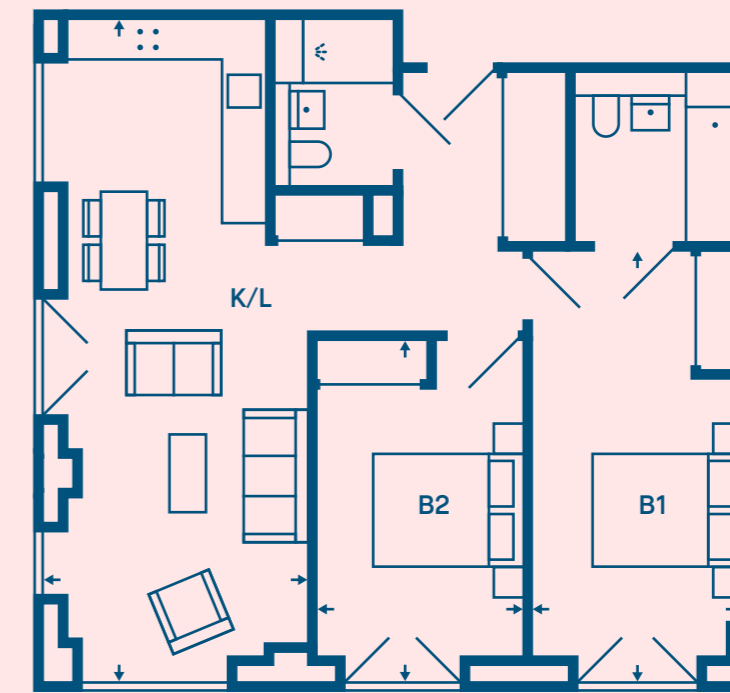
Location



## Apartment Type 2C.4 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

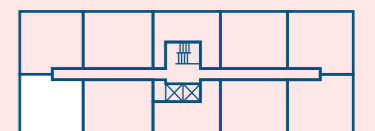
**Internal Area (NSA)**  
73.76 m<sup>2</sup> / 793.95 ft<sup>2</sup>

**Kitchen / Living**  
3.35 x 8.70 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

Location

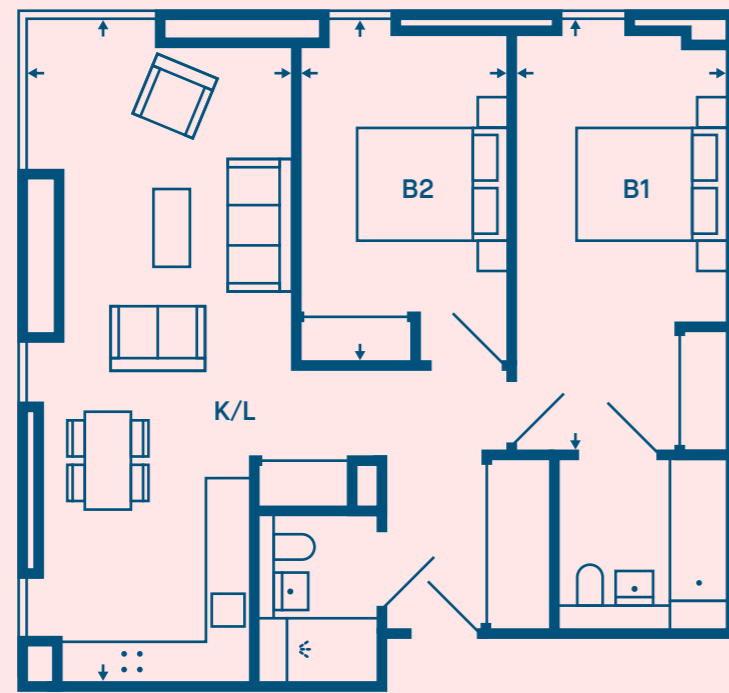


## Apartment Type 2C.5

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

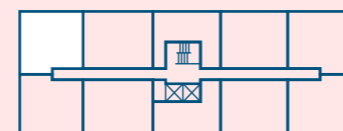
**Internal Area (NSA)**  
74.31 m<sup>2</sup> / 799.87 ft<sup>2</sup>

**Kitchen / Living**  
3.40 x 8.75 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

Location

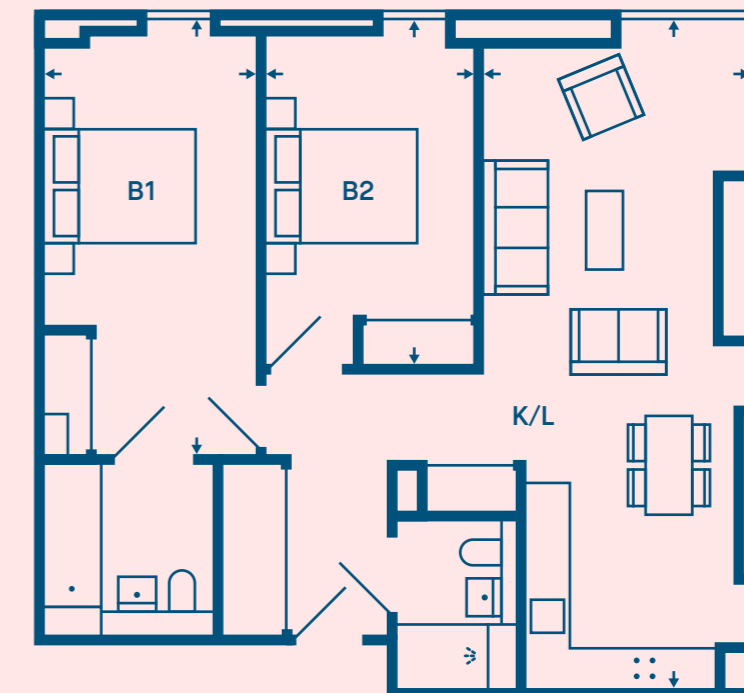


## Apartment Type 2C.6

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

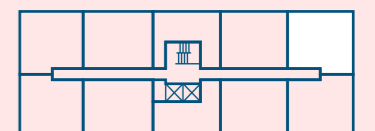
**Internal Area (NSA)**  
74.31 m<sup>2</sup> / 799.87 ft<sup>2</sup>

**Kitchen / Living**  
3.40 x 8.75 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

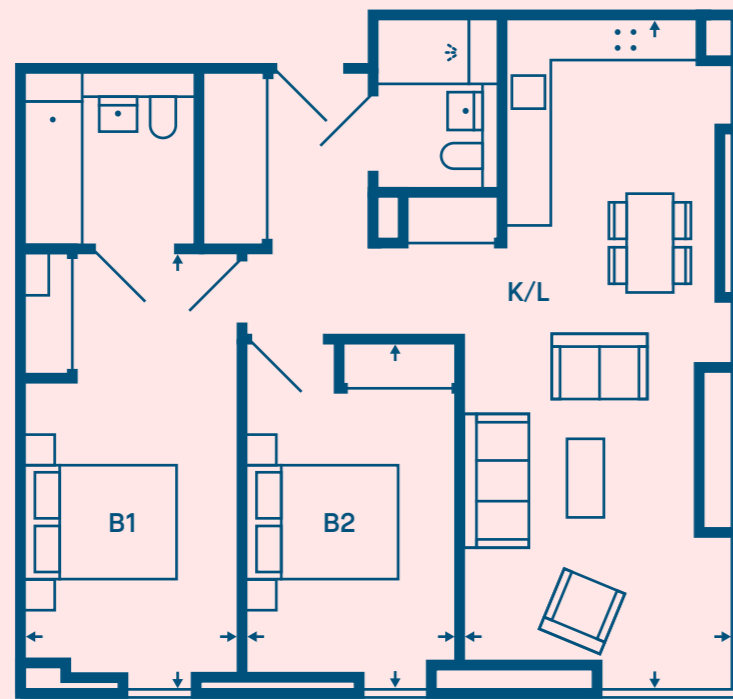
Location



## Apartment Type 2C.7 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

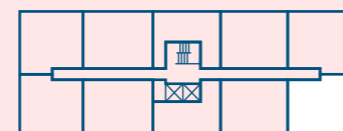
**Internal Area (NSA)**  
74.32 m<sup>2</sup> / 799.97 ft<sup>2</sup>

**Kitchen / Living**  
3.40 x 8.75 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

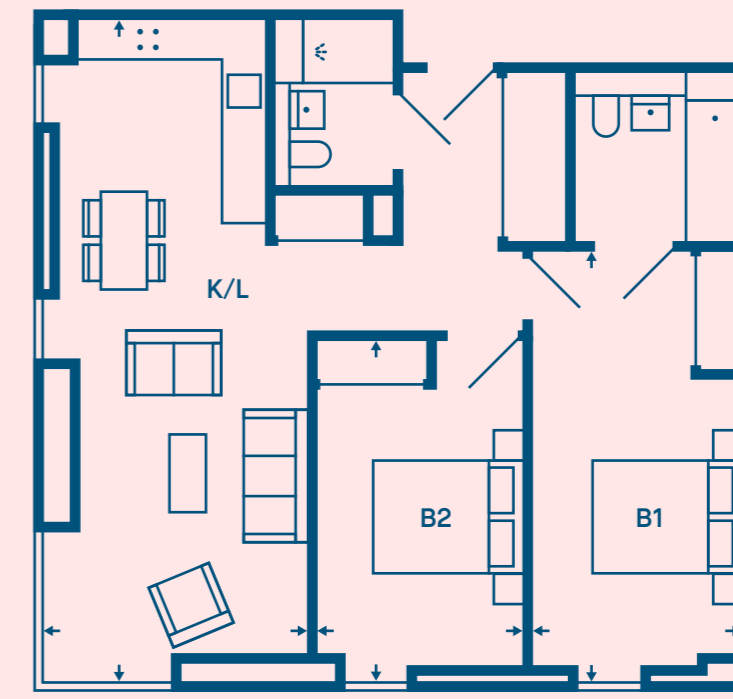
Location



## Apartment Type 2C.8 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

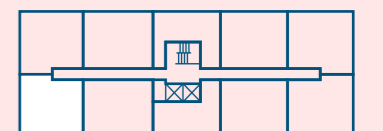
**Internal Area (NSA)**  
74.30 m<sup>2</sup> / 799.76 ft<sup>2</sup>

