



THE HALLMARK

MANCHESTER

*Setting the standard*

## Welcome to The Hallmark

Designed by award-winning architects Broadway Malyan, this stunning new building is set over 15 storeys with extensive views out over the city. The 145 luxury one, two and three bedroom apartments include residents-only access to a ground floor terrace with covered seating area, landscaped roof garden, spacious interior designed lobby and concierge facilities.

The stylish and contemporary interiors feature high specification finishes that have been carefully selected to complement the eye-catching architecture. With excellent transport connections, The Hallmark stands proudly on the doorstep of one of Manchester's most vibrant districts.



*Setting the standard*

# Reaching new heights

Setting a new standard for contemporary design in Manchester, The Hallmark is an architectural landmark for the area. It features a prominent building, with a sophisticated bronze coloured façade with terraces and balconies, a residents' garden and a grand entrance lobby leading to your luxury apartment.





### An impressive arrival

The Hallmark gives you the feeling of a boutique hotel the moment you walk through the doors.

The five-star lobby offers the warmest of welcomes at any time, day or night. With a front desk and exclusive concierge, this elegant communal space is the focal point for The Hallmark and the perfect place to greet your guests.





## Stylish surroundings

Bright and airy design-led interiors at The Hallmark are finished to the most exacting standards.

Luxury specifications enhance each of the generously proportioned rooms, while the expansive windows flood these spaces with natural light - offering you the ideal canvas on which to create your perfect home.





### Contemporary finishes

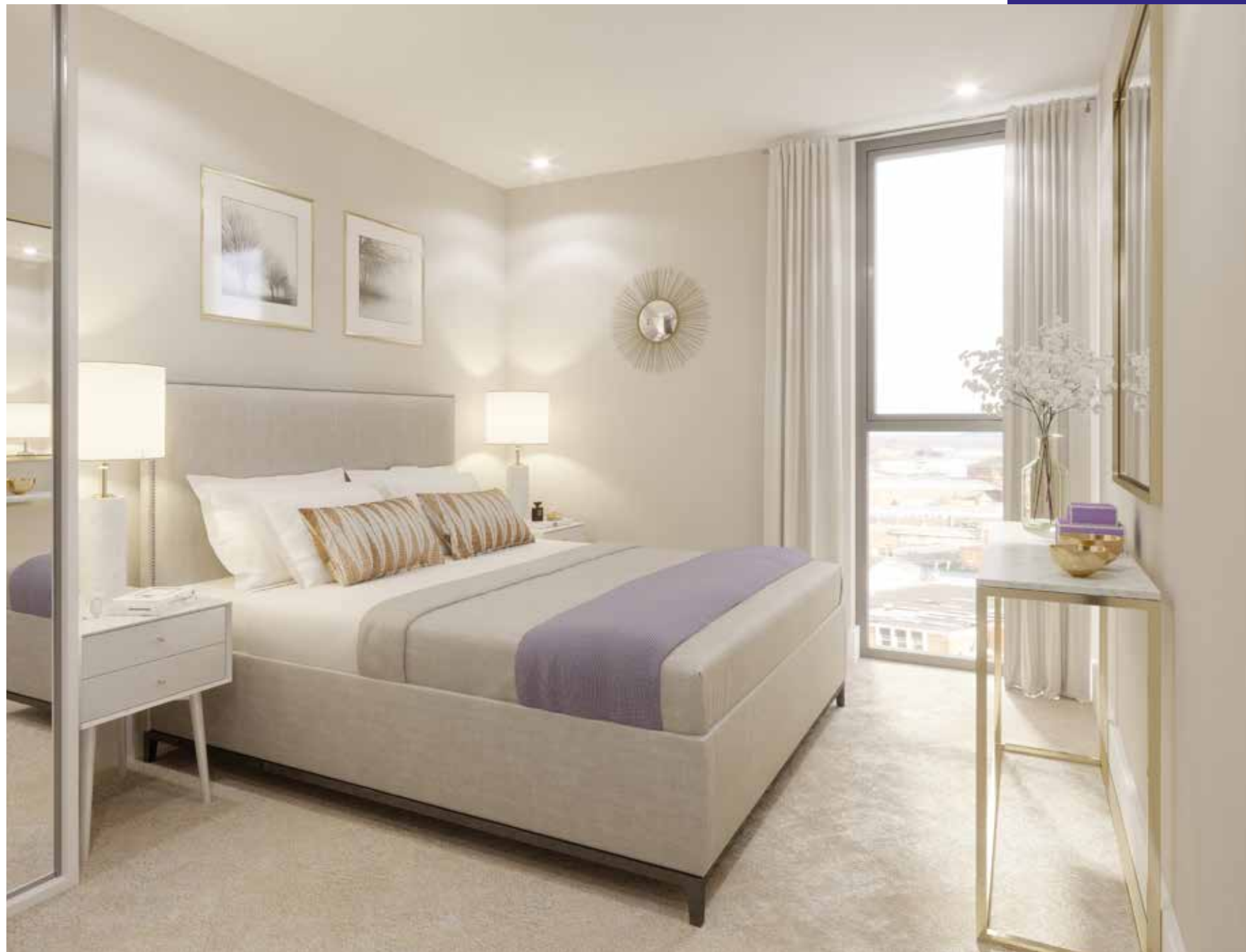
Warm and inviting, kitchens at The Hallmark blend contemporary style with state-of-the-art fittings.

Designer handleless kitchen units featuring beautifully crafted stone worktops, stylish taps and integrated appliances provide you with the perfect backdrop to an evening spent entertaining or at home relaxing.

## Bedrooms & Bathrooms

Luxurious bedrooms and sophisticated bathrooms at The Hallmark are the ideal places to relax.

Complete with luxury fittings, bespoke vanity units and recessed downlights, each bathroom and en-suite brings an added sense of indulgence to every apartment.



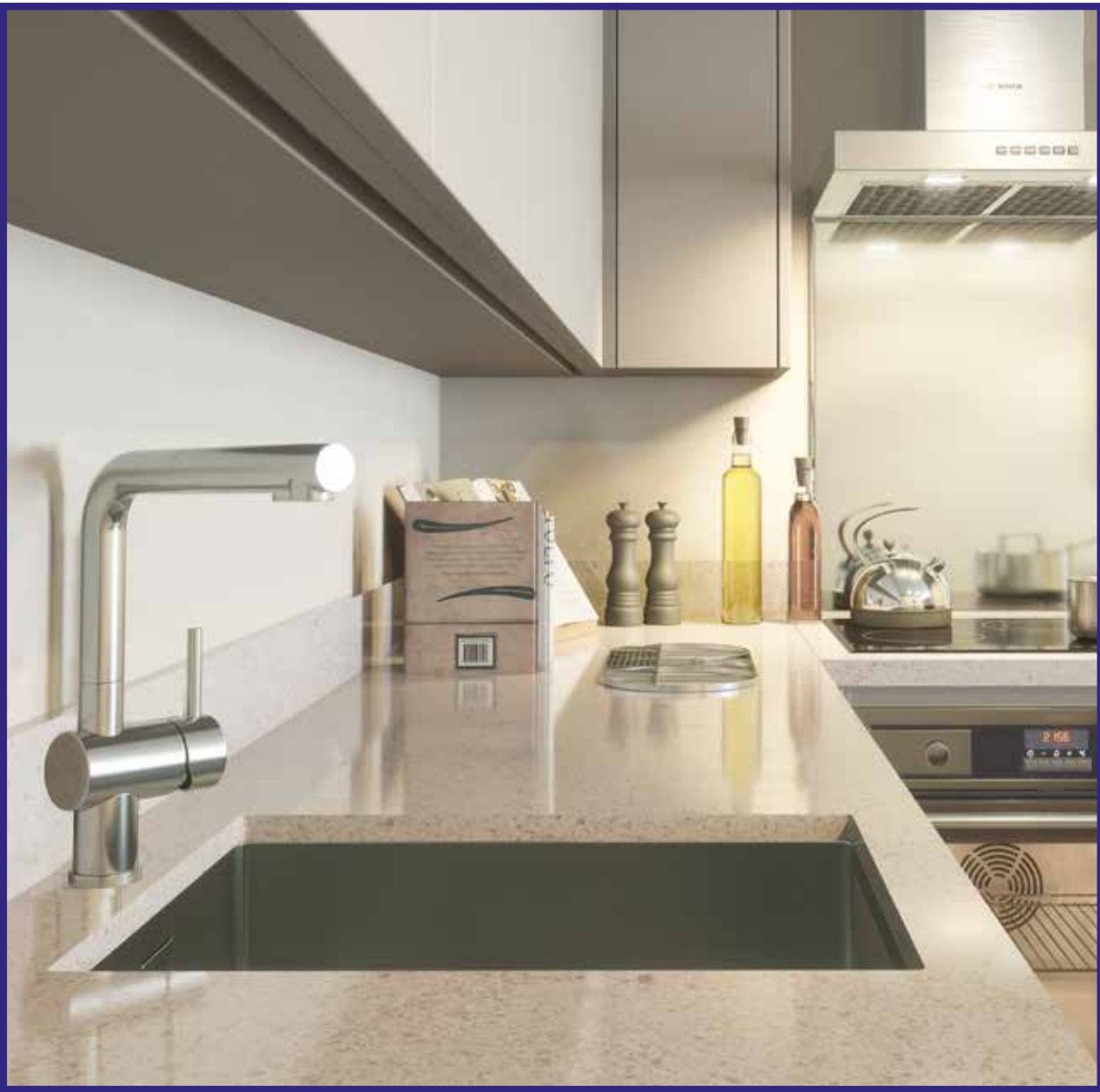
Each bedroom provides the perfect space to unwind and built-in wardrobes give you ample storage space.



# All in the detail

The high-end specification sets the tone for the exceptional standard of living at The Hallmark.

From the contemporary kitchens to stylish bedrooms, modern bathrooms and en-suite shower rooms, you will find no detail has been overlooked.



## Kitchen

- Handleless kitchen units in a matt finish
- Silestone Worktop with drainage grooves and matching upstand
- Stainless steel splashback behind hob
- Undermounted sink with chrome tap
- Integrated Blomberg appliances include single electric oven, electric ceramic hob, extractor fan with hood, fridge/freezer and dishwasher. Freestanding washer dryer located in hallway cupboard. All appliances come with a 3 year parts and labour warranty.

## Bathroom & En-suite

- White bathroom suites generally comprising bath with mixer tap and hand held shower attachment and glass/chrome shower door
- Sink unit with mixer tap and vanity drawer storage below
- Large wall mounted mirror with downlighting
- Porcelanosa Madagascar Blanco & Lineal Gris wall tiles
- Porcelanosa Madagascar Blanco floor tiles
- En-suite shower cubicle with fixed shower head and hand held shower attachment
- Chrome heated towel rail
- Extractor fan



### Communal Areas

- Contemporary interior design throughout including landscaped external areas
- Stainless steel passenger lifts

### Decoration

- Walls to all areas painted in Dulux "Potters Clay 3" matt emulsion
- White matt emulsion finish to ceilings
- White satin wood paint to woodwork

### Flooring

- Wood effect to hallways, kitchens and living rooms
- Carpet to bedrooms
- Ceramic tiles to bathrooms

### Electrical and Mechanical

- Recessed spotlights throughout apartments
- Electric wall mounted slimline heaters
- BT telephone points to living room and master bedroom
- Virgin fibre optic supply direct to every apartment
- Sky Plus TV point to living room with loop to master bedroom
- Video Entry Phone linked to secure communal entrance

### Joinery

- Apartment entrance doors and internal doors in grey 3D finish with satin chrome ironmongery
- Built-in wardrobes to all bedrooms

### Extensive structural warranty

Your property comes with a Checkmate structural warranty, covering any potential defects within the first two years following completion and the structure for a full ten years.



Every material, fixture and fitting has been selected to enhance these spaces and combined to create a luxurious place to call home.







