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WELCOME TO THE NEIGHBOURHOOD

Perfectly located at the gateway to Manchester - and just a few minutes’ walk from Manchester city centre - Middlewood Locks is well connected, whether you’re travelling by train, car, bike, or on foot. This new neighbourhood will be filled with amenities to suit everyone, including a gym, a hotel, bars, restaurants, nursery and medical centre. There’s even a canal running right through the heart of the neighbourhood, and the buildings are designed to make the most of the waterside views and stunning city skyline. It’s going to be a truly diverse place - we’ve used a rich mix of materials so each building feels different yet complementary.
We’ve got a fantastic variety of apartments for you to choose from. First-time buyers might fancy a one-bedroom overlooking the canal, while for more space, you could opt for a two-bedroom with a large balcony and views over the city. Families can choose from three-bedroom corner apartments with generous open-plan living, or even street-level apartments with their own front gardens.

And the attention to detail continues inside. Floor-to-ceiling windows flood the open-plan living rooms with natural light, and fully-fitted contemporary kitchens – complete with integrated appliances – mean you can move in and feel right at home. We’ve used high-quality brands, such as Vitra bathroom suites and Hansgrohe chrome brassware.

You’ll also get access to secure parking, bicycle stores and beautiful lobby areas, as well as landscaped communal residents’ gardens, perfect for relaxing, meeting your neighbours or just enjoying a good book.

It’s time to choose your new home, here at Middlewood Locks.
The information contained in this literature is subject to change without prior notice. Every effort has been made to maintain the accuracy of the information supplied; however you are recommended to consult the developer’s sales team to obtain the current specification. The sizes indicated are not intended to be used for furnishing or appliance sizes. These particulars are intended for guidance only and they do not constitute a contract or part of a contract or warranty.
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Apartment Layouts

2 BEDROOM APARTMENT

Front Garden  Juliette Balcony  Balcony
Podium Terrace  Juliette Balcony  Balcony

CORNER 2 BEDROOM APARTMENT

Balcony  Balcony
Balcony  Balcony

NB: Windows and outdoor space vary so please refer to the key plans
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NB: Windows and outdoor space vary so please refer to the key plans
Corner 3 Bedroom (Special) Apartment - Type A - Standard Balcony
Corner 3 Bedroom (Special) Apartment - Type A - Juliette Balcony
Corner 3 Bedroom (Special) Apartment - Type B - Standard Balcony

NB: Windows and outdoor space vary so please refer to the key plans

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Apartment specification

Common areas and entrance lobby
- Secure main entrance doors with door answer entry system
- Passenger lifts to all levels
- Stairs to all levels
- Ceramic floor to entrance and carpets to landings and corridors
- Post box for every apartment

APARTMENTS
Living area
- Open plan living area
- Pendant light to main living area and LED spot lights above entrance and kitchen area
- Full height aluminium powder coated double glazed windows
- Telephone and TV point to living area (satellite and broadband enabled subject to purchaser’s subscription)
- Stainless steel sockets and switches throughout the apartment

Kitchens
- Fully fitted German Pronorm base and wall mounted units with handle-less doors and soft closing hinges
- Splashback
- White quartz composite worktops
- LED lights below wall mounted units
- Integrated recycling bins
- Bosch integrated combination oven and electric Blanco touch control induction hob with extractor
- Bosch integrated dishwasher
- Bosch built in fridge freezer
- Bosch freestanding washer/dryer in a separate utility cupboard
- Stainless steel undermount sink with chrome finish mixer tap

Bedrooms
- Pendant light to bedrooms
- Fitted wardrobes
- TV point to master bedroom

Bathrooms
- Contemporary white enamel bath with wall fixed shower head and hinged fitted shower screen
- Vitra wall hung toilet and basin
- Hansgrohe chrome brassware
- Chrome heated towel rail
- Partially ceramic tiled walls
- Mirrored bathroom cabinet with LED down lighters above sink
- Shaver point
- Recessed LED spot lighting
- Integrated extraction ventilation system