**Kitchen / Living**  
3.40 x 8.75 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

Location

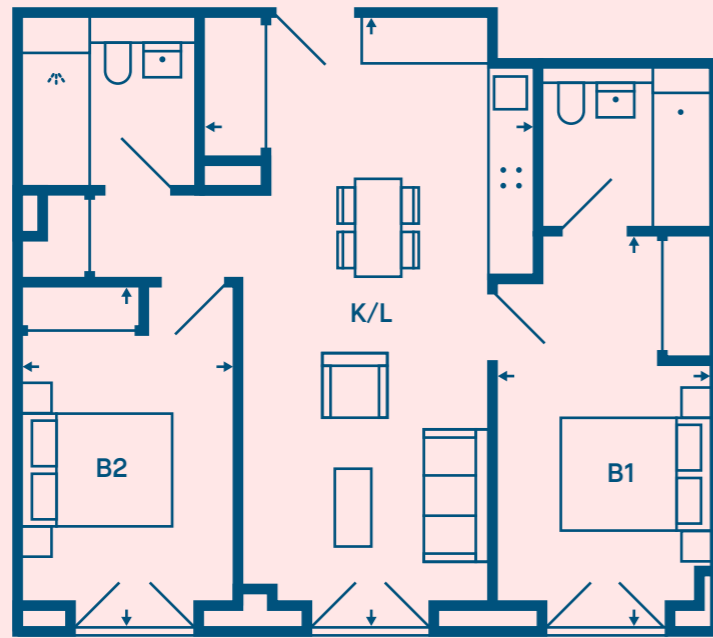


## Apartment Type 2G.1

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

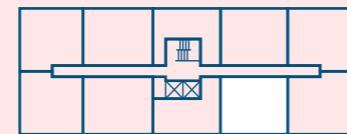
**Internal Area (NSA)**  
69.30 m<sup>2</sup> / 745.94 ft<sup>2</sup>

**Kitchen / Living**  
4.38 x 8.00 m

**Master Bedroom**  
2.86 x 5.06 m

**Bedroom 2**  
2.75 x 4.50 m

Location

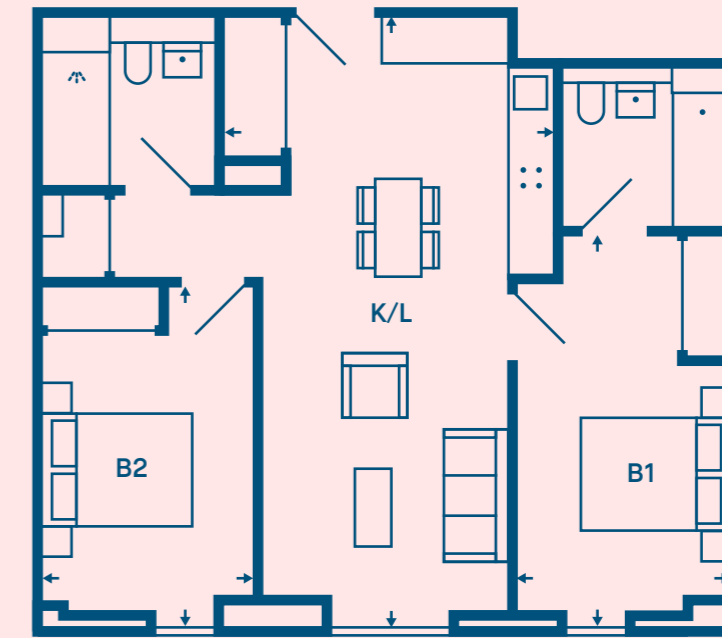


## Apartment Type 2G.2

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

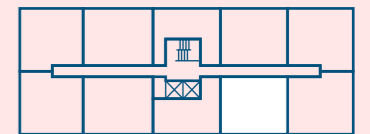
**Internal Area (NSA)**  
69.35 m<sup>2</sup> / 746.48 ft<sup>2</sup>

**Kitchen / Living**  
4.38 x 8.00 m

**Master Bedroom**  
2.86 x 5.06 m

**Bedroom 2**  
2.75 x 4.50 m

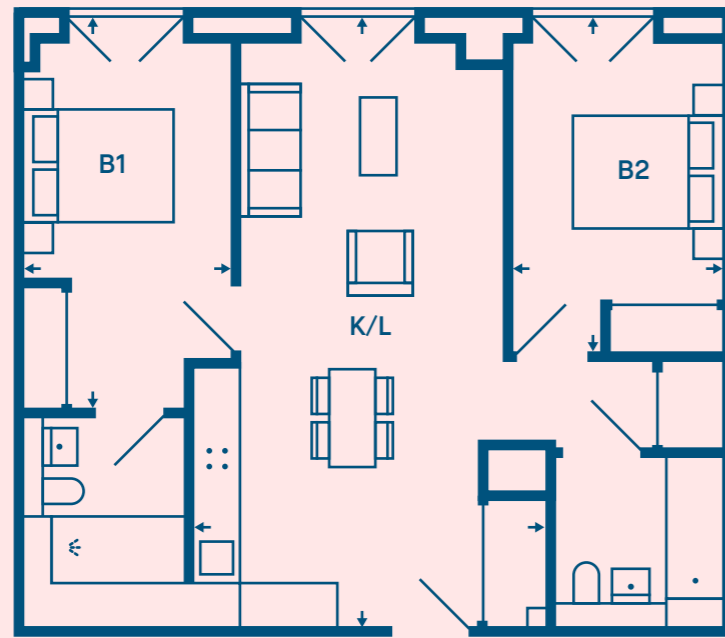
Location



## Apartment Type 2H.1 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



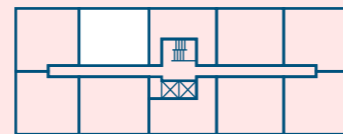
**Internal Area (NSA)**  
71.28 m<sup>2</sup> / 767.25 ft<sup>2</sup>

**Kitchen / Living**  
4.64 x 8.00 m

**Master Bedroom**  
2.81 x 5.07 m

**Bedroom 2**  
2.85 x 4.40 m

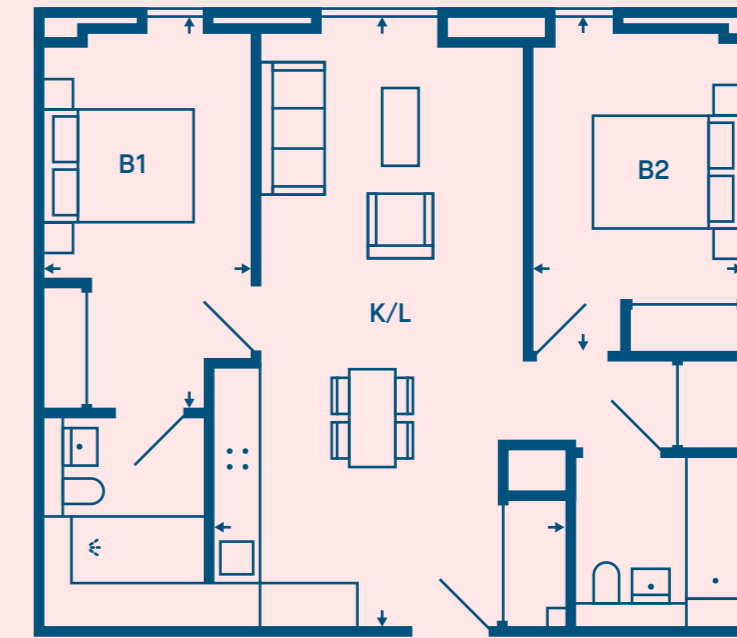
Location



## Apartment Type 2H.2 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



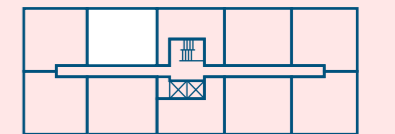
**Internal Area (NSA)\***  
71.50 m<sup>2</sup> / 769.62 ft<sup>2</sup>