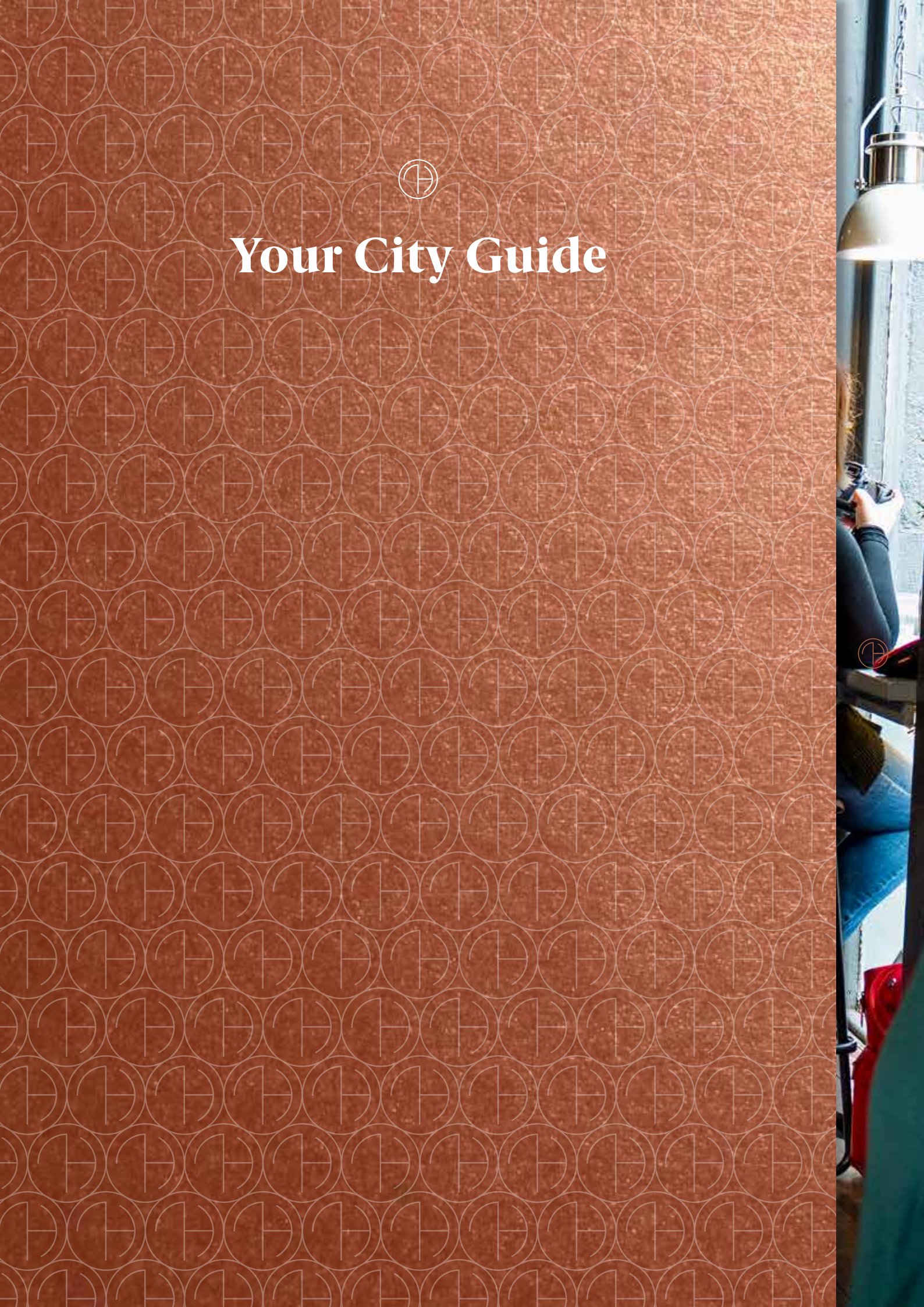
# Discover Manchester

Rejuvenated by significant investment in the area's economy, Manchester is leading the formation of a Northern Powerhouse to rival London.

Renowned for its cultural heritage, this is a city that has always been synonymous with shaping the latest trends.



## Your City Guide







# Contents

02 · 03  
Manchester map

04 · 05  
Getting around

06 · 07  
Retail therapy

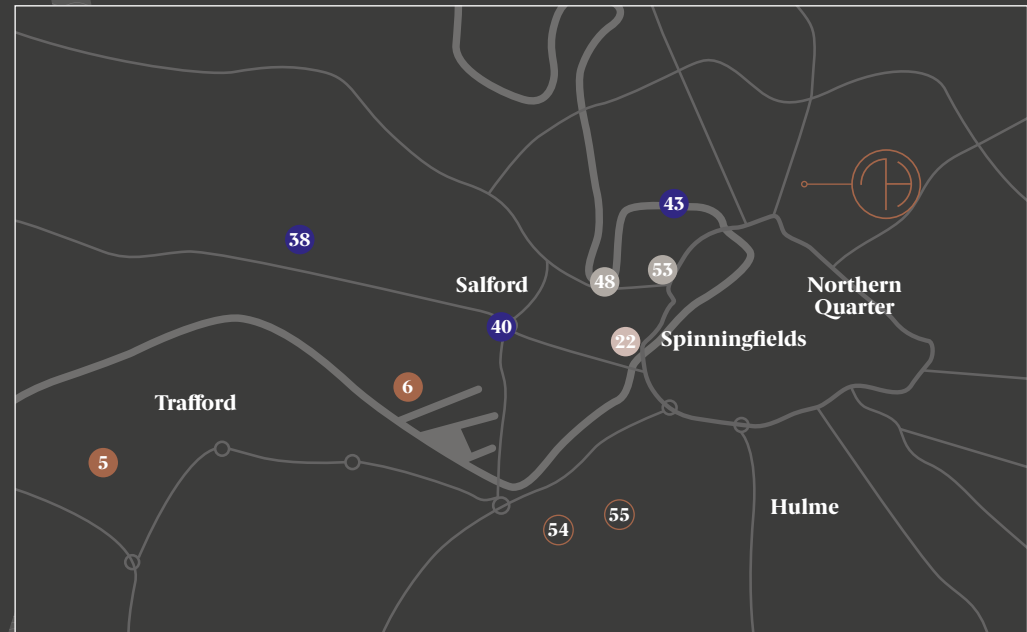
08 · 09  
Local favourites

10 · 11  
Arts & entertainment

12 · 13  
Culture scene

14  
First-class education





02  
•  
03

- Key
- Convenience on your doorstep
  - Shopping
  - Bars & Restaurants
  - Entertainment
  - Cultural Venues
  - Education

Discover Manchester

- Park inn Radisson
- RBG Bar & Grill  
PACE Health club & Nu Spa
- Co-op

The Green  
Quarter

Manchester Victoria

- Nuffield health and spa

Northern  
Quarter

Spinningfields

Manchester  
Piccadilly

Deansgate

Oxford Road  
Station





# Getting around

*The gateway to the North of England, Manchester is exceptionally well-connected. Only 800m from The Hallmark is the revamped Victoria Station, with regional connections to Liverpool, Leeds and Newcastle. London, Birmingham and Edinburgh are easily accessible from Piccadilly Station - with journey times to the capital just over two hours.*

*All that before exploring the city by foot or tram, venturing into the stunning local countryside by car, or heading off into the sun from nearby Manchester airport.*

**By Train**  
(Piccadilly Station)

- Manchester Airport  
18 minutes
- Sheffield  
49 minutes
- Birmingham  
1 h 26 minutes
- London  
2 h 10 minutes
- Edinburgh  
3 h 11 minutes

**By Train**  
(Victoria Station)

- Liverpool  
34 minutes
- Leeds  
49 minutes
- Blackpool  
1 h 24 minutes
- Newcastle  
2 h 24 minutes

**By Air**  
(Manchester Airport)

- Paris  
1 h 25 minutes
- Amsterdam  
1 h 30 minutes
- Rome  
2 h 55 minutes
- Dubai  
7 hours
- New York  
7 h 55 minutes

**By Car**  
(From The Hallmark)

- M60 (Junction 19)  
12 minutes
- Manchester Airport  
24 minutes
- Liverpool  
1 hour
- Birmingham  
1 h 52 minutes
- London  
4 hours

**By Foot**  
(From The Hallmark)

- Manchester Victoria Station  
4 minutes
- Northern Quarter  
10 minutes
- Spinningfields  
10 minutes
- Deansgate  
12 minutes
- Manchester Piccadilly Station  
25 minutes

Train times represent peak journeys from Manchester Piccadilly and Manchester Victoria Stations.  
Source: [www.nationalrail.co.uk](http://www.nationalrail.co.uk) Road journey and walking times are approximate from The Hallmark.  
Source: [www.google.com](http://www.google.com). Flight times are approximate and are dependant on air traffic control and weather.  
Source: [www.google.com](http://www.google.com) Information correct at time of printing.



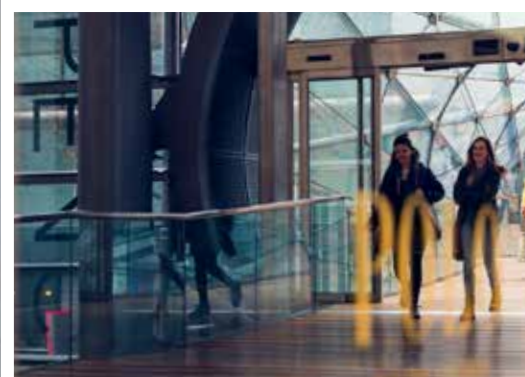


## Retail therapy

*Manchester is a shopper's paradise. From the fashion boutiques of King Street to the famous brands based around the revamped Exchange Square, there is something to suit every taste.*

*Right on the threshold of The Hallmark are some of the best small-name stores in town. Whole Saturdays can be spent wandering Affleck's Palace and the resurgence of vinyl is well represented too, with five of the best record stores in the North West within a twenty minute walk.*

- 1 **Selfridges**  
1 Exchange Square  
Central M3 1BD  
[selfridges.com](http://selfridges.com)
- 2 **Harvey Nichols**  
21 New Cathedral Street, Manchester  
M1 1AD  
[harveynichols.com](http://harveynichols.com)
- 3 **House of Fraser**  
98-116 Deansgate  
Manchester M3 2QG  
[houseoffraser.co.uk](http://houseoffraser.co.uk)
- 4 **Manchester Arndale**  
Market Street  
Manchester M4 3AQ  
[manchesterarndale.com](http://manchesterarndale.com)
- 5 **Intu Trafford Centre**  
Regent Cresnet  
Manchester M17 8AA  
[intu.co.uk/traffordcentre](http://intu.co.uk/traffordcentre)
- 6 **Lowry Outlet Mall**  
The Quays  
Salford M50 3AH  
[lowryoutletmall.com](http://lowryoutletmall.com)
- 7 **Marks & Spencer**  
7 Market Street  
Manchester M1 1WT  
[marksandspencer.com](http://marksandspencer.com)
- 8 **Afflecks**  
52 Church Street  
Manchester M4 1PW  
[afflecks.com](http://afflecks.com)
- 9 **Lisom + Muster**  
Hope Mill Theatre  
113 Pollard Street  
Manchester M4 7JB  
[lissomandmuster.com](http://lissomandmuster.com)
- 10 **Northern Quarter Market**  
Stephenson Square  
Various Sundays  
11am-4pm
- 11 **Vinyl Exchange**  
18 Oldham Street  
Manchester M1 1JN  
[vinylexchange.co.uk](http://vinylexchange.co.uk)
- 12 **Oklahoma**  
74-76 High Street,  
Manchester M4 1ES  
[okla.co.uk](http://okla.co.uk)
- 13 **Spinningfields**  
HQ Building,  
2 Atherton Street  
Manchester M3 3GS  
[spinningfieldsonline.com](http://spinningfieldsonline.com)
- 14 **King Street**  
Boutique shopping  
including Vivian  
Westwood, Pretty  
Green, Belstaff, DKNY,  
Diesel and Boodles







# Local favourites

*When it comes to great restaurants, cafés, bars and clubs, the question is where to start?*