En-suite
- Walk in shower with fixed shower screen
- Ceiling mounted rain shower
- Vitra wall hung toilet and basin
- Hansgrohe chrome brassware
- Chrome heated towel rail
- Partially ceramic tiled walls
- Mirrored bathroom cabinet with LED down lighters above sink
- Shaver point
- Recessed LED spot lighting
- Integrated extraction ventilation system

Flooring
- Laminate flooring to living, kitchen area and utility cupboard
- Fitted carpet to bedrooms
- Porcelain tiles to bathrooms

Heating
- Apartments have wall mounted radiators
- Hot water provided via a central boiler
- All apartments are metered individually
- No heating to common parts

Balconies and terraces
- Painted handrail
- Glass or metal balustrade
- Timber effect decking to balconies
- Some apartments have Juliette balcany

General
- Video door answer entry system to each apartment
- Spy hole to apartment front door
- CCTV around the development
- Integrated building and individual apartment fire detection and sprinkler system
- Mains connected smoke alarm
- Satellite TV and broadband enabled (subject to purchaser subscription)
- Secure parking is available at an additional cost option
- Secure bicycle stores are available within the development
- All apartments are individually metered
- Refuse disposal and recycling facilities in designated bin stores
- Communal areas and landscape garden for residents
- Lease term 999 years
- Ground rent £325 per annum
- 10 year building warranty

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Purchase procedure

1. Select the apartment of your choice from the price list. In order to reserve your new home you will need to complete the following:
   • A reservation form (please make sure you put the names of the buyers who you want the contract to be issued in).
   • An identification checklist (please note you will need to provide two forms of identification, one with a photo such as a driver’s licence or passport and one with your current address such as a utility bill).
   • A purchaser checklist.
   • If you are purchasing through Help to Buy then you will also need to complete your Property Information Form.
   • Once all the paperwork is completed you will need to pay a reservation fee of £1,000 for the apartment and £250 for the carbay (if applicable). If you are purchasing through Help to Buy then the reservation fee payable is £500. The reservation fee is payable to Middlewood Locks Residential Limited. (Please note you can pay the reservation fee by bank transfer, credit or debit card.)

2. Once we have received a copy of your completed reservation paperwork and reservation payment we will instruct our solicitor who will send out a contract pack to your solicitor. The reservation fee takes the property off the market for the agreed reservation period. The developer’s solicitor will liaise with your solicitor during the reservation period and ensure that they have everything they need in order to progress the reservation to exchange.

3. On exchange of contracts you pay the balance of your deposit monies less your reservation fee, details of which will be documented on your reservation paperwork along with the date for exchange. Please note once contracts have been exchanged you are legally bound to complete on the purchase and your solicitor will advice you accordingly.

4. Once your apartment is practically completed and ready for occupancy we will serve a 10 day notice giving you notification that you need to complete on the apartment. The notice will be served through our respective solicitors.

5. On completion of your apartment we will contact you to handover your apartment and arrange for you to collect the keys. Alternatively you can elect for someone to do this on your behalf by confirming in writing to us.

Welcome to your new home!
FairBriar International is a joint venture company between Scarborough Group International, a UK based property developer with international business interests, Metro Holdings Limited, a Singapore-listed property development and investment group and Huading Group, a private group operating in the fields of construction, managing and renting of trade centres, wholesale markets, hotel construction and management based in Urumqi, Xinjiang, China.

All three organisations have a proven track record of delivery in their fields of expertise and the residential brand of FairBriar International was established to deliver exciting residential and mixed-use developments in the UK.

Contact us
0161 392 3247
sales@middlewood-locks.co.uk


We have done our very best to provide you with information that is accurate and honest at the time of print. The information should not be relied upon as a basis to enter into any legal contract to purchase or to commit to expenditure. Given the very nature of an off plan sale, some of the images have been generated by a computer and are for indicative and illustrative purposes only.

The sales particulars and specification may change during the course of time and construction and could be subject to the prevailing market conditions such as the availability of materials. Plans have not been drawn to scale and accordingly prospective purchasers should check an individual apartment layout plan. The translation from English to Chinese has been provided in good faith. If there is anything you are unsure about please raise a query in writing with your Solicitor.