**Kitchen / Living**  
4.64 x 8.00 m

**Master Bedroom**  
2.81 x 5.07 m

**Bedroom 2**  
2.85 x 4.40 m

Location

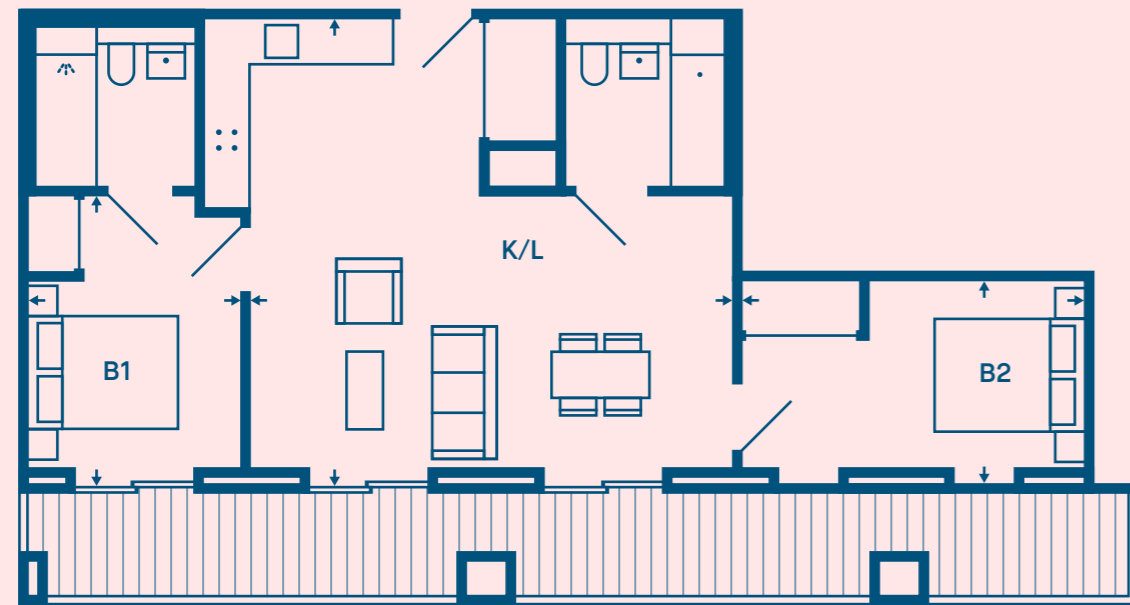


\*Internal Area for levels 13-20 are 72.29 m<sup>2</sup> / 778.12 ft<sup>2</sup>

## Apartment Type 2J

### 2 Bedroom

Level	G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
	15	16	17	18	19	20	21								



MeadowSide: The Gate

**Internal Area (NSA)**  
67.49 m<sup>2</sup> / 726.46 ft<sup>2</sup>

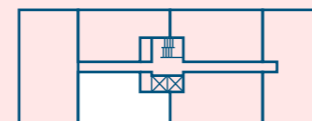
**Bedroom 2**  
4.55 x 2.58 m

**Terrace Area**  
18.98 m<sup>2</sup> / 204.30 ft<sup>2</sup>

**Kitchen / Living**  
6.38 x 6.05 m

**Master Bedroom**  
2.82 x 3.72 m

Location



## Apartment Type 2K

### 2 Bedroom

Level	G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
	15	16	17	18	19	20	21								



MeadowSide: The Gate

**Internal Area (NSA)**  
76.11 m<sup>2</sup> / 819.24 ft<sup>2</sup>

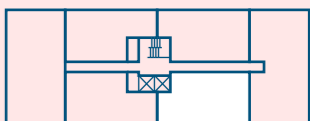
**Bedroom 2**  
3.63 x 3.67 m

**Terrace Area**  
17.91 m<sup>2</sup> / 192.78 ft<sup>2</sup>

**Kitchen / Living**  
6.00 x 6.05 m

**Master Bedroom**  
4.40 x 3.75 m

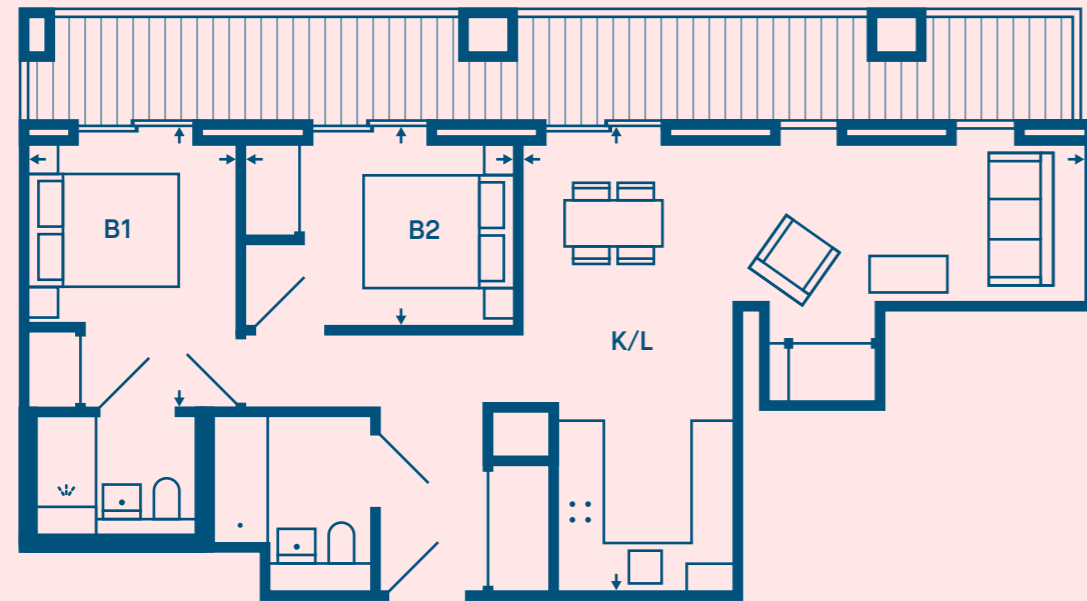
Location



## Apartment Type 2L 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



**Internal Area (NSA)**  
65.85 m<sup>2</sup> / 708.8 ft<sup>2</sup>

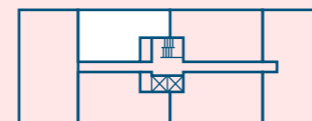
**Bedroom 2**  
3.56 x 2.60 m

**Terrace Area**  
17.91 m<sup>2</sup> / 192.78 ft<sup>2</sup>

**Kitchen / Living**  
7.44 x 6.05 m

**Master Bedroom**  
2.75 x 3.68 m

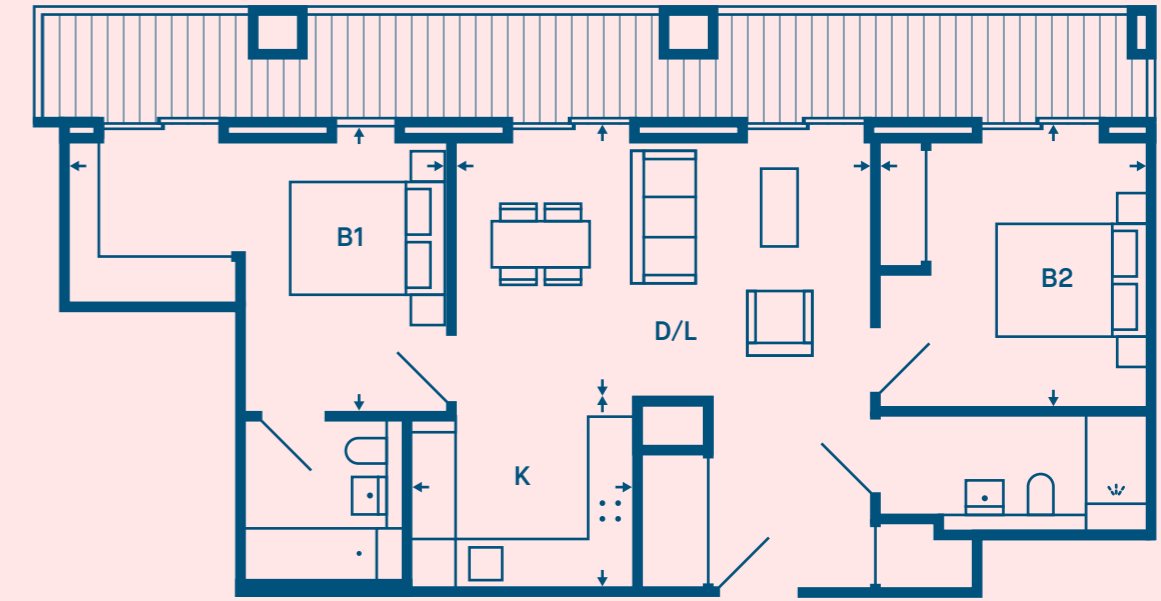
Location



## Apartment Type 2M 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



**Internal Area (NSA)**  
75.31 m<sup>2</sup> / 810.63 ft<sup>2</sup>

**Master Bedroom**  
5.00 x 3.74 m

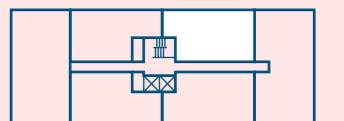
**Terrace Area**  
18.98 m<sup>2</sup> / 204.30 ft<sup>2</sup>

