4 individually
designed apartments

24-07

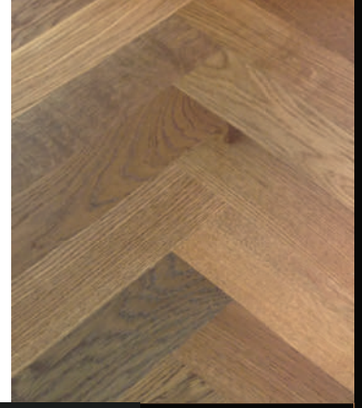
John Dalton Street
Manchester

40—42 John Dalton Street:
The pinnacle of city centre living awaits. Your own little haven away from the masses. A space where technology enables human moments rather than acting as a barrier.

Comprising of 4 individually styled apartments, 40–42 John Dalton St. offers a contemporary living environment designed and developed to the highest standard.

Created to be modern but respectful of the buildings heritage, *40—42 JDS* combines the best of old and new.

Retaining the existing facade of the building, the apartments within *40—42 JDS* are your own luxurious haven away from the energy of the city.



Living Room / Bedroom
floor finish option A
Havwoods Italian Bronzo

Fitting for a development located in the birthplace of the modern world, what sets 40—42 JDS apart is it's innovative and progressive technology, delivering the most hi-tech homes in Manchester.

The entrance is designed to mimic the speakeasy's of the prohibition days. A nondescript entrance that masks the luxury within from the unsuspecting city outside.

Upon entering the apartments, you're met with some of the more stylish apartments in the city. A world away from the mass produced, one sizes fits all apartments on the outskirts of the centre, these 4 apartments represent the finest city living that you can find.

40—42 JDS is located on the edge of Spinningfields, one of the most affluent areas in the vibrant city of Manchester, filled with bars and restaurants and a scale of growth like no other area in the city.

Situated in the heart of Manchester, Spinningfields is one of Europe's most successful urban regeneration projects, creating an entire new quarter in the city. It is the leading regional financial quarter in the UK and at the centre of Manchester's thriving corporate community.

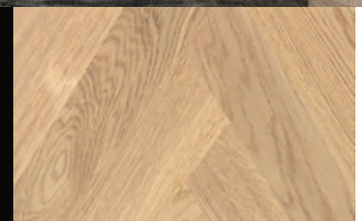
Spinningfields is a vibrant destination with luxury international fashion brands, restaurants and bars, serving both an affluent business and resident community.

Chosen as the location for the newest venue of the world famous Ivy restaurant, the area comprises of a wealth of the trendiest restaurants and bars, but also a stones throw away from some of the cities more underground venues. It's also firmly established as a venue for culture and entertainment, being home to the John Rylands Library, the People's History Museum, Manchester Opera House, public art pieces and an outdoor cinema.

Uniquely styled

Kitchen pendant option B
Rubn Long John (3 or 4 lamp)

Living Room pendant option A
Lambert & Fils Dot Atomium Brass pendant



Living Room / Bedroom option B
Havwoods Italian Neutro

Each apartment in ***40—42 JDS*** is styled to match the lifestyles of young professionals. Open plan living meets comfort and warmth.

The high quality finish comes to life with the living spaces in each apartment, where technology meets craft and quality. Beautifully modern light fittings marry with the traditional features of the architecture.

Sat above John Dalton street, the apartments act as a haven away from the beating pulse of Manchester, allowing you to relax and unwind whilst always connected to the city.

- Engineered Oak floor
- Windows restored with additional secondary glazing
- Metal sockets and switches
- Feature lighting

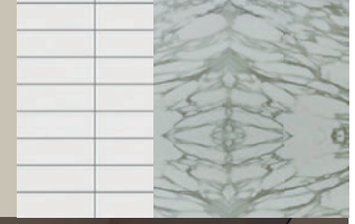
40—42 JDS offers residents the highest standard of living to meet the needs of urban creatives and young professionals.

Offering a lifestyle for the adventurous, the young and energetic. Those who want city living but with a difference. They want to be a part of something that's ever changing. They're successful and driven, using their homes as a base in their global lives.

Created to connect people to a global culture from the heart of a cosmopolitan city, *40—42 JDS* celebrates the energy and diversity of Manchester and it's luxurious present and future.

