

RED BANK

RIVERSIDE

FALCON



FLOOR PLANS



YOUR WINDOW TO A NEW KIND OF CITY LIVING

DISCOVER THE BEST OF MANCHESTER IN THE
EXCITING NEW RESIDENTIAL NEIGHBOURHOOD
OF RED BANK. FALCON'S ONE-, TWO- AND
THREE-BEDROOM HOMES OFFER RESIDENTS
A CLUBHOUSE WITH PRIVATE AMENITIES AND
ENVIABLE PROXIMITY TO NATURE JUST
MINUTES FROM THE CITY CENTRE.



FLOOR PLATE

GROUND FLOOR

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

01 2 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
TOTAL	809 SQ FT 75.2 SQ M

02 1 BEDROOM

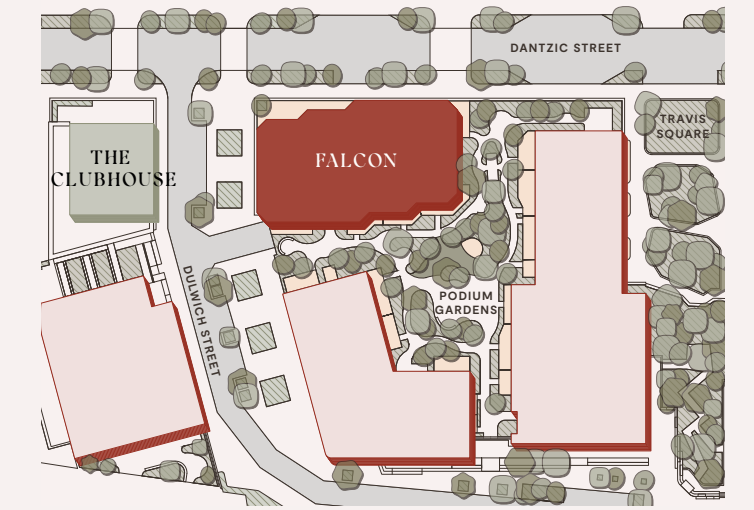
OPEN PLAN LIVING	7,200 X 3,400MM
BEDROOM 1	3,500 X 2,900MM
TOTAL	545 SQ FT 50.6 SQ M

03 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
PRIVATE TERRACE	2,500 X 7,900MM
TOTAL	765 SQ FT 71.1 SQ M

04 2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
PRIVATE TERRACE	2,500 X 10,750MM
TOTAL	765 SQ FT 71.1 SQ M



05 1 BEDROOM

OPEN PLAN LIVING	8,100 X 3,800MM
BEDROOM 1	3,900 X 2,700MM
PRIVATE TERRACE	2,500 X 7,540MM
TOTAL	550 SQ FT 51.1 SQ M

06 2 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
PRIVATE TERRACE	2,500 X 7,980MM
TOTAL	808 SQ FT 75.1 SQ M

07 3 BEDROOM

OPEN PLAN LIVING	6,700 X 6,700MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,400 X 3,300MM
BEDROOM 3	3,600 X 3,100MM
PRIVATE TERRACE	2,500 X 8,940MM
TOTAL	1,055 SQ FT 98.0 SQ M

08 3 BEDROOM

OPEN PLAN LIVING	7,600 X 3,200MM
BEDROOM 1	3,700 X 3,200MM
BEDROOM 2	3,800 X 2,700MM
BEDROOM 3	3,800 X 2,700MM
TOTAL	938 SQ FT 87.1 SQ M



FLOOR PLATE

LEVELS 1-18

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

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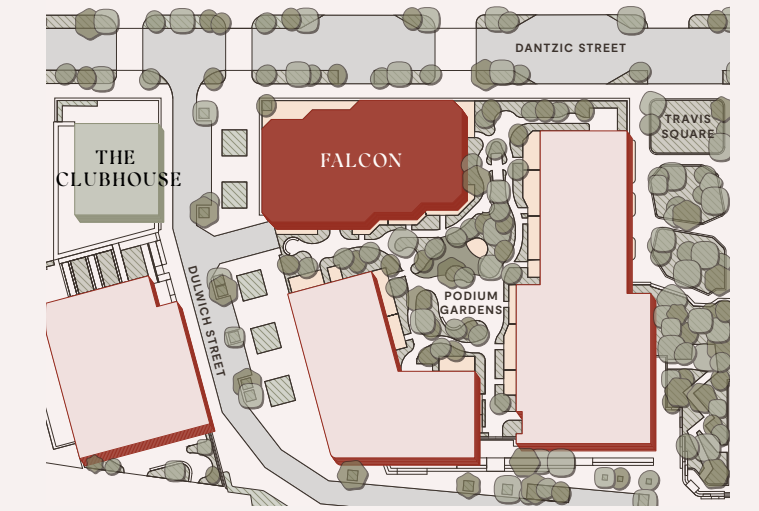
OPEN PLAN LIVING 7,600 X 3,500MM
 BEDROOM 1 3,700 X 3,300MM
 BEDROOM 2 4,000 X 2,700MM
 TOTAL 767 SQ FT | 71.3 SQ M