**Bedroom 2**  
3.53 x 3.65 m

**Dining / Living**  
5.50 x 3.55 m

**Kitchen**  
2.95 x 2.50 m

Location



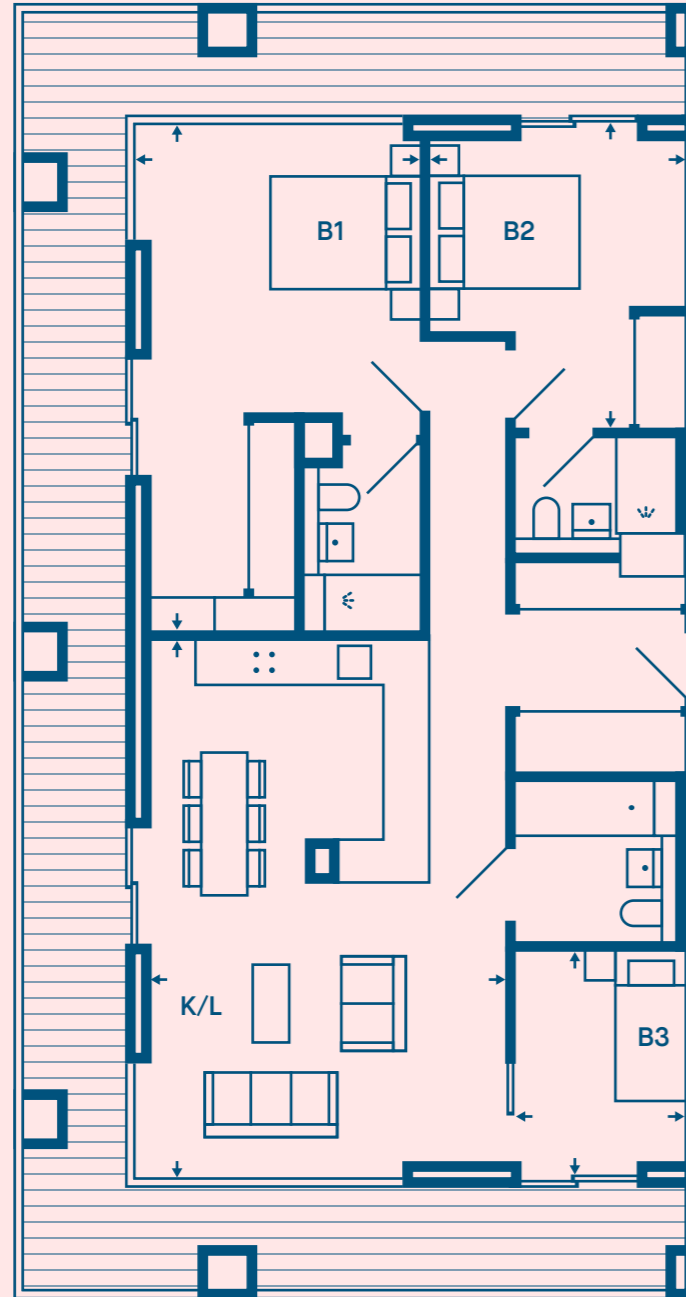


# Apartment Type 3B.1

## 3 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

**Internal Area (NSA)**  
99.54 m<sup>2</sup> / 1071.44 ft<sup>2</sup>

**Terrace Area**  
40.81 m<sup>2</sup> / 439.28 ft<sup>2</sup>

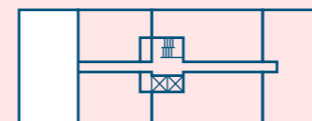
**Kitchen / Living**  
4.92 x 7.12 m

**Master Bedroom**  
3.79 x 6.68 m

**Bedroom 2**  
3.36 x 4.00 m

**Bedroom 3**  
2.23 x 2.98 m

Location

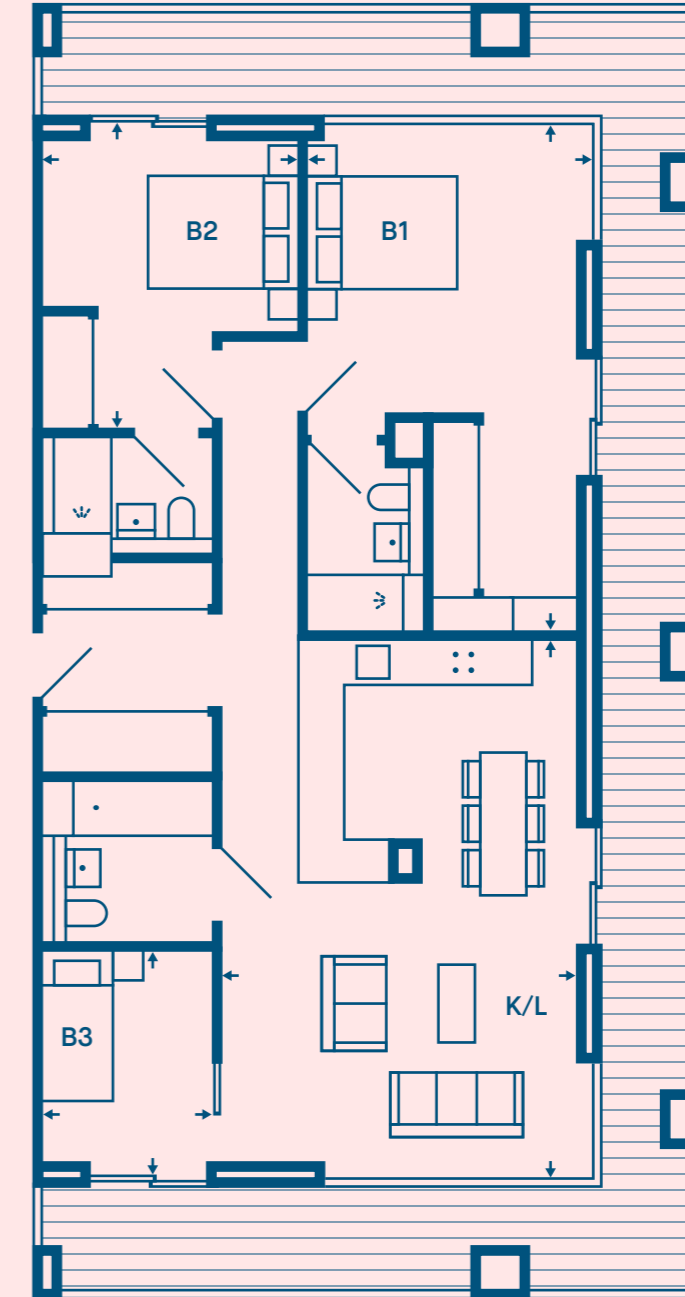


# Apartment Type 3B.2

## 3 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16	17	18	19	20	21								



MeadowSide: The Gate

**Internal Area (NSA)**  
99.54 m<sup>2</sup> / 1071.44 ft<sup>2</sup>

**Terrace Area**  
40.81 m<sup>2</sup> / 439.28 ft<sup>2</sup>

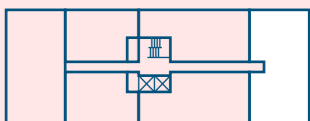
**Kitchen / Living**  
4.92 x 7.12 m

**Master Bedroom**  
3.79 x 6.68 m

**Bedroom 2**  
3.36 x 4.00 m

**Bedroom 3**  
2.23 x 2.98 m

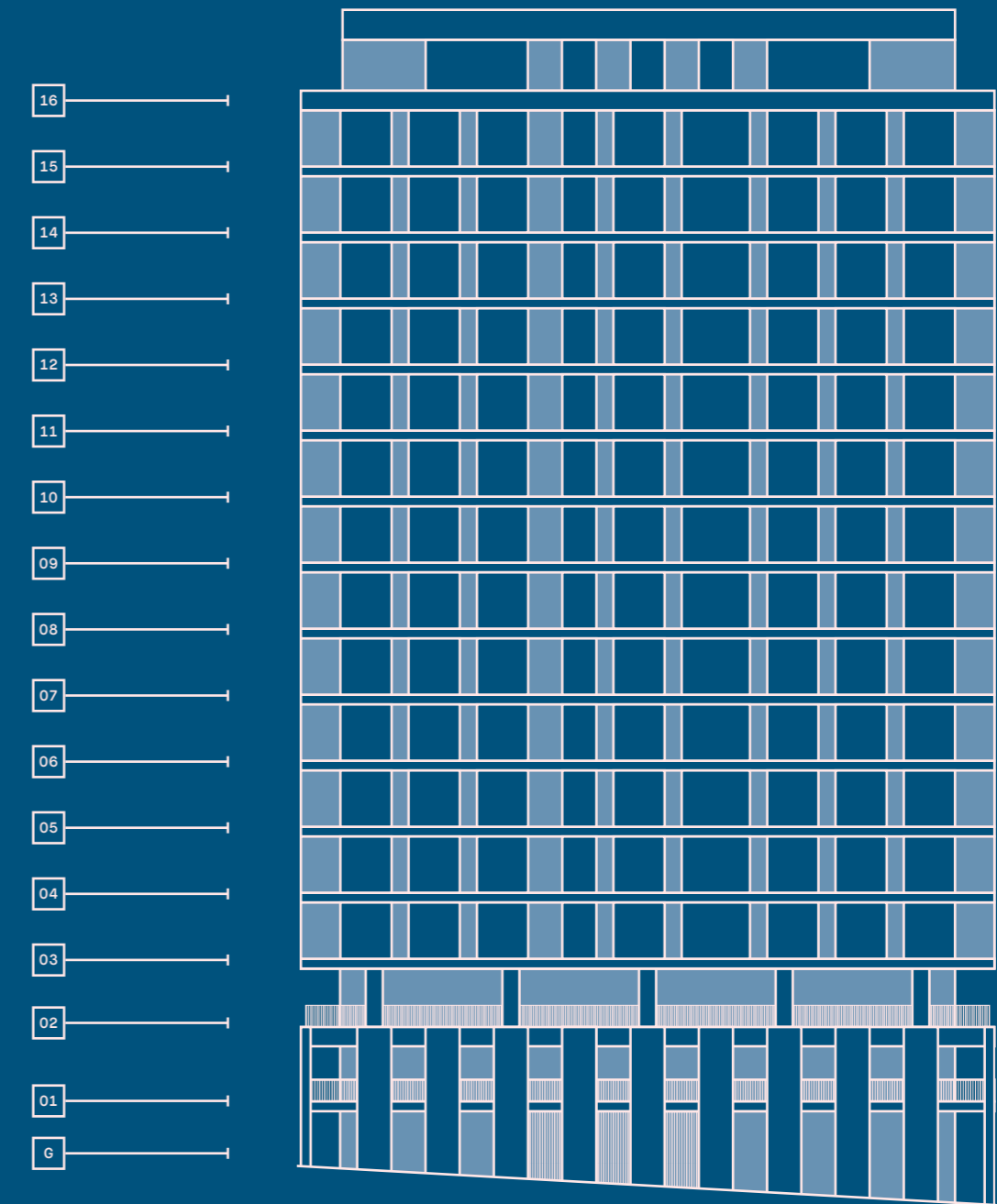
Location



03

# The Stile

Innovatively designed one, two and three bedroom apartments and penthouses sitting beside The Gate. The Stile also combines the colours and materials of the old and the new. With the beautiful green space of Angel Meadow on your doorstep, The Stile has been built with the view in mind.