*Manchester is leading the Northern culinary renaissance. Local bars like Pen & Pencil, PLY and Tariff & Dale do food and drink to perfection. TNQ is rated as one of Britain's best restaurants and Tattu simply has to be seen to be believed. Kosmonaut is a delightful mash-up of every drink, art form and genre and that's just a brief selection in easy reach of The Hallmark.*

- 15

**Hawksmoor Manchester**  
184 - 186 Deansgate  
Manchester M3 3WB  
[thehawksmoor.com](http://thehawksmoor.com)
- 16

**Tattu**  
Gartside Street  
3 Hardman Square  
Manchester M3 3EB  
[tattu.co.uk](http://tattu.co.uk)
- 17

**Australasia**  
1 The Avenue  
Manchester M3 3AP  
[australasia.uk.com](http://australasia.uk.com)
- 18

**Gaucha Manchester**  
2A St Mary's Street  
Manchester M3 2LB  
[gauchorestaurants.com](http://gauchorestaurants.com)
- 19

**James Martin Manchester**  
2 Watson Street  
Manchester M3 4LP  
[jamesmartinmanchester.co.uk](http://jamesmartinmanchester.co.uk)
- 20

**Cloud 23 Cocktail Bar**  
Beetham Tower  
303 Deansgate  
Manchester M3 4LQ  
[cloud23bar.com](http://cloud23bar.com)
- 21

**Albert Square Chop House**  
Memorial Hall  
14 Albert Square  
Manchester M2 5PF  
[albertsquarechophouse.com](http://albertsquarechophouse.com)
- 22

**The Deaf Institute**  
135 Grosvenor Street  
Manchester M1 7HE  
[thedeafinstitute.co.uk](http://thedeafinstitute.co.uk)
- 23

**Artisan Kitchen + Bar**  
The Avenue  
18-22 Bridge Street  
Manchester M3 3BZ  
[artisan.uk.com](http://artisan.uk.com)
- 24

**Gorilla**  
54-56 Whitworth Street West, Manchester  
M1 5WW  
[thisisgorilla.com](http://thisisgorilla.com)
- 25

**TNQ Restaurant & Bar**  
23-37 Edge Street  
Manchester M4 1HW  
[tnq.co.uk](http://tnq.co.uk)
- 26

**PLY**  
26 Lever Street  
Manchester M1 1DW  
[plymcr.co.uk](http://plymcr.co.uk)
- 27

**Yard & Coop**  
2 Tariff Street  
Manchester M1 2FF  
[tariffanddale.com](http://tariffanddale.com)
- 28

**Pen & Pencil**  
Fourways House  
57 Hilton Street  
Manchester M1 2EJ  
[thepenandpencilnq.co.uk](http://thepenandpencilnq.co.uk)
- 29

**Kosmonaut**  
10 Tariff Street  
Manchester M1 2FF  
[kosmonaut.co](http://kosmonaut.co)
- 30

**Jamie's Italian**  
100 King Street,  
Manchester M2 4WU  
[jamieoliver.com](http://jamieoliver.com)
- 31

**Bem Brasil Deansgate**  
King Street West  
Manchester M3 2GQ  
[bembrasilrestaurants.com](http://bembrasilrestaurants.com)
- 32

**Bem Brasil**  
58 Lever Street  
Manchester M1 1FJ  
[bembrasilrestaurants.com](http://bembrasilrestaurants.com)





# Arts & entertainment

*Hardly backwards in coming forwards about its musical pedigree, Manchester boasts an eclectic mix of everything from pub gigs to club nights to stadium shows. The city's flourishing arts scene is just as enthralling.*

*From world-renowned galleries to award-winning theatre, there's no end to the entertainment on offer close to The Hallmark.*

## 30 Band on the Wall

25 Swan Street  
Manchester M4 5JZ  
[bandonthewall.org](http://bandonthewall.org)

## 31 Albert Hall Manchester

27 Peter Street  
Manchester M2 5QR  
[alberthallmanchester.com](http://alberthallmanchester.com)

## 32 FAC251 - The Factory

118 Princess Street  
Manchester M1 7EN  
[factorymanchester.com](http://factorymanchester.com)

## 33 The Printworks

27 Withy Grove  
Manchester M4 2BS  
[theprintworks.com](http://theprintworks.com)

## 34 Manchester Arena

Victoria Station  
Hunts Bank  
Manchester M3 1AR  
[manchester-arena.com](http://manchester-arena.com)

## 35 HOME

2 Tony Wilson Place  
Manchester M15 4FN  
[homemcr.org](http://homemcr.org)

## 36 Warehouse Project

Store Street  
Manchester M1 2GH  
[thewarehouseproject.com](http://thewarehouseproject.com)

## 37 Manchester Art Gallery

Mosley Street  
Manchester M2 3JL  
[manchesterartgallery.org](http://manchesterartgallery.org)

## 38 Media City

Salford Quays  
[mediacityuk.co.uk](http://mediacityuk.co.uk)

## 39 Opera House

3 Quay Street  
Manchester M3 3HP  
[manchesteroperahouse.com](http://manchesteroperahouse.com)

## 40 Manchester Aquatics Centre

2 Booth Street East  
Ardwick  
Manchester M13 9SS

## 41 Royal Exchange Theatre

St. Ann's Square  
Manchester M2 7DH  
[royalexchange.co.uk](http://royalexchange.co.uk)

## 42 The Frog & Bucket Comedy Club

102 Oldham Street  
Manchester M4 1LJ  
[frogandbucket.com](http://frogandbucket.com)

## 43 Whitworth Art Gallery

Oxford Road  
Manchester M15 6ER  
[whitworth.manchester.ac.uk](http://whitworth.manchester.ac.uk)







## Culture scene

*Celebrating the region's rich history, Manchester's busy museums are a match for any capital city.*

*All within easy reach of The Hallmark, these are longstanding tributes to the science, industry and individuals that helped shape Manchester.*

**44 The National Football Museum**  
Cathedral Gardens  
Todd Street  
Manchester M4 3BG  
[nationalfootballmuseum.com](http://nationalfootballmuseum.com)

**45 Museum of Science and Industry**  
Liverpool Road  
Manchester M3 4FP  
[msimanchester.org.uk](http://msimanchester.org.uk)

**46 John Rylands Library**  
150 Deansgate  
Manchester M3 3EH

**47 Manchester Cathedral**  
Victoria Street  
Manchester M3 1SX  
[manchestercathedral.org](http://manchestercathedral.org)

**48 Manchester Museum**  
University of Manchester  
Oxford Road  
Manchester M13 9PL  
[manchester.ac.uk/museum](http://manchester.ac.uk/museum)

**49 People's History Museum**  
Left Bank  
Manchester M3 3ER  
[phm.org.uk](http://phm.org.uk)

**50 Manchester Central Library**  
St Peter's Square  
Manchester M2 5PD  
[manchester.gov.uk/centrallibrary](http://manchester.gov.uk/centrallibrary)

**51 The Dancehouse Theatre**  
10 Oxford Road  
Manchester M1 5QA  
[thedancehouse.co.uk](http://thedancehouse.co.uk)

**52 Manchester Craft & Design Centre**  
17 Oak Street  
Manchester M4 5JD  
[craftanddesign.com](http://craftanddesign.com)

**53 Elizabeth Gaskell's House**  
84 Plymouth Grove  
Manchester M13 9LW  
[elizabethgaskellhouse.co.uk](http://elizabethgaskellhouse.co.uk)

**Manchester International Festival**  
MIF is staged every two years and is the world's first festival of original, new work and special events  
[mif.co.uk](http://mif.co.uk)







# First-class education

*Manchester’s specialist universities are globally renowned and the city continues to attract the brightest and the best. Around 95,000 students from the UK and overseas choose to study here every year.*

*The Alliance Manchester Business School is a top choice for future industry leaders. It’s music, ballet and theatre schools lead the way for a flourishing British creative scene.*

- 54

**University of Manchester**  
Oxford Road  
Manchester M13 9PL  
[manchester.ac.uk](http://manchester.ac.uk)
- 55

**Manchester Metropolitan University**  
All Saints Building  
Oxford Road  
Manchester M15 6BH  
[mmu.ac.uk](http://mmu.ac.uk)
- 56

**University of Salford**  
43 Crescent  
Salford M5 4WT  
[salford.ac.uk](http://salford.ac.uk)
- 57

**University of Law**  
2 New York Street  
Manchester M1 4HJ  
[law.ac.uk](http://law.ac.uk)
- 58

**Alliance Manchester Business School**  
Booth Street East  
Manchester M13 9SS  
[mbs.ac.uk](http://mbs.ac.uk)
- 59

**Northern Ballet School**  
10 Oxford Road  
Manchester M1 5QA  
[northernballetschool.co.uk](http://northernballetschool.co.uk)
- 61

**Chetham’s School of Music**  
Long Millgate Manchester  
M3 1SB  
[chethams.com](http://chethams.com)
- 62

**Manchester School of Theatre**  
70 Oxford Street  
Manchester M1 5NH  
[theatre.mmu.ac.uk](http://theatre.mmu.ac.uk)







THE HALLMARK



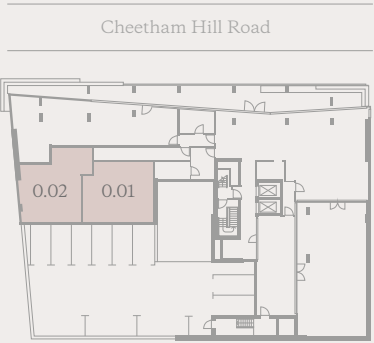




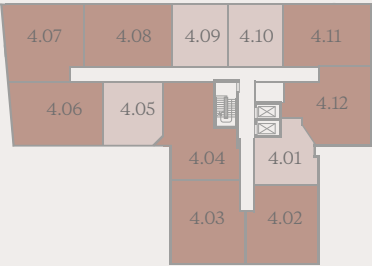
Floorplates

THE HALLMARK

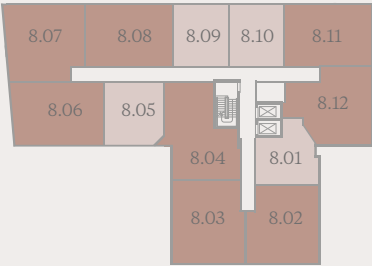
- Key
- 3 Bedroom
  - 2 Bedroom
  - 1 Bedroom



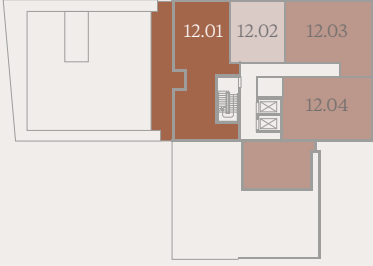
Ground Floor



4th Floor



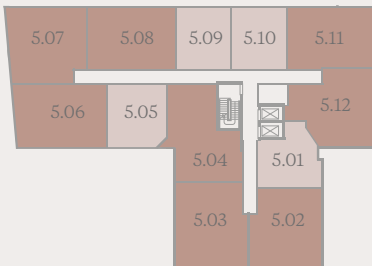
8th Floor



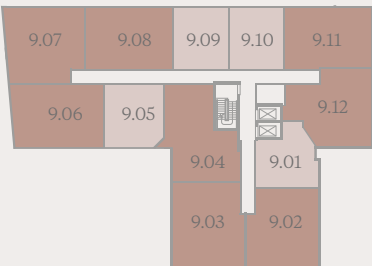
12th Floor



1st Floor



5th Floor



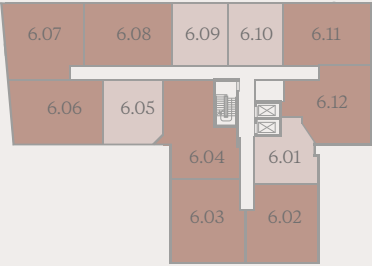
9th Floor



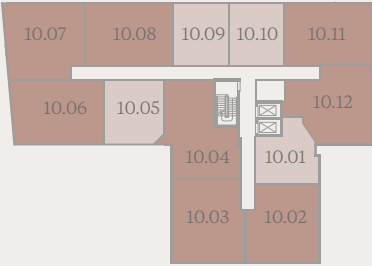
13th Floor



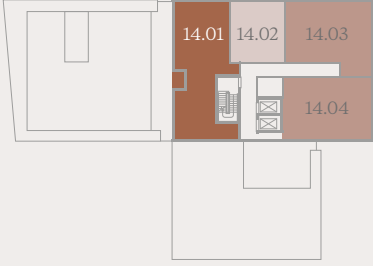
2nd Floor



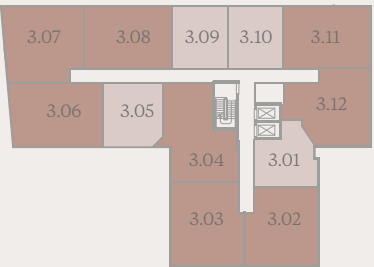
6th Floor



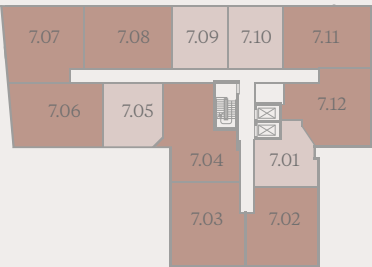
10th Floor



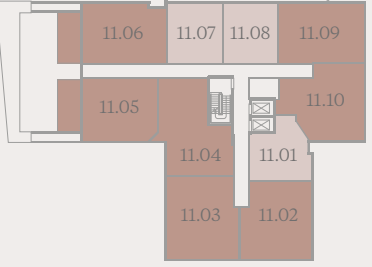
14th Floor



3rd Floor



7th Floor



11th Floor



15th Floor

For more information on our luxury penthouse (15.01), please speak with our sales team.