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 TOTAL 550 SQ FT | 51.1 SQ M



1 BED APARTMENT

550 SQ FT | 51.1 SQ M

FEATURES ON GROUND FLOOR

OPEN PLAN LIVING

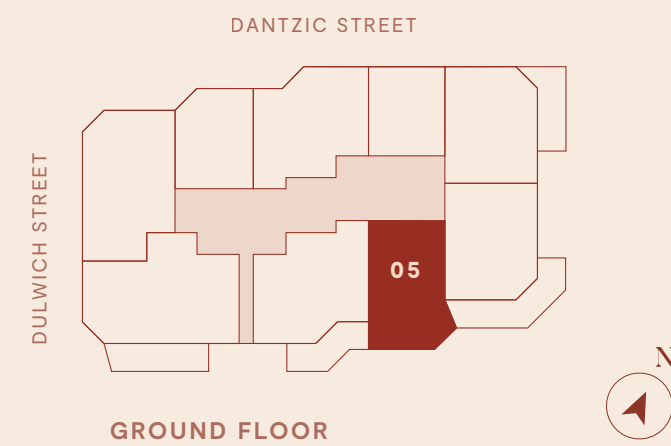
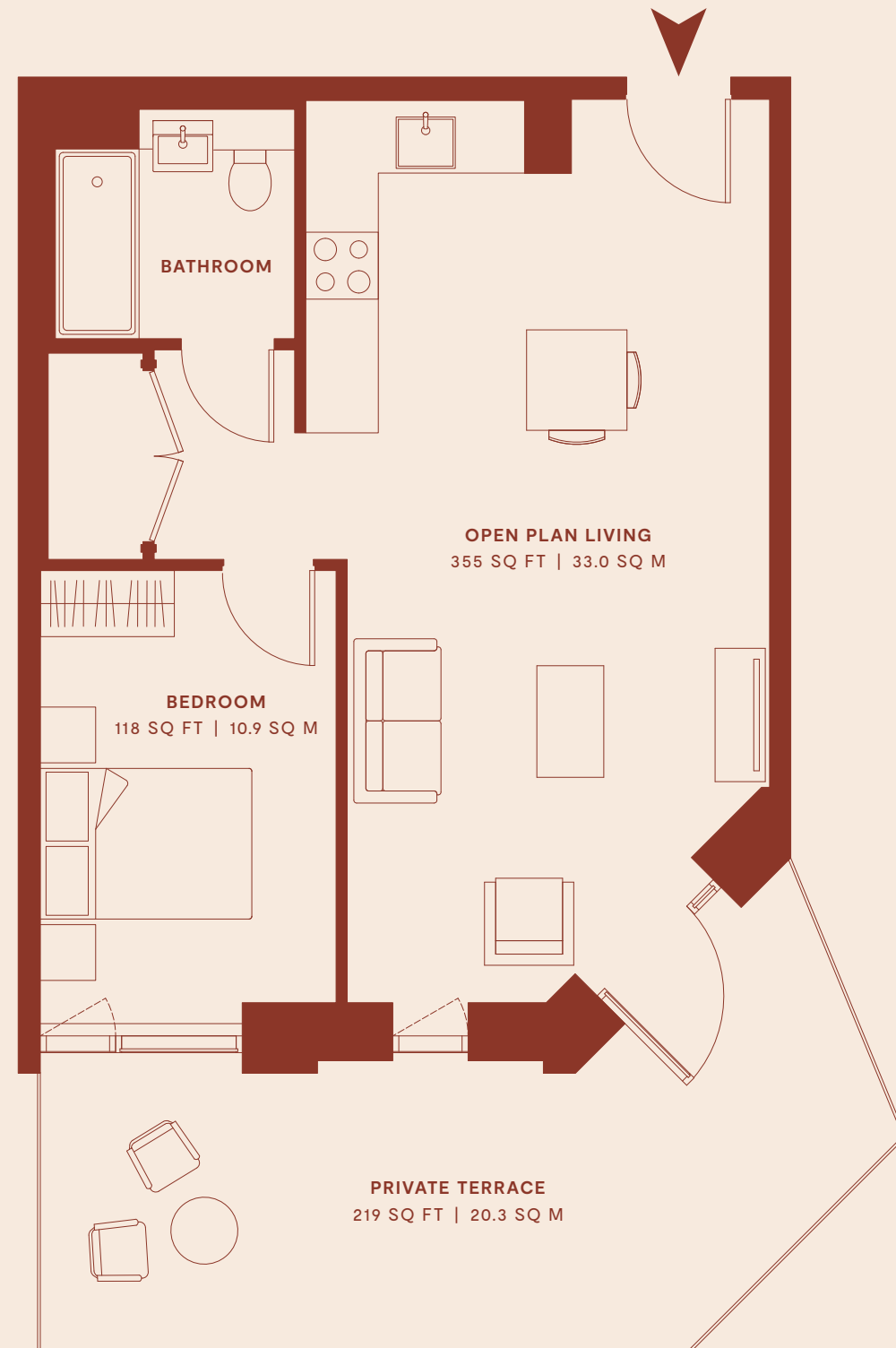
8,100 X 3,800MM