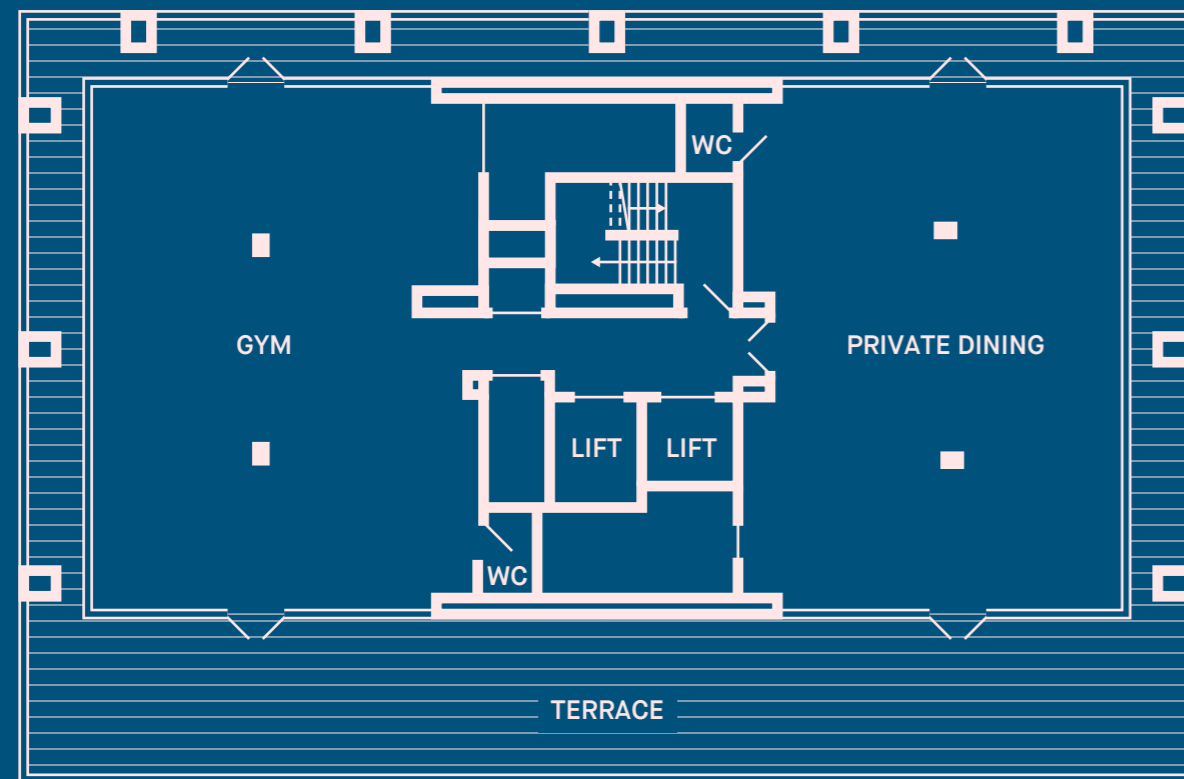


## Amenities

Gym, Private Dining / Terrace

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



MeadowSide: The Stile

**Gym**  
133.85 m<sup>2</sup> / 1440.75 ft<sup>2</sup>

**Private Dining**  
134.96 m<sup>2</sup> / 1452.70 ft<sup>2</sup>

**Terrace**  
200.57 m<sup>2</sup> / 2158.92 ft<sup>2</sup>

Location



## Apartment Type 1B.1

1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



MeadowSide: The Stile

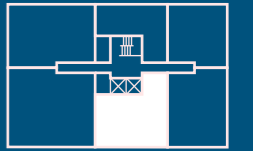
**Internal Area (NSA)**  
50.61 m<sup>2</sup> / 544.76 ft<sup>2</sup>