1 Bedroom

Apartment 0.01

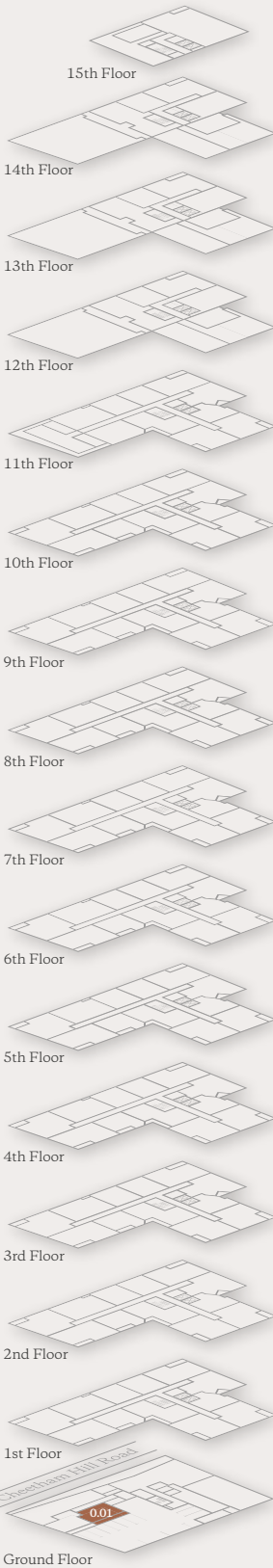
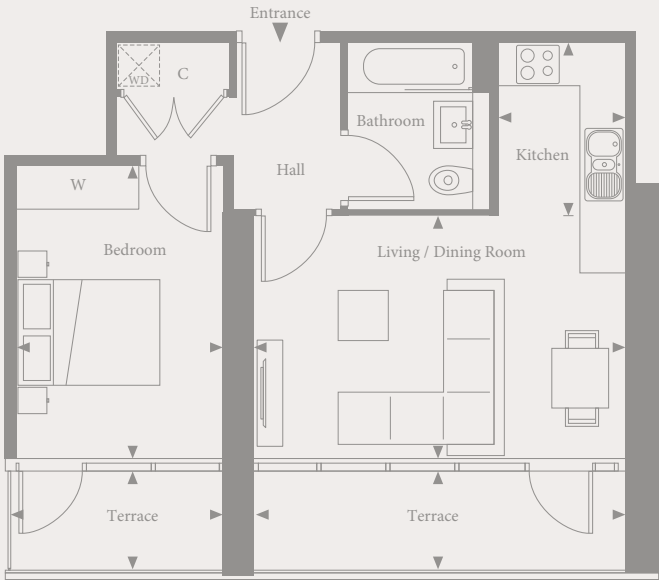
APARTMENT AREA	45.06 SQ.M	485 SQ.FT
Living / Dining Room	5.1m x 3.41m	16' 9" x 11' 2"
Kitchen	1.75m x 2.40m	5' 9" x 7' 10"
Bedroom	2.86m x 4.10m	9' 5" x 13' 5"

1 Bedroom

Apartment 0.02

APARTMENT AREA	49.36 SQ.M	531.3 SQ.FT
Kitchen / Living / Dining Room	4.23m x 5.34m	13' 11" x 17' 6"
Bedroom	2.83m x 4.15m	9' 3" x 13' 7"

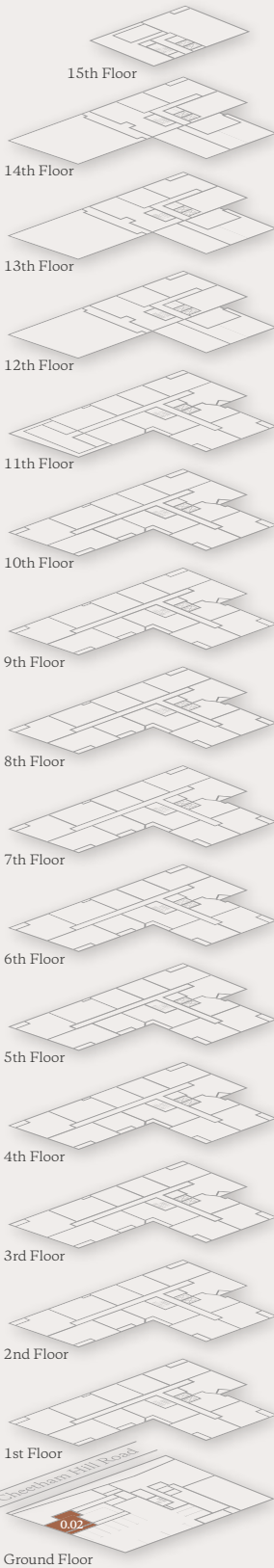
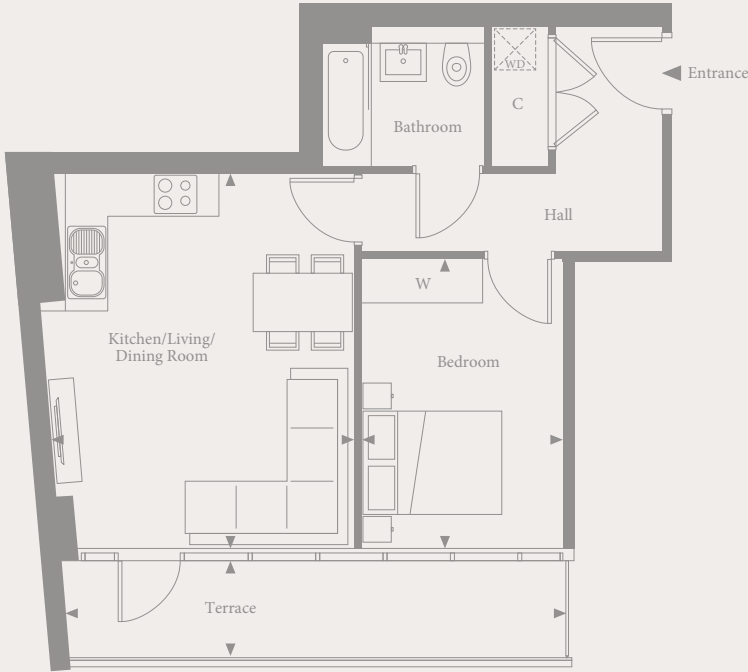
22  
•  
23



Terrace measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Terrace measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



1 Bedroom

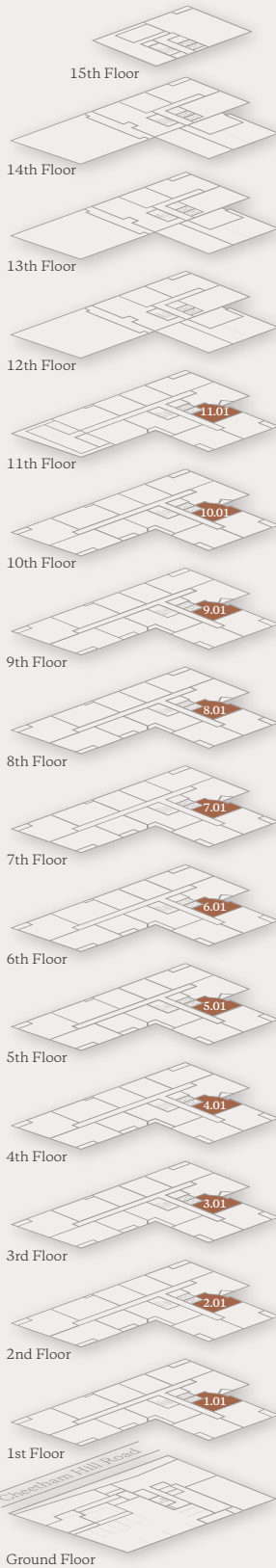
Apartment 1.01, 2.01, 3.01, 4.01, 5.01, 6.01, 7.01, 8.01, 9.01, 10.01 & 11.01

APARTMENT AREA	42.70 SQ.M	459.6 SQ.FT
Kitchen / Living / Dining Room	5.14m x 3.93m	16' 10" x 12' 11"
Bedroom	4.69m x 3.51m	15' 5" x 11' 6"

2 Bedroom

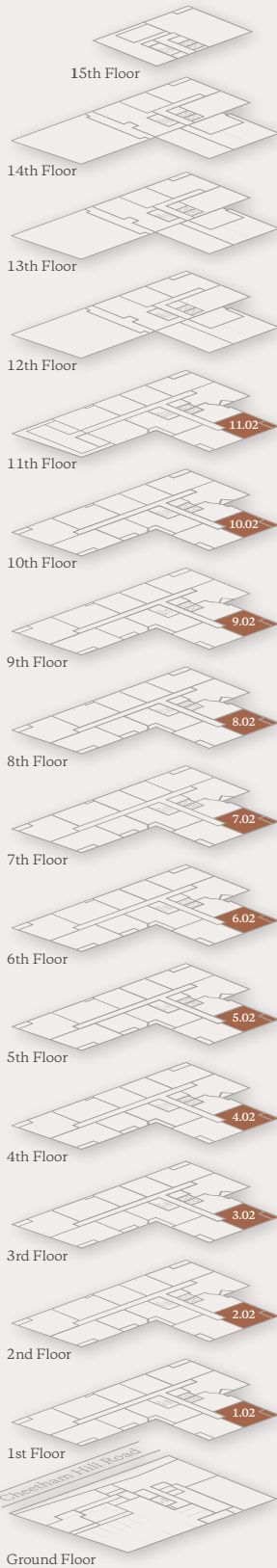
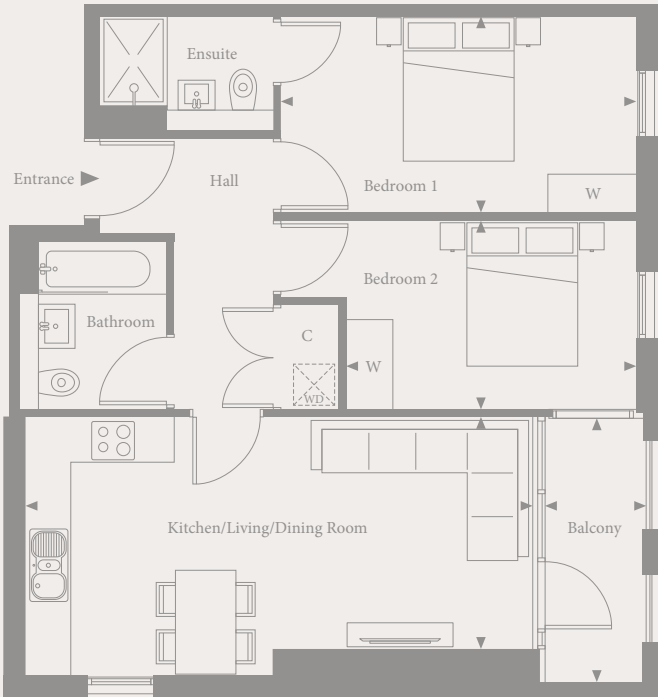
Apartment 1.02, 2.02, 3.02, 4.02, 5.02, 6.02, 7.02, 8.02, 9.02, 10.02 & 11.02

APARTMENT AREA	62.99 SQ.M	678.0 SQ.FT
Kitchen / Living / Dining Room	6.83m x 3.10m	22' 5" x10' 2"
Bedroom 1	4.76m x 2.64m	15' 7" x 8' 8"
Bedroom 2	3.88m x 2.53m	12' 9" x 8' 4"



Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.