BEDROOM

3,900 X 2,700MM

PRIVATE TERRACE

2,500 X 7,540MM



1 BED APARTMENT

550 SQ FT | 51.1 SQ M

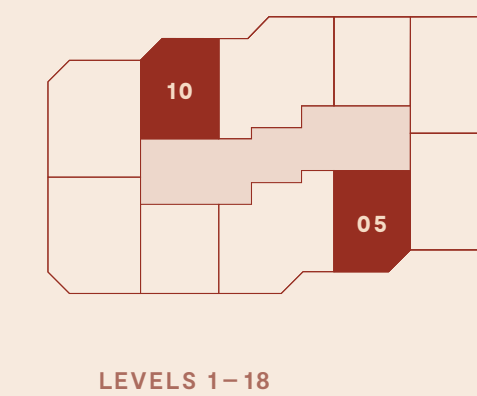
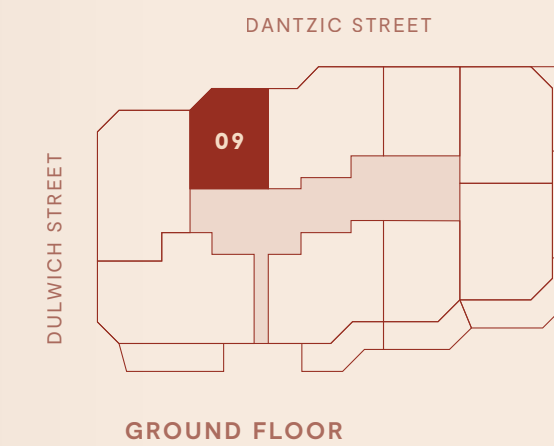
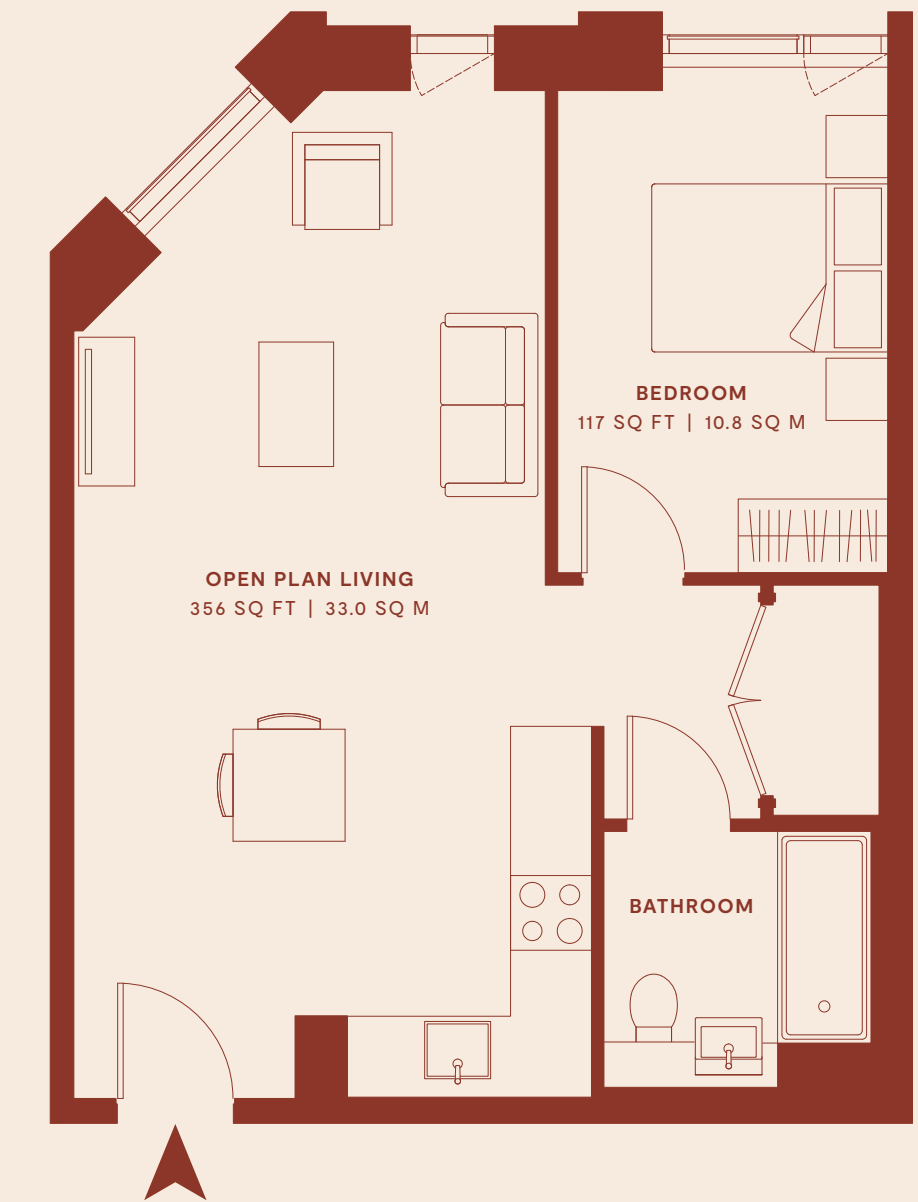
FEATURES ON GROUND FLOOR - LEVEL 18