**Terrace Area**  
19.19 m<sup>2</sup> / 206.56 ft<sup>2</sup>

**Kitchen / Living**  
5.32 x 8.03 m

**Master Bedroom**  
3.88 x 2.70 m

Location

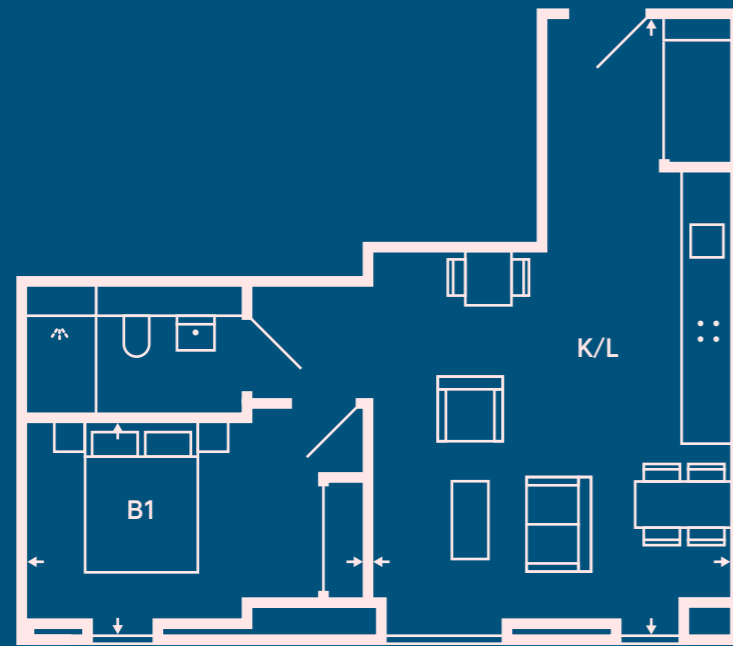


## Apartment Type 1B.2

### 1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



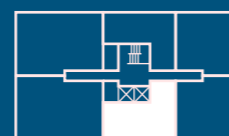
MeadowSide: The Stile

**Internal Area (NSA)**  
50.22 m<sup>2</sup> / 540.56 ft<sup>2</sup>

**Kitchen / Living**  
4.75 x 8.03 m

**Master Bedroom**  
4.45 x 2.90 m

Location

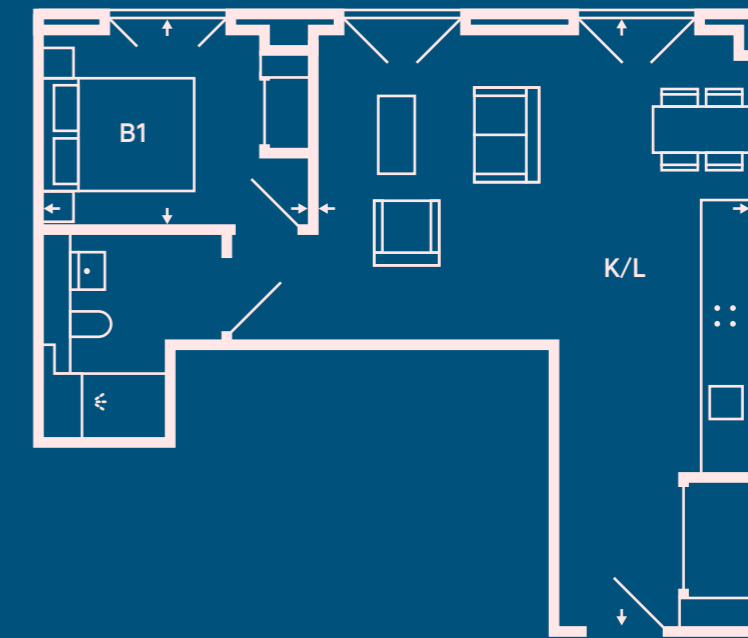


## Apartment Type 1D.1

### 1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



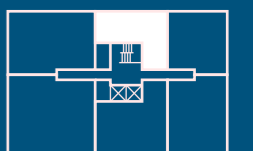
MeadowSide: The Stile

**Internal Area (NSA)**  
48.80 m<sup>2</sup> / 525.28 ft<sup>2</sup>

**Kitchen / Living**  
5.68 x 7.98 m

**Master Bedroom**  
3.53 x 2.70 m

Location

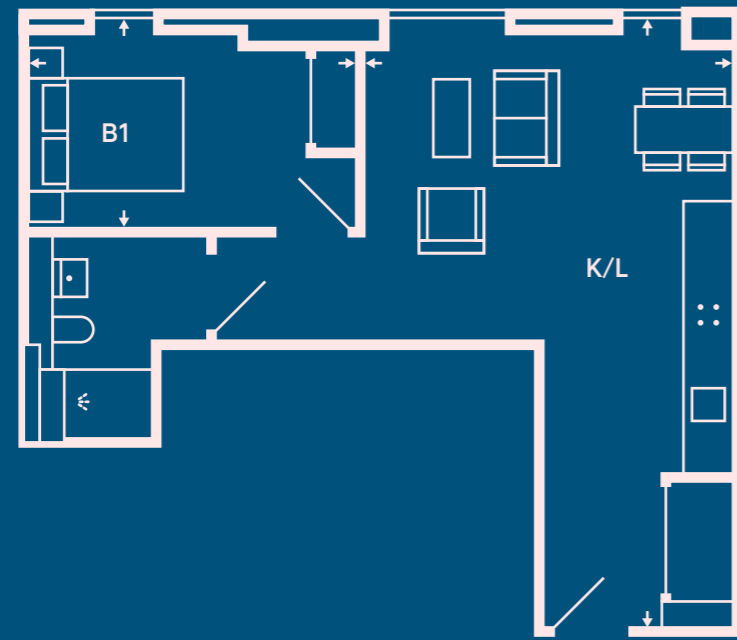


## Apartment Type 1D.2

### 1 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													

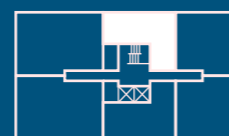


**Internal Area (NSA)**  
49.09 m<sup>2</sup> / 528.40 ft<sup>2</sup>

**Kitchen / Living**  
4.88 x 7.98 m

**Master Bedroom**  
4.33 x 2.70 m

Location



## Apartment Type 2C.9

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



**Internal Area (NSA)**  
75.26 m<sup>2</sup> / 810.09 ft<sup>2</sup>

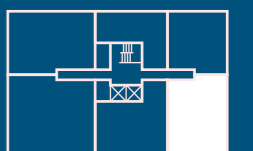
**Bedroom 2**  
2.75 x 4.53 m

**Terrace Area**  
19.04 m<sup>2</sup> / 204.94 ft<sup>2</sup>

**Kitchen / Living**  
3.40 x 8.78 m

**Master Bedroom**  
2.80 x 5.70 m

Location

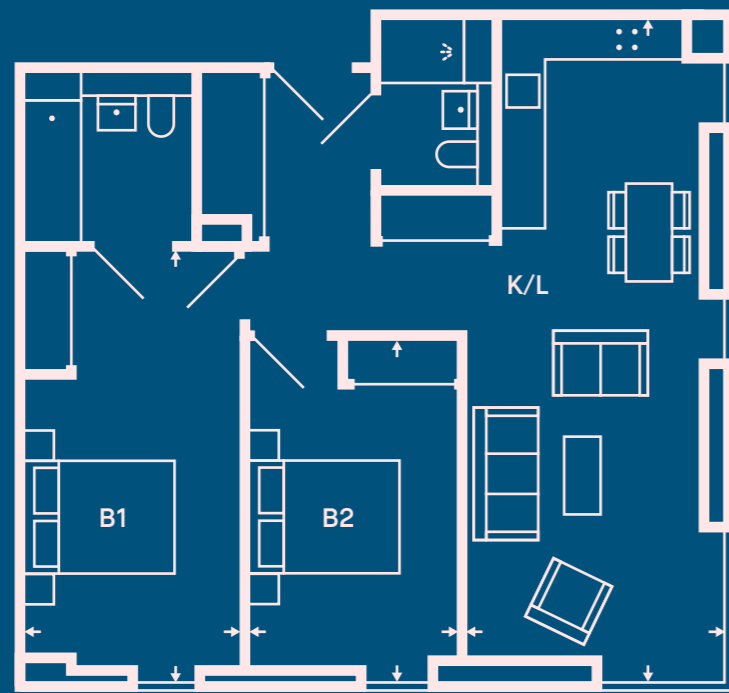


## Apartment Type 2C.10

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



MeadowSide: The Stile

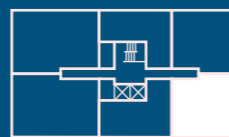
**Internal Area (NSA)**  
74.67 m<sup>2</sup> / 803.74 ft<sup>2</sup>

**Kitchen / Living**  
3.40 x 8.75 m

**Master Bedroom**  
2.80 x 5.67 m

**Bedroom 2**  
2.75 x 4.51 m

Location

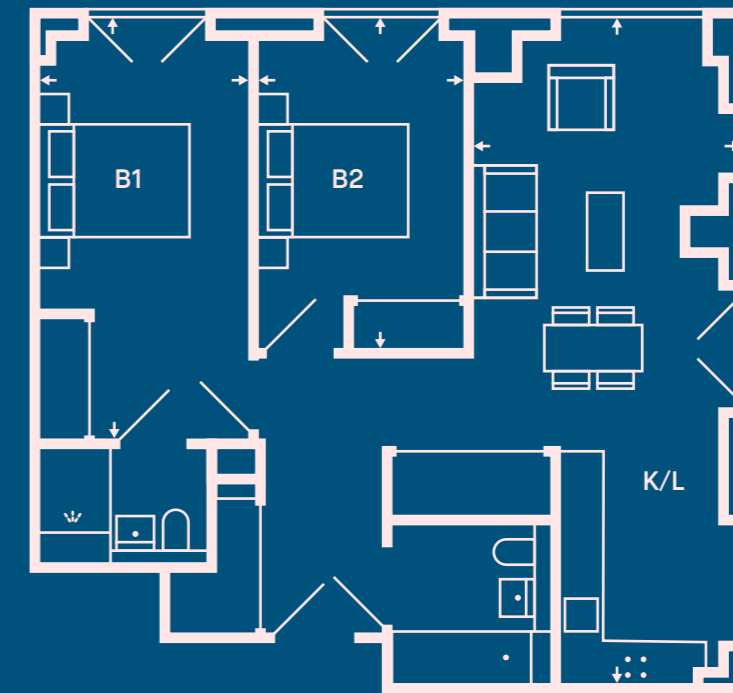


## Apartment Type 2D.1

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



MeadowSide: The Stile

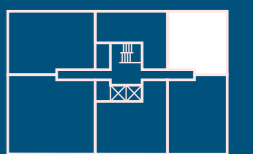
**Internal Area (NSA)**  
72.52 m<sup>2</sup> / 780.60 ft<sup>2</sup>

**Kitchen / Living**  
3.40 x 8.73 m

**Master Bedroom**  
2.75 x 5.43 m

**Bedroom 2**  
2.75 x 4.25 m

Location

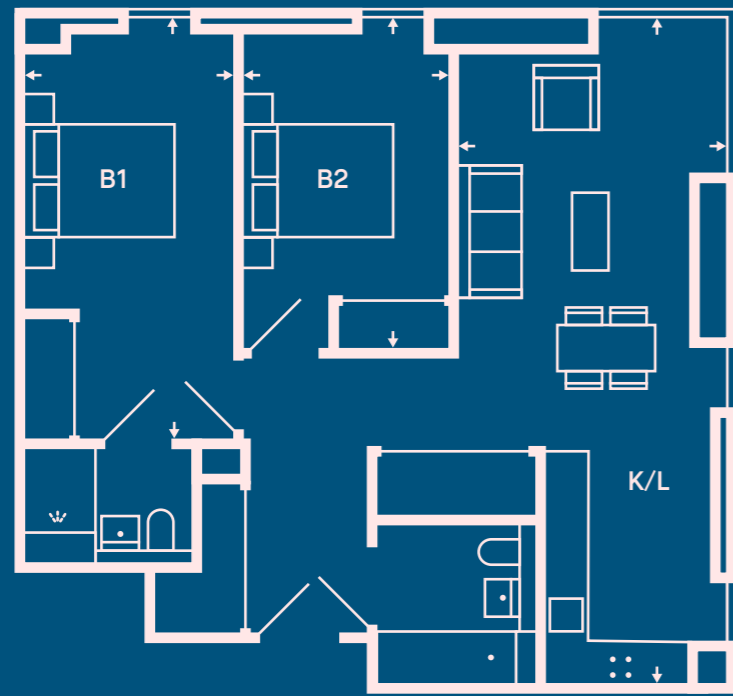


## Apartment Type 2D.2

### 2 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



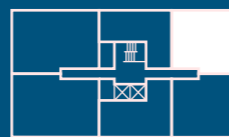
**Internal Area (NSA)**  
73.17 m<sup>2</sup> / 787.60 ft<sup>2</sup>