2 Bedroom

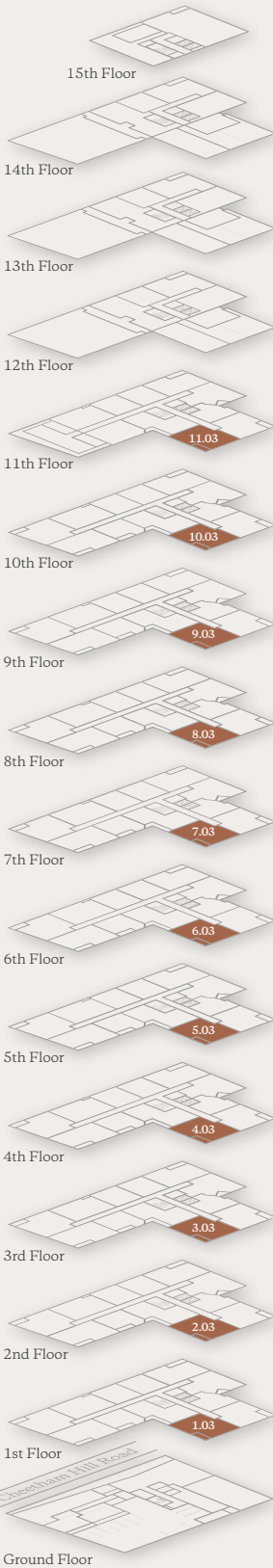
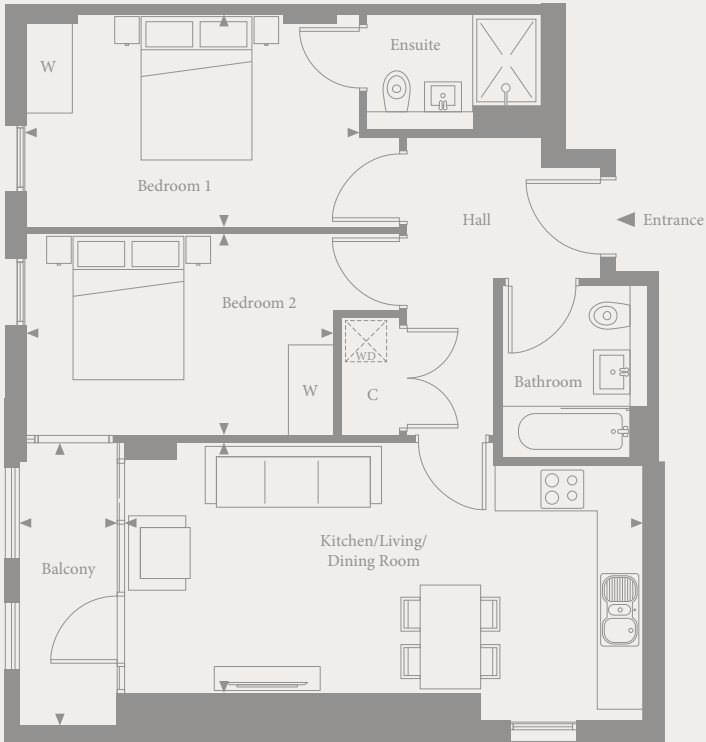
Apartments 1.03, 2.03, 3.03, 4.03, 5.03, 6.03, 7.03, 8.03, 9.03, 10.03 & 11.03

APARTMENT AREA	67.07 SQ.M	721.9 SQ.FT
Kitchen / Living / Dining Room	6.92m x 3.37m	22' 8" x 11' 1"
Bedroom 1	4.41m x 2.83m	14' 6" x 9' 3"
Bedroom 2	4.12m x 2.68m	13' 6" x 8' 10"

2 Bedroom

Apartment 1.04, 2.04, 3.04, 4.04, 5.04, 6.04, 7.04, 8.04, 9.04, 10.04 & 11.04

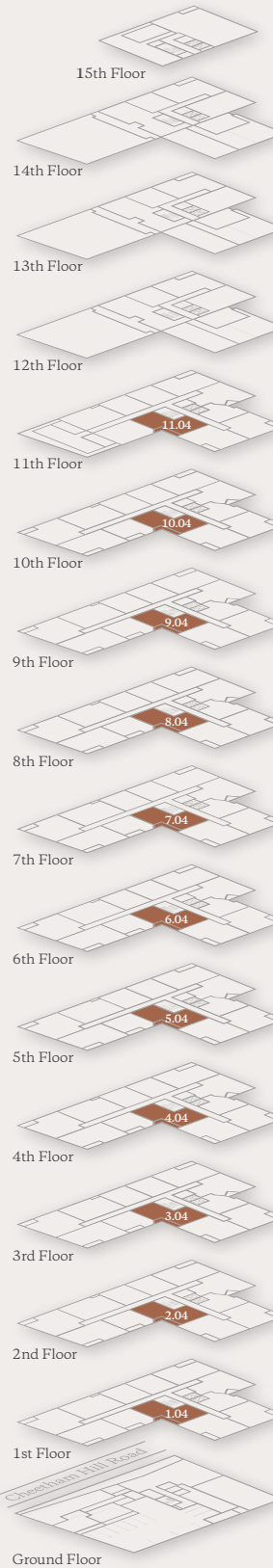
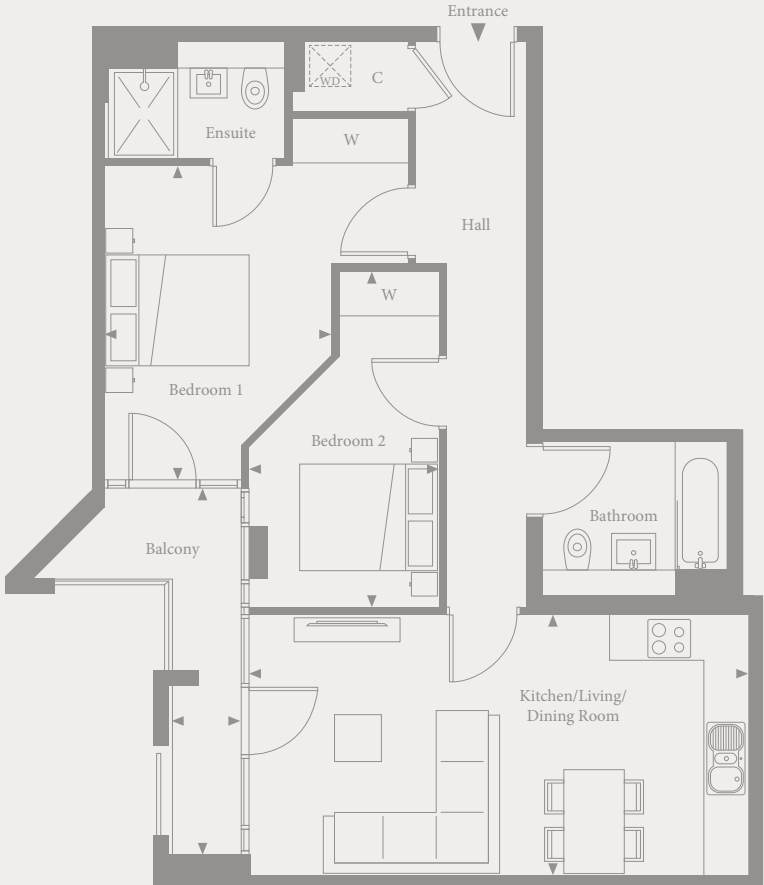
APARTMENT AREA	68.02 SQ.M	732.2 SQ.FT
Kitchen / Living / Dining Room	6.67m x 3.48m	21' 11" x 11' 5"
Bedroom 1	4.06m x 4.18m	13' 4" x 13' 9"
Bedroom 2	2.54m x 4.50m	8' 4" x 14' 9"



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

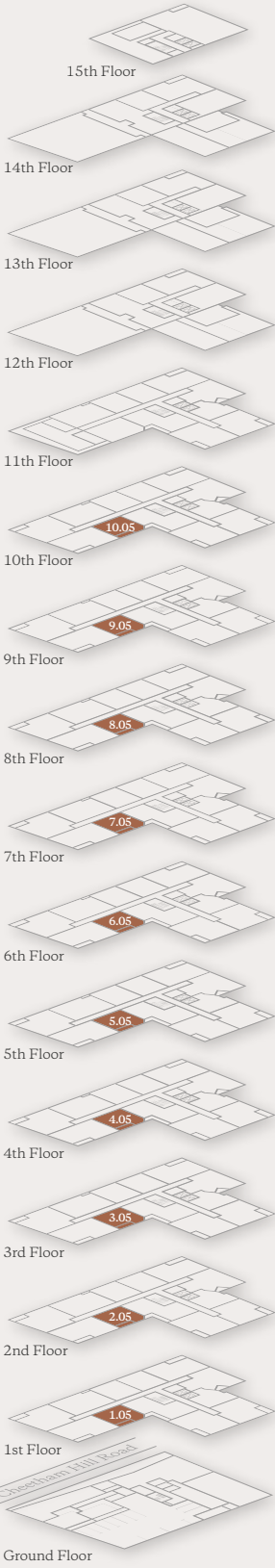
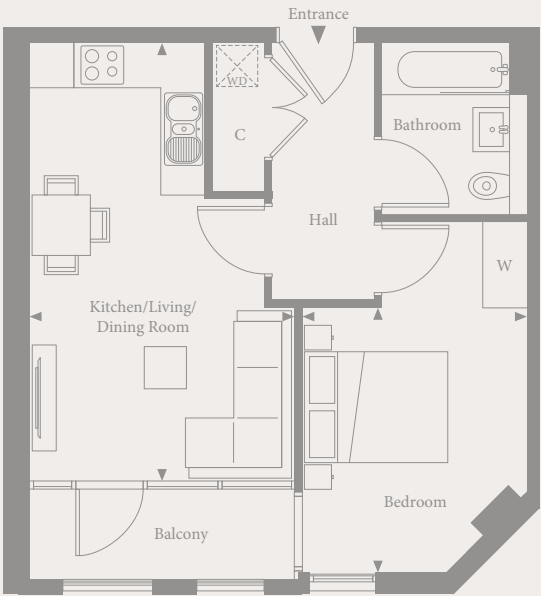
Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



1 Bedroom

Apartments 1.05, 2.05, 3.05, 4.05, 5.05, 6.05, 7.05, 8.05, 9.05 & 10.05

APARTMENT AREA	42.16 SQ.M	453.8 SQ.FT
Kitchen / Living / Dining Room	3.55m x 5.87m	11' 8" x 19' 3"
Bedroom	3.01m x 4.69m	9' 11" x 15' 5"



Balcony measurements are not included in the overall apartment area measurements.