- Villeroy & Boch sanitaryware
- Matt black fittings
- Tiled walls and floors
- Full width mirrored cabinet over vanity unit
- Full LED strip light under cabinet
- Heated towel rail
- Frosted glass pivot door to en-suites

Pure comfort



Bathroom tiles base option
White ceramic

Bathroom tiles option B
Marble

Bathroom tiles option A
Grey chevron

Classically understated

The bedrooms boast restored original features along with the introduction of premium fittings and fixtures.

Bedside pendant option
Tobias Grau Niceone matte black

Bedroom carpet base option
Saxony deep pile carpet

To the rear of the apartments sit the bedrooms, tucked away from the city outside, creating your place of serenity.

With a high specification across all finishes, this is a place to gather your thoughts and prepare yourself for the day ahead, allowing you to control your home from the comfort of your bed thanks to the ultimate in home technology.

- Engineered Oak floor
- Fitted wardrobes in master bedrooms
- Windows restored with additional secondary glazing
- Wall finishes include areas of exposed brick
- Painted ironwork
- Metal sockets and switches
- Antique bronze / black ironmongery
- LED downlights and wall lights

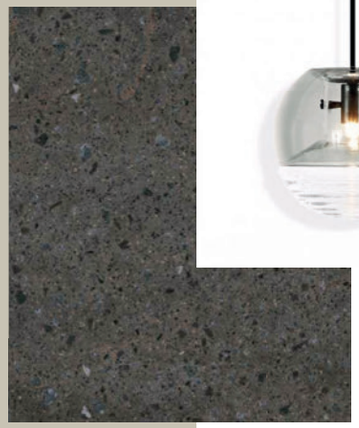
Connected on every level

Befitting of Spinningfields lifestyle, the properties within *40—42 JDS* not only offer a high quality contemporary living space, but also include the latest in ‘smart home’ technology.

Kitchen pendant base
Habitat Cafe round 25cm white glass pendant (x2)

Including voice activation control for most utilities and control for appliances through a smart phone application, allowing you to do anything from turn on your coffee machine from the comfort of your bed, to turning on the oven to cook your evening meal when you are about to leave the office.

40—42 JDS is designed to appeal to those who want to live a modern urban lifestyle, in what has been voted the best city to live in the UK.



Kitchen worktop option B
Corian Lava Rock

Kitchen pendant option A
Tom Dixon Flask Ball

Kitchen pendant base
Habitat Cafe round 25cm white glass pendant (x2)

Kitchen worktop option A
Corian Antarctica

Leading the way

The best equipment on the market has been sourced to enable seamless connectivity.

Kitchen splashback option A/B
Colour backed glass grey/white

Kitchen splashback base
Brushed stainless steel

Wondrwall is a pioneering intelligent living system that makes your home adapt to your needs and desires – automatically controlling heating, lighting security and safety, with voice control technology to override any of our adjustments at any time. The Wondrwall home learns and works around you, observing how you actually live, which rooms you spend the most times in and how you use heating and lighting. In doing so, Wondrwall seamlessly and intelligently supports and enhances your living environment without your input.

SIEMENS

Home Connect: Manage your home appliances from wherever you are. As innovation moves on, new possibilities arise. Connected Siemens appliances, intelligent software and the intuitive Home Connect App offer a new world of exciting uses. Ease the workload by letting the app choose the best washing programme – or open up completely new possibilities by looking inside your fridge from anywhere. A smart appliance with Home Connect makes everyday life more efficient, allowing you to spend more time on the things you love. For a life less ordinary. Siemens home appliances with Home Connect give you more flexibility and freedom when using your appliances. You no longer need to be at home to start your washing machine or you can preheat your oven from your desk.

In the heart of the city

40 — 42 JDS is located at the core of Manchester's commercial district, surrounded by a host of cultural sites and Metrolink stations.