**Kitchen / Living**  
3.45 x 8.78 m

**Master Bedroom**  
2.75 x 5.43 m

**Bedroom 2**  
2.75 x 4.25 m

Location

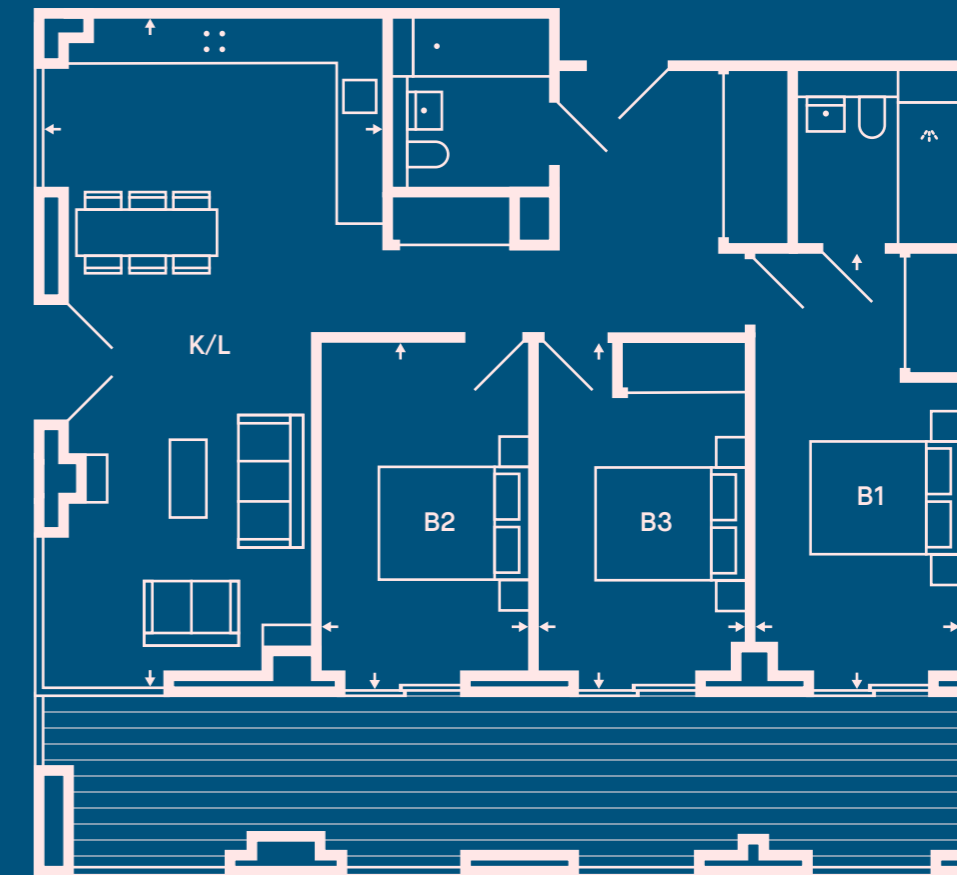


## Apartment Type 3A.1

### 3 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



**Internal Area (NSA)**  
99.87 m<sup>2</sup> / 1075.00 ft<sup>2</sup>

**Terrace Area**  
25.72 m<sup>2</sup> / 276.85 ft<sup>2</sup>

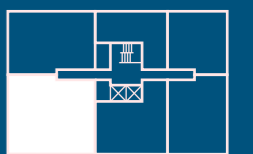
**Kitchen / Living**  
4.33 x 8.78 m

**Master Bedroom**  
2.75 x 5.69 m

**Bedroom 2**  
2.75 x 4.50 m

**Bedroom 3**  
2.78 x 4.50 m

Location

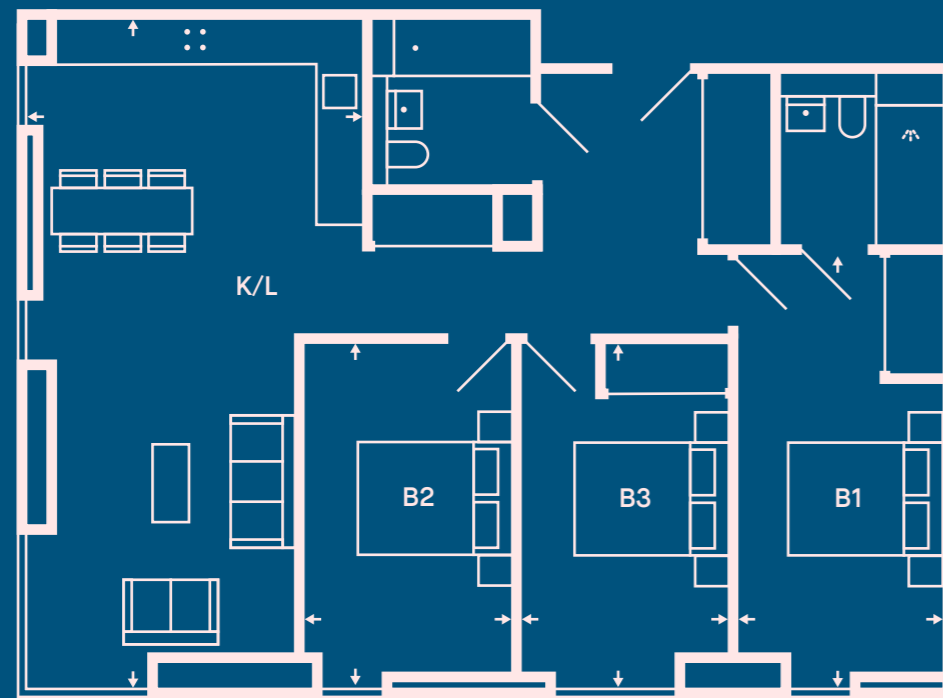


## Apartment Type 3A.2

### 3 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



MeadowSide: The Stile

**Internal Area (NSA)**  
99.22 m<sup>2</sup> / 1068.00 ft<sup>2</sup>

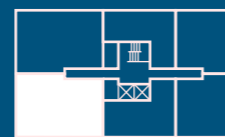
**Bedroom 3**  
2.78 x 4.50 m

**Kitchen / Living**  
4.38 x 8.78 m

**Master Bedroom**  
2.75 x 5.69 m

**Bedroom 2**  
2.75 x 4.50 m

Location

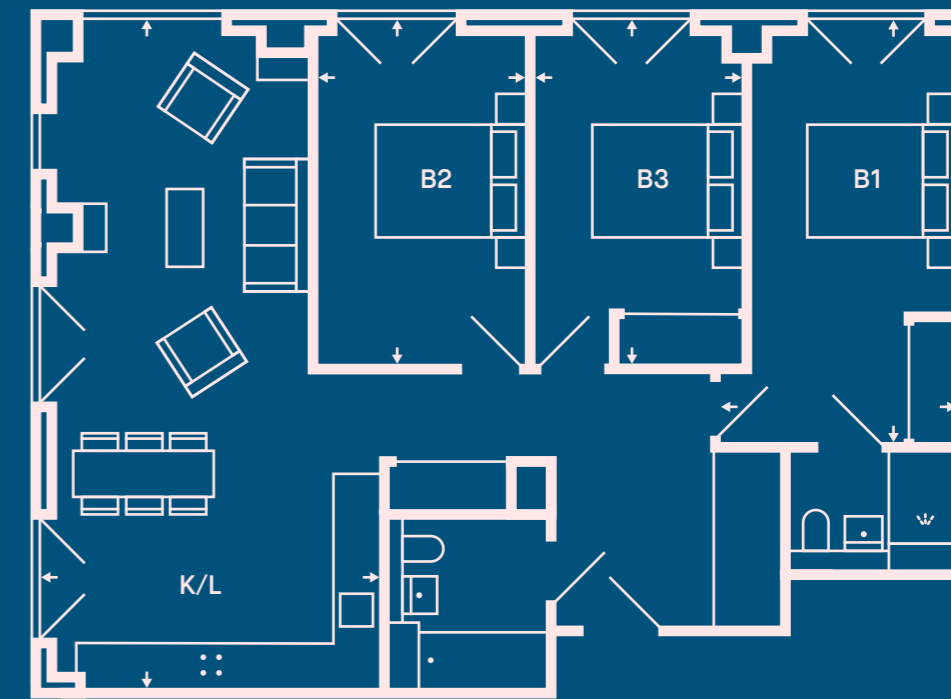


## Apartment Type 3D.1

### 3 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



MeadowSide: The Stile

**Internal Area (NSA)**  
96.54 m<sup>2</sup> / 1039.15 ft<sup>2</sup>

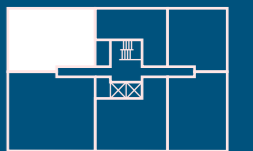
**Bedroom 3**  
2.78 x 4.50 m

**Kitchen / Living**  
4.36 x 8.73 m

**Master Bedroom**  
2.73 x 5.52 m

**Bedroom 2**  
2.75 x 4.50 m

Location



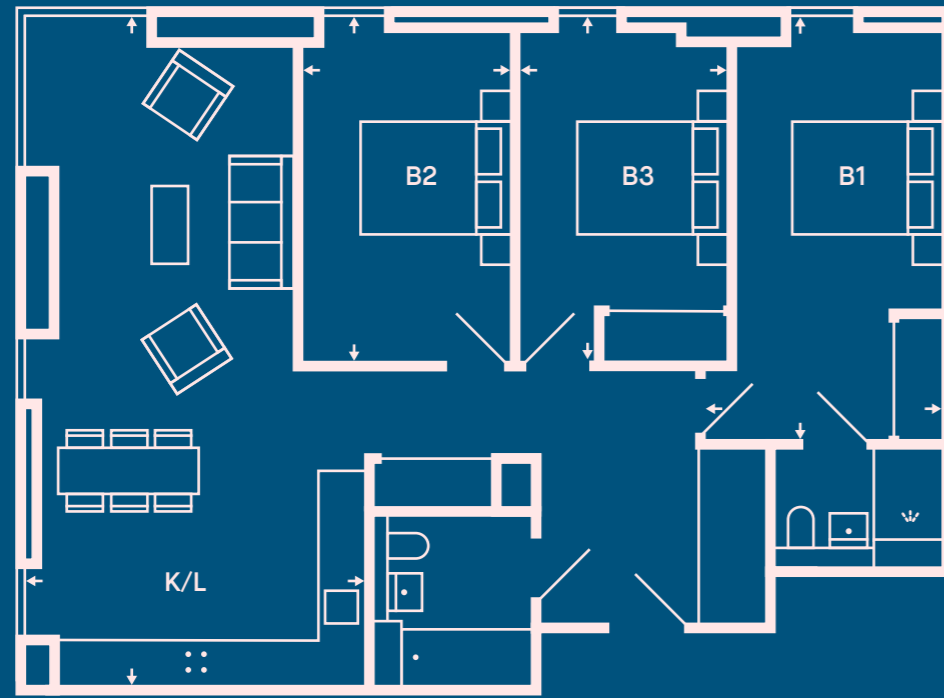


# Apartment Type 3D.2

## 3 Bedroom

Level

G	01	02	03	04	05	06	07	08	09	10	11	12	13	14
15	16													



**Internal Area (NSA)**  
97.73 m<sup>2</sup> / 1051.96 ft<sup>2</sup>

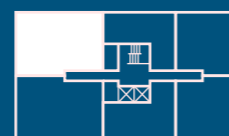
**Bedroom 3**  
2.78 x 4.50 m

**Kitchen / Living**  
4.41 x 8.78 m

**Master Bedroom**  
3.13 x 5.52 m

**Bedroom 2**  
2.75 x 4.50 m

Location



# Specification

# Apartment Interiors

## ALL APARTMENTS

Operable windows to all apartments.