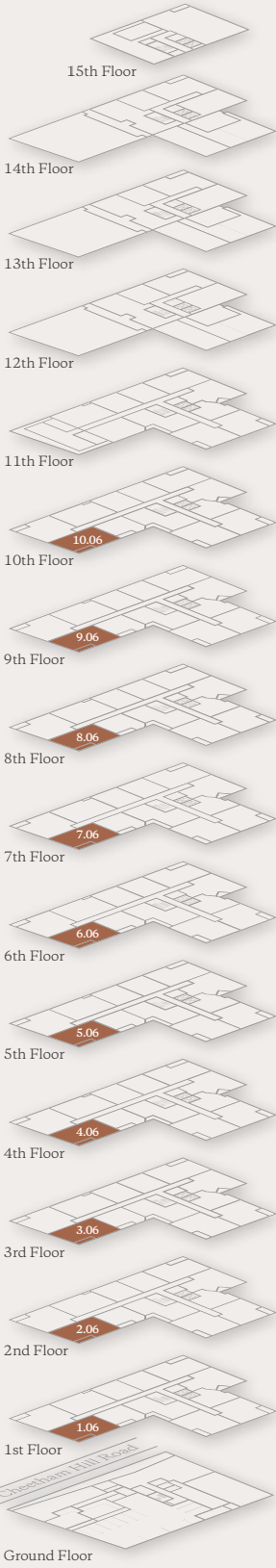
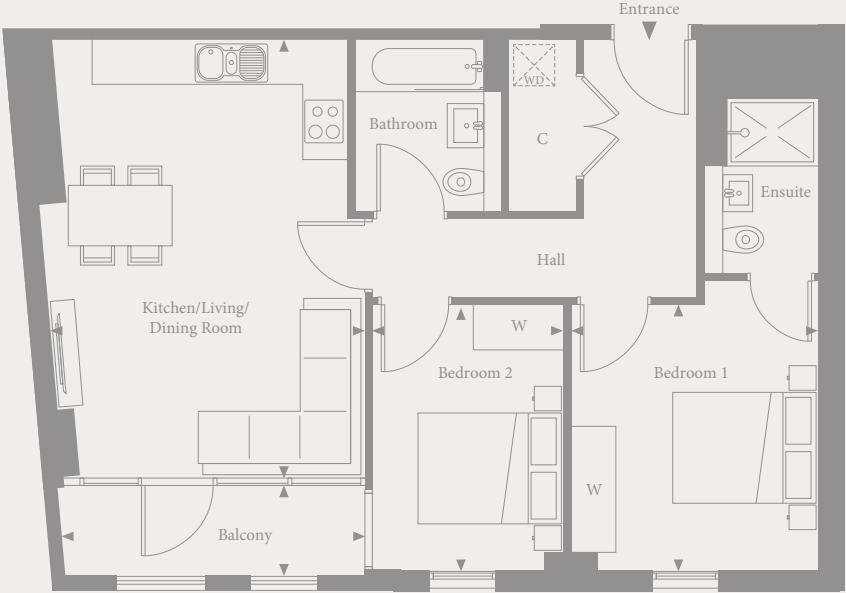
Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.

2 Bedroom

Apartments 1.06, 2.06, 3.06, 4.06, 5.06, 6.06, 7.06, 8.06, 9.06 & 10.06

APARTMENT AREA	65.65 SQ.M	706.6 SQ.FT
Kitchen / Living / Dining Room	3.80m x 5.86m	12' 6" x 19' 3"
Bedroom 1	3.31m x 3.55m	10' 10" x 11' 8"
Bedroom 2	2.55m x 3.55m	8' 4" x 11' 8"



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



## 2 Bedroom

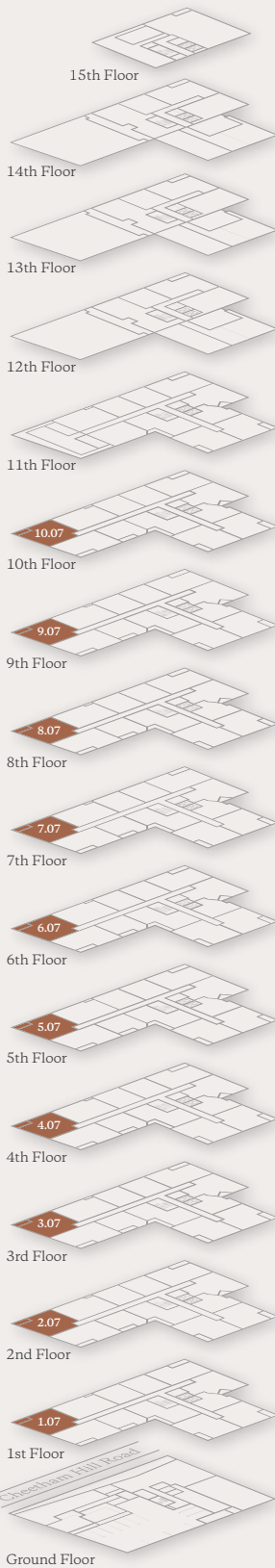
Apartment 1.07, 2.07, 3.07, 4.07,  
5.07, 6.07, 7.07, 8.07, 9.07 & 10.07

APARTMENT AREA	67.52 SQ.M	726.8 SQ.FT
Kitchen / Living / Dining Room	3.48m x 7.35m	11' 5" x 24' 1"
Bedroom 1	2.92m x 4.50m	9' 7" x 14' 9"
Bedroom 2	2.84m x 3.93m	9' 4" x 12' 11"

## 2 Bedroom

Apartment 1.08, 2.08, 3.08, 4.08,  
5.08, 6.08, 7.08, 8.08, 9.08 & 10.08

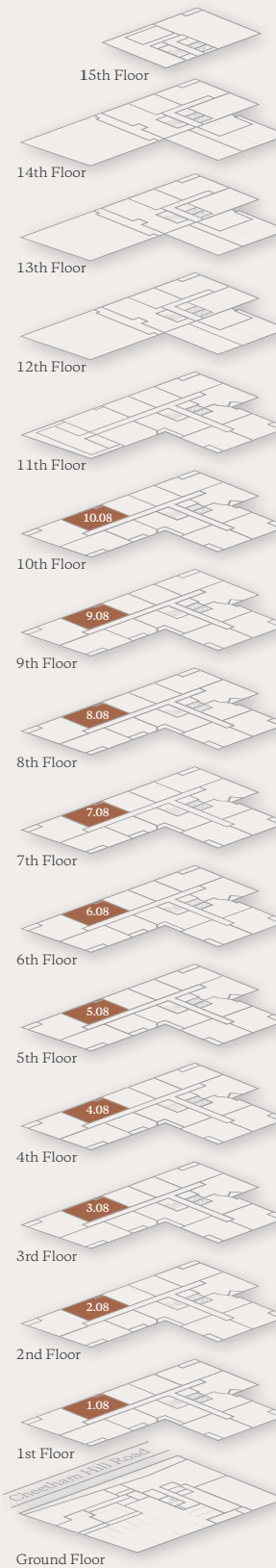
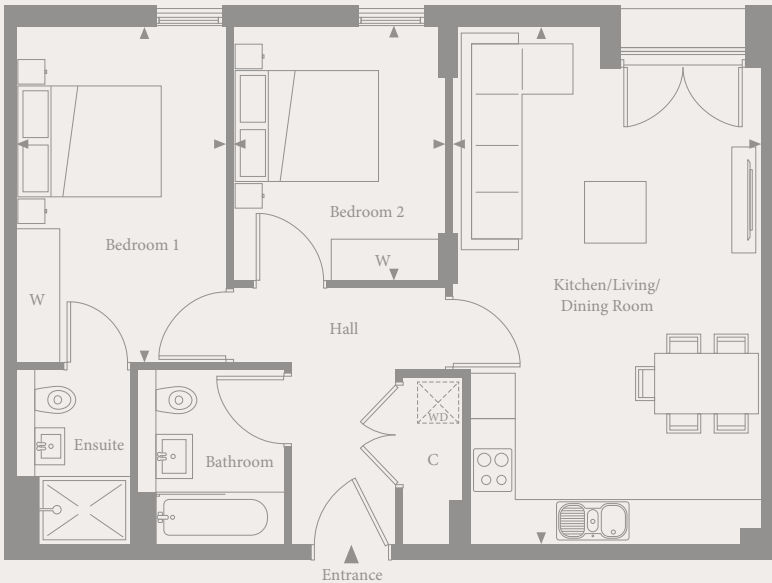
APARTMENT AREA	67.47 SQ.M	726.3 SQ.FT
Kitchen / Living / Dining Room	4.13m x 6.93m	13' 7" x 22' 9"
Bedroom 1	2.81m x 4.50m	9' 3" x 14' 9"
Bedroom 2	2.84m x 3.41m	9' 4" x 11' 2"



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



1 Bedroom

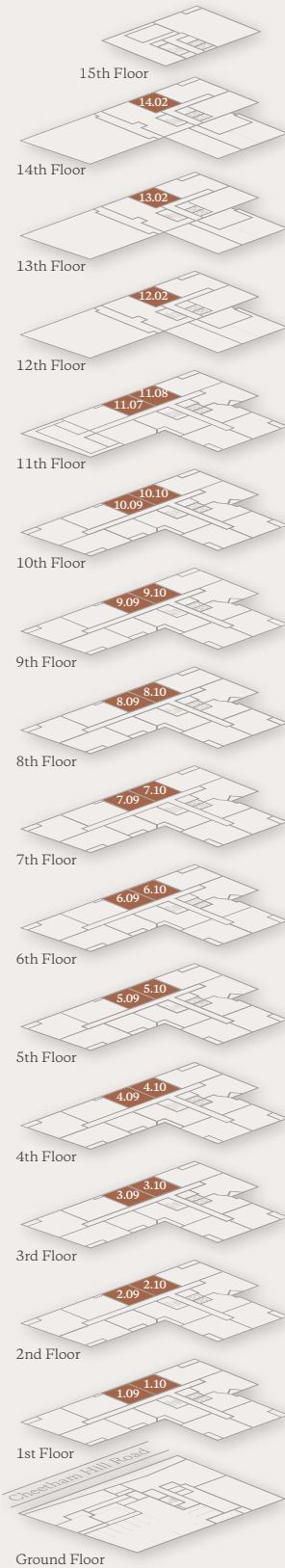
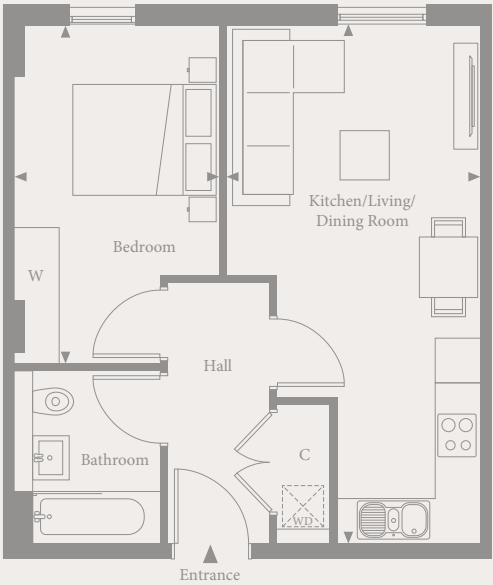
Apartment 1.09, 1.10\*, 2.09, 2.10\*, 3.09, 3.10\*, 4.09, 4.10\*, 5.09, 5.10\*, 6.09, 6.10\*, 7.09, 7.10\*, 8.09, 8.10\*, 9.09, 9.10\*, 10.09, 10.10\*, 11.07, 11.08\*, 12.02\*, 13.02\* & 14.02\*

APARTMENT AREA	43.14 SQ.M	464.4 SQ.FT
Kitchen / Living / Dining Room	3.40m x 6.93m	11' 2" x 22' 9"
Bedroom	2.75m x 4.54m	9' 0" x 14' 10"