TLH — The Lowry Hotel

RXT — Royal Exchange Theatre

SAS — St Anne's Square

PHM — People's History Museum

JRL — John Rylands Library

MTH — Manchester Town Hall

MAG — Manchester Art Gallery

MOH — Manchester Opera House

GN — Great Northern Cinema and Food Hall

MCC — Manchester Central Convention Complex

TBH — The Bridgewater Hall

BT — Beetham Tower Hilton

PT — Palace Theatre

— Metrolink station

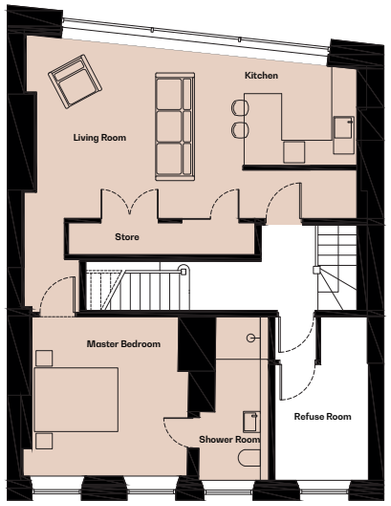
— Point of interest

On the edge of Spinningfields

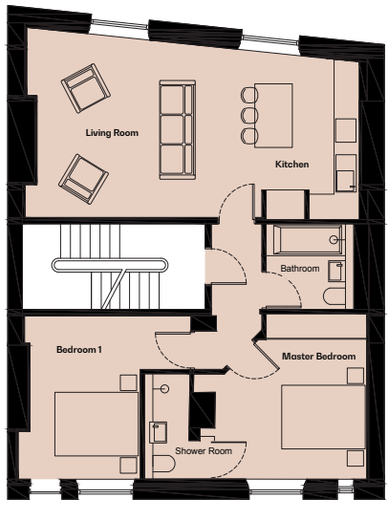
Within 5 minutes walk of *40—42 JDS* there are plenty of bars and restaurants that cater to all tastes, on every day or night of the week.

1 — Scene
2 — The Refinery
3 — Tattu
4 — The Alchemist
5 — Neighbourhood
6 — Manchester House
7 — Artisan
8 — Fazenda
9 — Hawksmoor
10 — Iberica
11 — Zizzi
12 — Carluccio's
13 — Pret a Manger
14 — The Oast House
15 — Australasia
16 — Wagamama
17 — San Carlo
18 — Cicchetti
19 — Gaucho
20 — Gusto
21 — Revolucion de Cuba
22 — Steak & Lobster
23 — Epernay

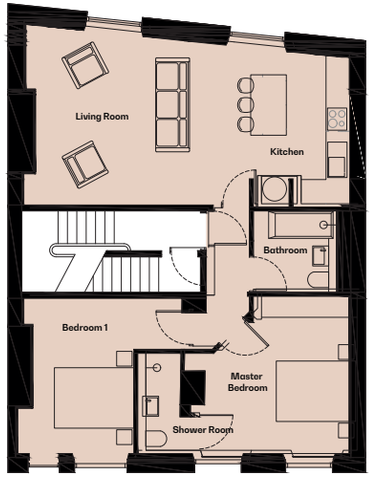
Floorplans



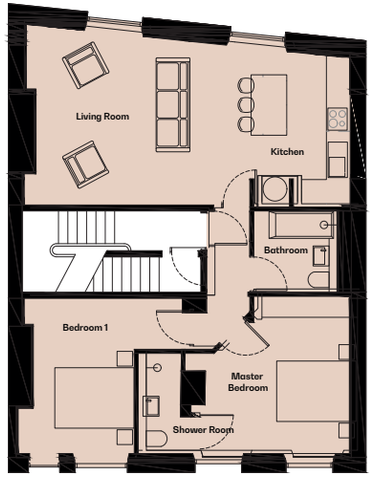
First floor Apartment 1
58.8m²



Second floor Apartment 2
72m²



Third floor Apartment 3
71.7m²



Fourth floor Apartment 3
81m²

40—42 JDS is being developed by a young, energetic and talented team all based within, and with insider knowledge of the local area. Partnering some larger national players will create a development to seize this great opportunity.

Elevate Architects

Founded in 2006 and based in Ancoats, CERT is delivering some of Manchester's most exciting developments. Focused on delivering the highest quality living, working and recreational spaces that add value to the neighbourhoods in which they are located.

CERT Property

A young and progressive architectural practice located within Ancoats. With the founder having worked on some of the most high profile heritage projects in the city, they were the perfect choice for such a bespoke and exciting project.

Armitage Construction

Benjamin Armitage (Hyde) Ltd was founded in 1874. Today they are a thriving construction business. Times have certainly changed in the 140 years that have elapsed since their company's inception, yet the traditional values the company was originally built on remain constant. They can boast a directly employed, highly skilled workforce and a reputation that can be verified by their testimonials and their standing over the years as a 'quality contractor'.

To find out more or
arrange a viewing, contact:

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