## ENTRANCE AREA

Video door answer entry system.

Spy hole to apartment front door.

Solid core entrance door with matt grey finish and multipoint locking system.

The majority of apartments benefit from a coat closet / storage.

## LIVING AREA

Open plan living area.

Recessed LED lighting.

Full height feature windows.

5amp 2 point lamp circuit.

Telephone and TV point to living area (Satellite and broadband enabled subject to purchase subscription).

## KITCHENS

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

Full height splashback.

Solid surface worktop.

Stainless steel sink with chrome finish mixer tap.

Concealed LED lights below wall mounted units.

Integrated recycling bins.

Integrated oven and electric touch control induction hob with integrated extract hood.

Integrated dishwasher.

Integrated fridge freezer.

Freestanding washer dryer in separate utility cupboard.

## BEDROOMS

Recessed LED lighting.

TV point.

5amp 2 point lamp circuit.

Built in wardrobes to bedroom 1 and 2.

## BATHROOMS

Contemporary white steel enamel bath with wall fixed rain shower head and hinged fitted glass shower screen.

White ceramic floor mounted back to wall WC with concealed cistern.

White ceramic wash hand basin with chrome finished mixer tap.

Concealed heated towel drying wall with rail.

Fully tiled floor and partially tiled walls.

Shaver point.

Recessed LED spot lighting.

Mirrored bathroom cabinet with concealed LED strip lighting above sink.

## SHOWER ROOMS

Walk in shower with toughened glazed opening door.

Ceiling mounted rain shower and separate flexible shower head fitting.

White ceramic floor mounted back to wall WC with concealed cistern.

White ceramic wash hand basin with chrome finished mixer tap.

Concealed heated towel drying wall with rail.

Fully tiled floor and partially tiled walls.

Shaver point.

Recessed LED spot lighting.

Mirrored bathroom cabinet with concealed LED strip lighting above sink.

## FLOORING & DOORS

Porcelain tiled flooring to bathrooms.

Wool carpets (80/20) to bedrooms.

Pergo vinyl plank flooring to hallway, living areas and kitchen.

Painted grey solid core internal doors with stainless steel ironmongery.

## HEATING

Vertical wall mounted electric panel radiators.

Hot water provided by storage cylinder.

Mechanical ventilation heat recovery system.

Climate control in selected apartments.

## GENERAL

Development wide CCTV.

Integrated building and individual apartment fire detection and sprinkler system.

Mains connected smoke alarm.

Secure parking available to selected apartments at additional cost option.

All apartments are individually metered for statutory services.

Communal residents only gym.

Residents private dining and function room available for hire by separate charge.

Dedicated floor by floor refuse rooms with intelligent chute for refuse disposal and recycling facilities.

Lease term 250 years (less 30 days).

Ground rent £250 per annum (1 bedroom), £300 per annum (2 bedroom) and £350 per annum (3 bedroom).

Service Charge to include the delivery of communal services, building maintenance and sinking funds.

Separate Service Charge for parking spaces where purchased.

Separate levy of £100 per annum per apartment for the maintenance and enhancement of Angel Meadow Park.

10 year building warranty.

# Common Areas

## COMMON AREAS & ENTRANCE LOBBY

Secure main entrance doors with video door answer entry system.

Concierge and building managers desk located in The Stile.

Passenger lifts and stairs to all levels.

Tiled ceramic floor to entrance area.

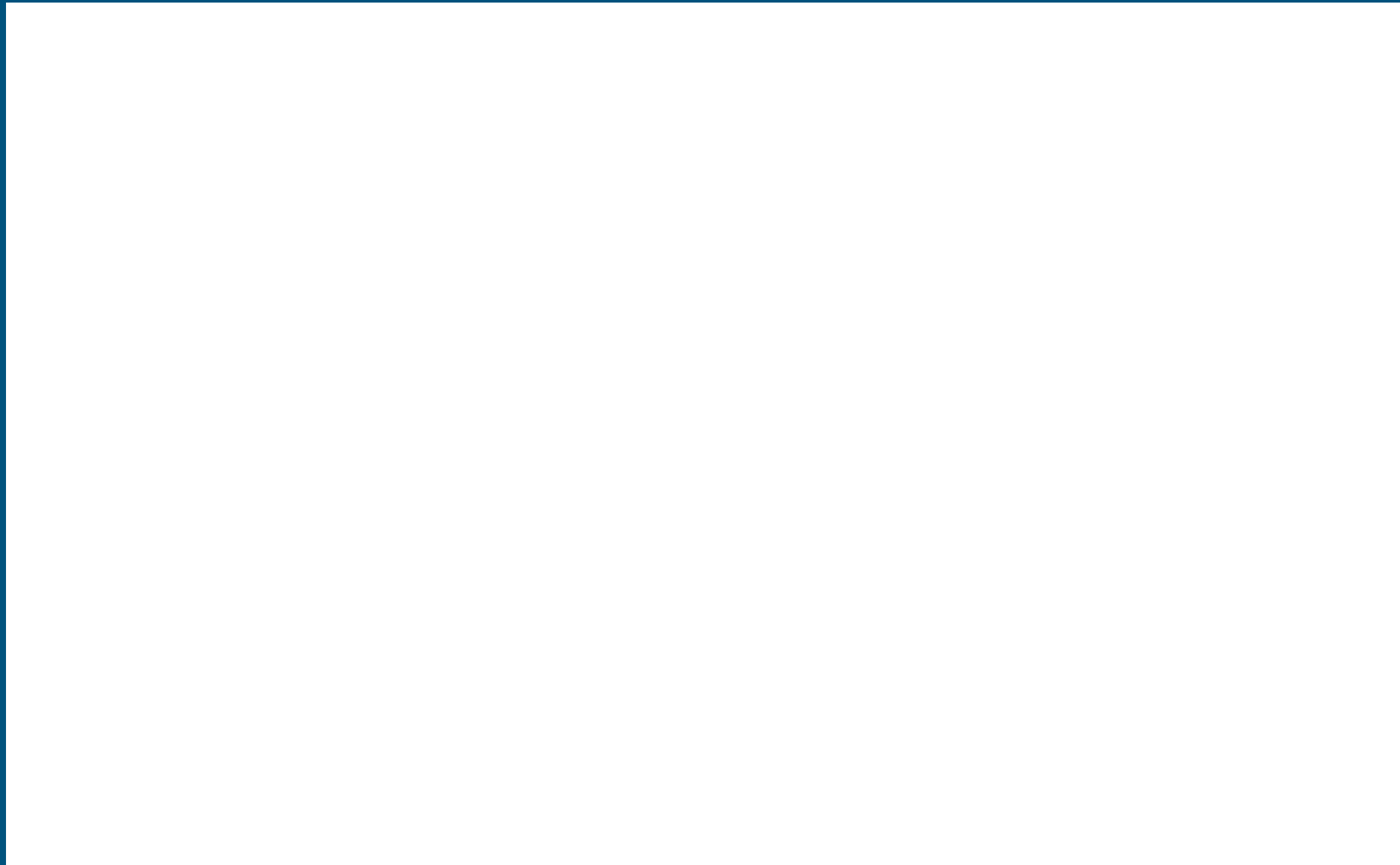
Communal lounge furniture to entrance area with feature wall.

Communal post boxes to entrance area and separate package receipt room.

Lockable cycle storage.

Guest and resident wifi.





**MeadowSide**  
Aspin Lane, Manchester M4 4DP  
info@meadowside-manchester.com  
meadowside-manchester.com

Floor plans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measures from the arrow points and are subject to tolerances of +/- 5%. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot following build completion. Total apartment dimensions are given in NSA (Net Sales Area). Kitchen layouts are again indicative only and are subject to change. Whilst reasonable efforts have been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Angel Meadows (FEC) Ltd reserves the right, in its absolute discretion, to amend the specification without notice. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by a duly authorised representative of Angel Meadows (FEC) Ltd and referred to in the contract pursuant to which you purchase a plot.

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Branding and design by: **Don't Panic Partners**



**Far East  
Consortium**

[meadowside-manchester.com](http://meadowside-manchester.com)