2 Bedroom

Apartment 1.11, 2.11, 3.11, 4.11, 5.11, 6.11, 7.11, 8.11, 9.11, 10.11 & 11.09

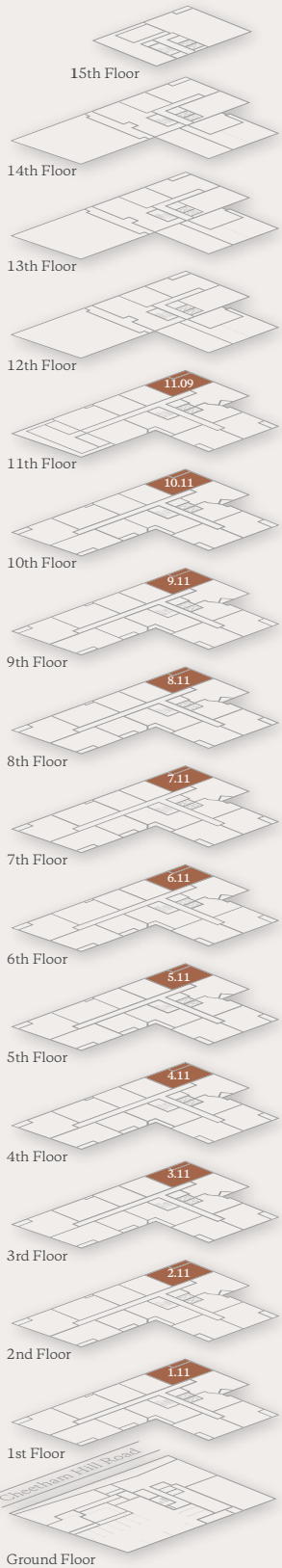
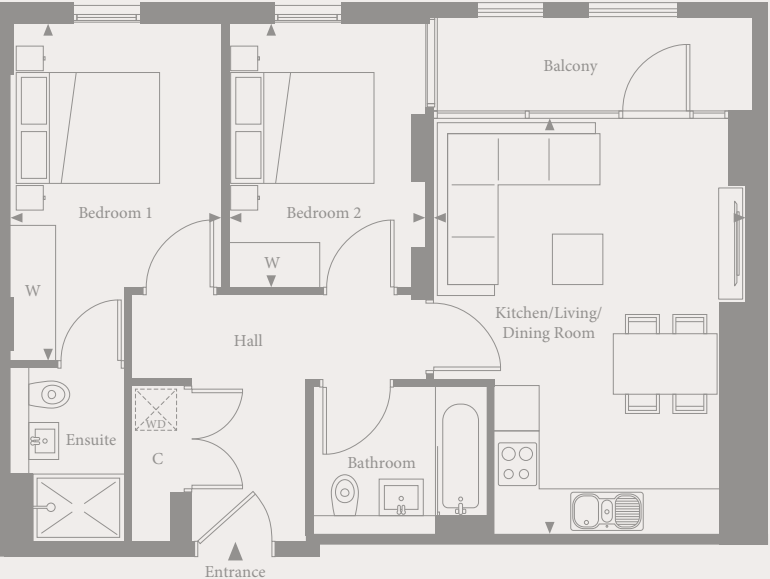
APARTMENT AREA	60.67 SQ.M	653.0 SQ.FT
Kitchen / Living / Dining Room	4.18m x 5.54m	13' 9" x 18' 2"
Bedroom 1	2.82m x 4.50m	9' 3" x 14' 9"
Bedroom 2	2.65m x 3.53m	8' 8" x 11' 7"



\*Plots 1.10, 2.10, 3.10, 4.10, 5.10, 6.10, 7.10, 8.10, 9.10, 10.10, 11.08, 12.02, 13.02 & 14.02 are as above but handed.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



2 Bedroom

Apartment 1.12, 2.12, 3.12, 4.12, 5.12, 6.12, 7.12, 8.12, 9.12, 10.12 & 11.10

APARTMENT AREA	67.6 SQ.M	727.6 SQ.FT
Kitchen / Living / Dining Room	4.83m x 5.94m	15' 10" x 19' 6"
Bedroom 1	2.73m x 4.05m	8' 11" x 13' 3"
Bedroom 2	3.78m x 2.85m	12' 5" x 9' 4"

2 Bedroom

Apartment 11.05

APARTMENT AREA	58.85 SQ.M	633.4 SQ.FT
Kitchen / Living / Dining Room	3.14m x 5.93m	10' 4" x 19' 5"
Bedroom 1	2.72m x 4.51m	8' 11" x 14' 10"
Bedroom 2	2.60m x 3.41m	8' 6" x 11' 2"

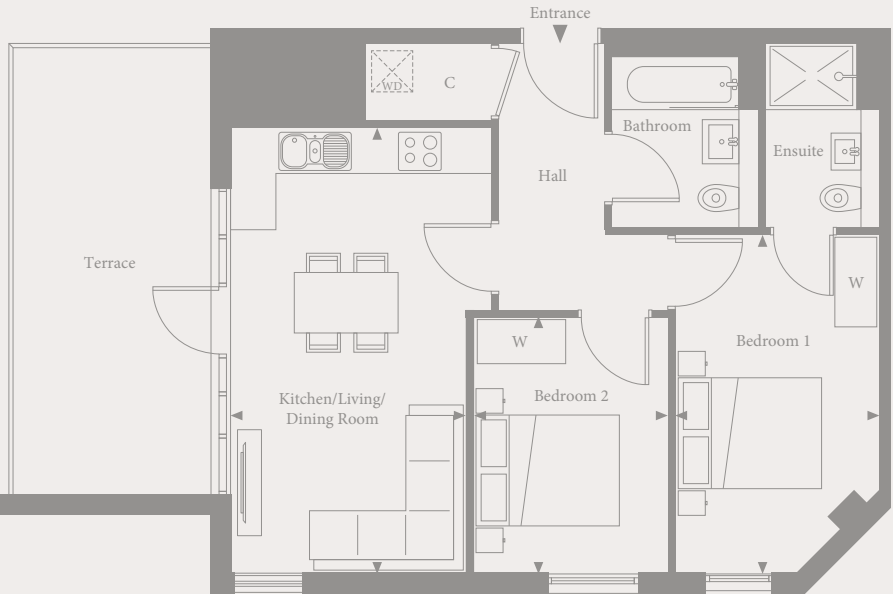
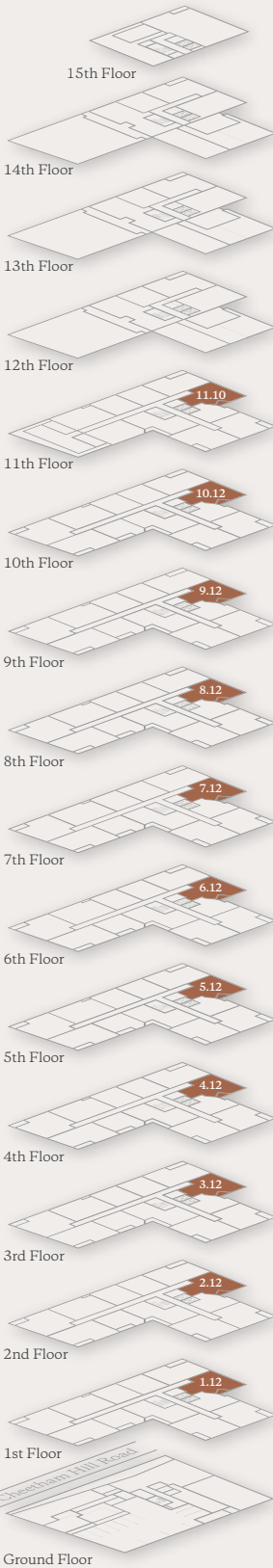
34  
•  
35



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

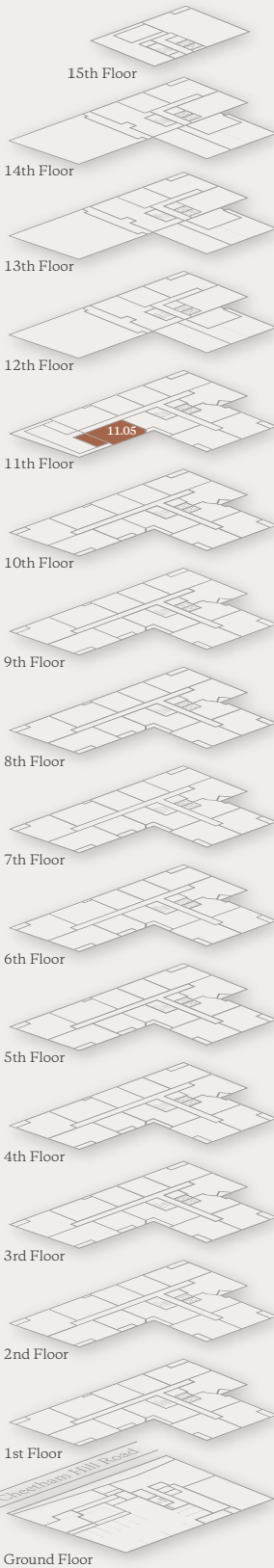
Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Terrace measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.





## 2 Bedroom

Apartment 11.06

APARTMENT AREA	65.55 SQ.M	705.6 SQ.FT
Kitchen / Living / Dining Room	3.44m x 6.93m	11' 3" x 22' 9"
Bedroom 1	3.38m x 4.81m	11' 1" x 15' 9"
Bedroom 2	2.66m x 3.55m	8' 9" x 11' 8"



Terrace measurements are not included in the overall apartment area measurements.

### 3 Bedroom

## Apartments 12.01

APARTMENT AREA	89.31 SQ.M	961.3 SQ.FT
Kitchen / Living / Dining Room	6.33m x 4.67m	20' 9" x 15' 4"
Bedroom 1	4.64m x 2.75m	15' 3" x 9' 0"
Bedroom 2	4.15m x 3.02m	13' 7" x 9' 11"
Bedroom 3	3.53m x 2.70m	11' 7" x 8' 10"



Terrace measurements are not included in the overall apartment area measurements.

Key  
◀▶ - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



3 Bedroom

Apartments 13.01 & 14.01

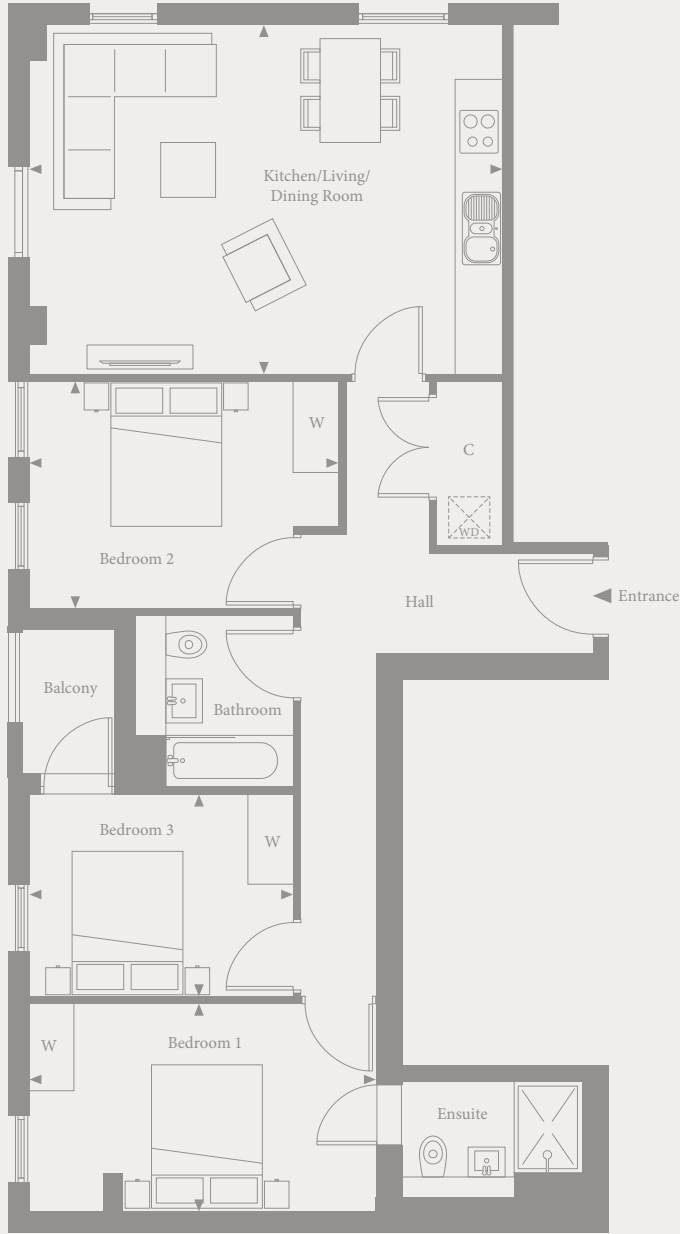
APARTMENT AREA	89.31 SQ.M	961.3 SQ.FT
Kitchen / Living / Dining Room	6.33m x 4.67m	20' 9" x 15' 4"
Bedroom 1	4.64m x 2.75m	15' 3" x 9' 0"
Bedroom 2	4.15m x 3.02m	13' 7" x 9' 11"
Bedroom 3	3.53m x 2.70m	11' 7" x 8' 10"

2 Bedroom

Apartment 12.03, 13.03 & 14.03

APARTMENT AREA	66.82 SQ.M	719.2 SQ.FT
Kitchen / Living / Dining Room	4.18m x 7.36m	13' 9" x 24' 2"
Bedroom 1	2.82m x 4.50m	9' 3" x 14' 9"
Bedroom 2	2.68m x 3.53m	8' 10" x 11' 7"

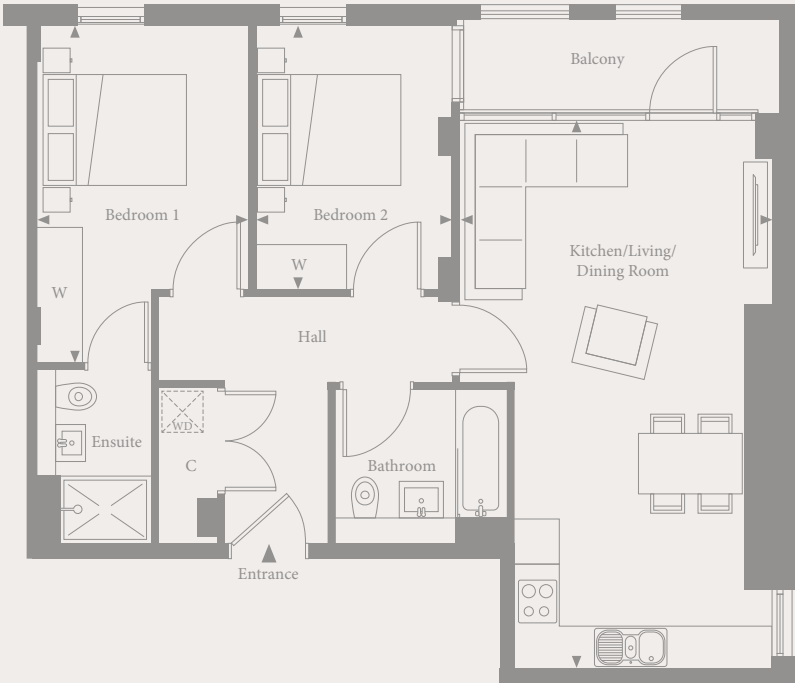
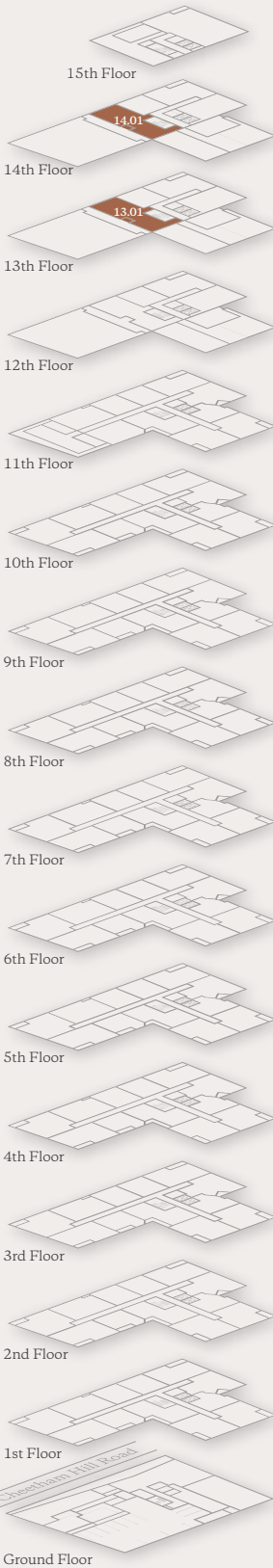
38  
•  
39



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

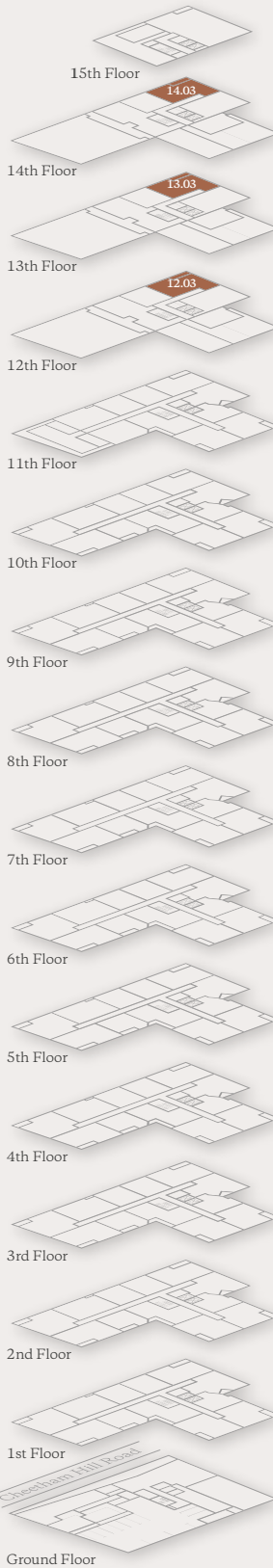
Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.



Balcony measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.

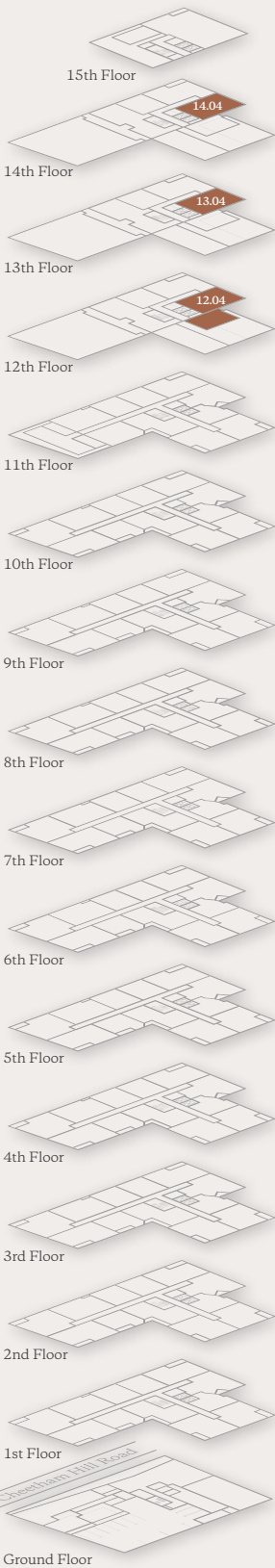




2 Bedroom

Apartments 12.04, 13.04† & 14.04†

APARTMENT AREA	70.93 SQ.M	763.5 SQ.FT
Kitchen / Living / Dining Room	4.03m x 7.09m	13' 3" x 23' 3"
Bedroom 1	2.92m x 4.66m	9' 7" x 15' 3"
Bedroom 2	2.94m x 3.51m	9' 8" x 11' 6"



†Plots 13.04 & 14.04 do not have a terrace area. Please speak to the sales advisor for more details. Terrace measurements are not included in the overall apartment area measurements.

Key  
◄► - Measurement points    W - Fitted wardrobe    C - Cupboard    WD - Washer dryer

Apartment layouts provide approximate measurements only. Dimensions which are taken from the indicated points of measurement are for guidance only. All measurements and areas may vary within a tolerance of 5%. Window positions may vary between plots.

Interior designed communal hallways



Computer Generated Image of The Hallmark communal hallway, indicative only.



Previous developments

Metalworks, Birmingham

Positioned in the heart of Birmingham’s vibrant Jewellery Quarter, Metalworks is a residential development offering 105 one and two bedroom apartments.

Prices from: **£170,000**      Yields from: **6%**



West Tower, Liverpool

At 40 floors and with 106 contemporary apartments, this iconic skyscraper boasts panoramic views across Liverpool and the Mersey.

Prices from: **£130,000**      Yields from: **8%**



The Foundry, Birmingham

A collection of 61 carefully crafted one, two and three bedroom apartments set in the heart of Birmingham’s vibrant Jewellery Quarter.

Prices from: **£147,000**      Yields from: **6%**

COMING SOON  
Aria, Leicester

Located in the heart of Leicester, a development of 93 high specification studio, one and two bedroom apartments.

Prices from: **£100,000**  
Completion due early 2018  
**CONTACT US FOR MORE INFORMATION**



Computer Generated Image of Aria, Leicester, indicative only.



Arcus And The Bar, Leicester

Arcus And The Bar set a new standard for contemporary living in the heart of Leicester. A collection of just 64 one and two bedroom apartments and studios.

Prices from: **£95,000**      Yields from: **6%**



Now available

Orleans House

Formerly a warehouse in Liverpool’s cotton exchange, Orleans House has a Grade II\* listed façade, now with contemporary apartments inside.

Prices from: **£95,000**      Yields from: **6%**



# Contact us

[www.thehallmarkmanchester.co.uk](http://www.thehallmarkmanchester.co.uk)

Tel: 0808 164 4288

Email: [enquiries@thehallmarkmanchester.co.uk](mailto:enquiries@thehallmarkmanchester.co.uk)



The information contained in this promotional material is provided for general guidance and for illustrative purposes only. Whilst reasonable care has been taken in providing this information, Delph Properties Manchester 1 Ltd. and its related companies and their representatives, consultants and agents (“we” or “us” “our”) and, where applicable, the sellers or lessors of a property whose agents we may be, accept no responsibility for, and, to the fullest extent permitted by law, exclude any liability for, any loss or damage whatsoever arising out of or related to the accuracy or completeness of any information contained in this document or for any action taken in reliance on such information by any person whether purchaser, potential purchaser, estate agent, advertiser, introducer or otherwise. We do not make any representation or give any warranty, guarantee, condition, undertaking or term either expressed or implied as to the condition, quality, state of readiness or fitness for purpose of any property. No person employed or engaged by or on behalf of us has any authority to make or give any representation or warranty whatever in relation to any property. This document does not constitute, nor constitute part of, an offer, contract, warranty or guarantee. The information contained in this document is subject to change.

You should take appropriate steps to verify any information contained in this document including visiting our site marketing suite and inspecting the property and any other relevant documentation. We suggest that any potential purchaser should seek proper legal, tax and, if appropriate, independent financial advice, from a qualified professional adviser. Nothing in this document shall be regarded or taken as legal or financial advice.

Notwithstanding the generality of the above, please note that: (i) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but no person, whether purchaser, potential purchaser, estate agent, advertiser, introducer or otherwise, should rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (ii) commentary, descriptions, figures, calculations, example financial projections (including, where applicable, examples of possible rental income and yields), plans, images and representations are illustrative only; (iii) images and plans may include artist impressions and computer-generated images which are not to scale; (iv) changes to the property may be made during the further planning or development stages of any development or otherwise, and dimensions, fittings, finishes, ongoing costs and specifications and representations and any other aspect are subject to change without notice; (v) measurements provided are taken at the widest points of rooms, except on angled walls where the measurement is generally taken at the centre of the room; (vi) apartment numbers are for sales purposes only and postal addresses may differ; and (vii) all journey times stated are approximate.

The above notice and all issues regarding this promotional material are governed by English law.



**FORTY/8**  
A DELPHI PROPERTY GROUP COMPANY