OPEN PLAN LIVING

8,100 X 3,800MM

BEDROOM

3,900 X 2,700MM



1 BED APARTMENT

545 SQ FT | 50.6 SQ M

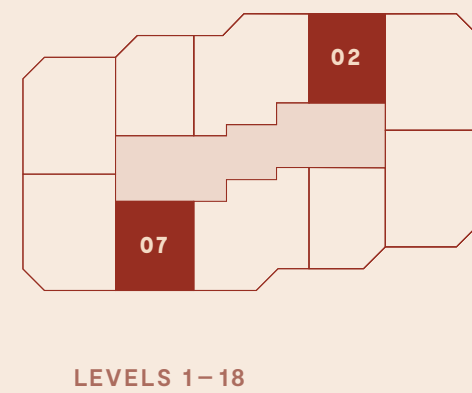
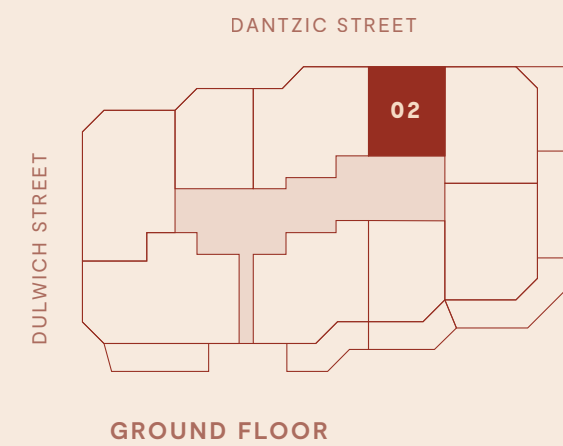
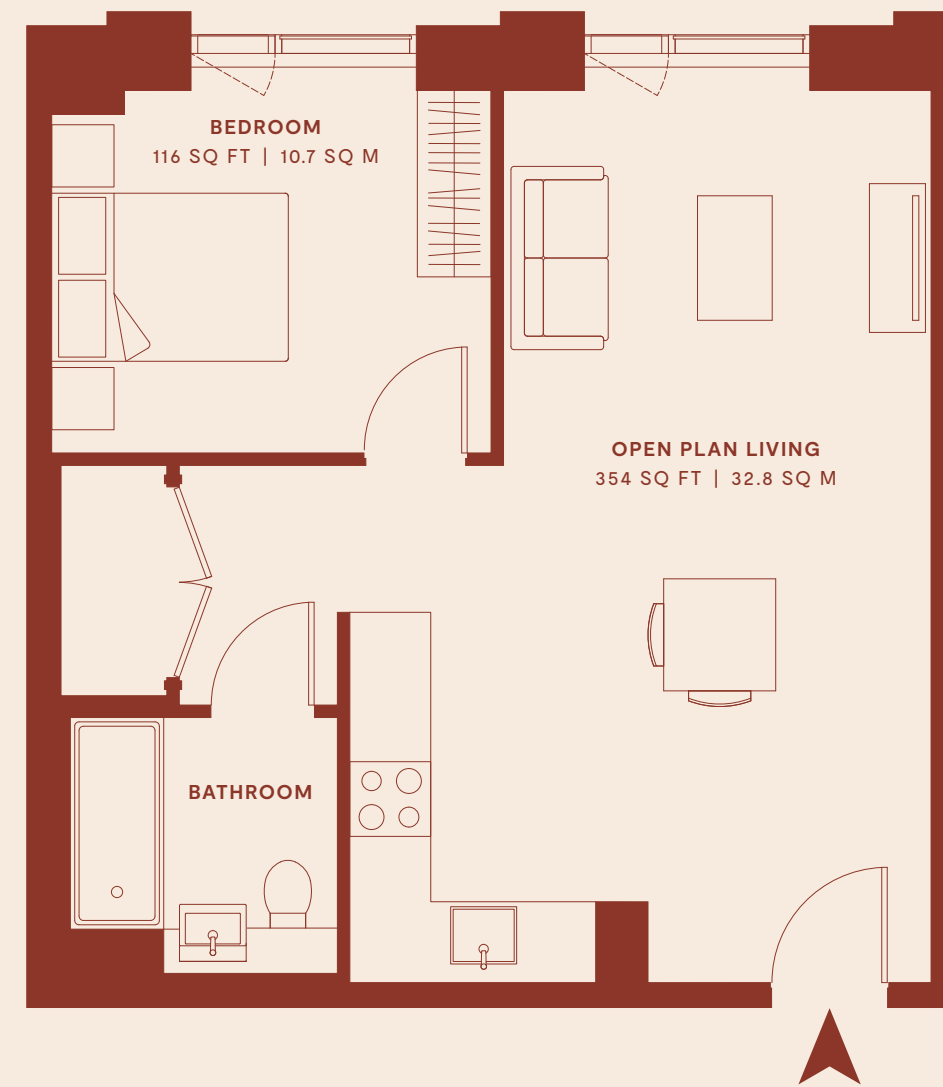
FEATURES ON GROUND FLOOR – LEVEL 18

OPEN PLAN LIVING

7,200 X 3,400MM

BEDROOM

3,500 X 2,900MM



2 BED APARTMENT

765 SQ FT | 71.1 SQ M

FEATURES ON GROUND FLOOR

OPEN PLAN LIVING

7,600 X 3,500MM

BEDROOM 1

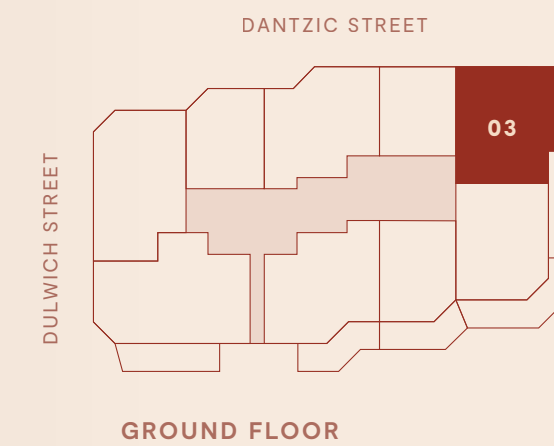
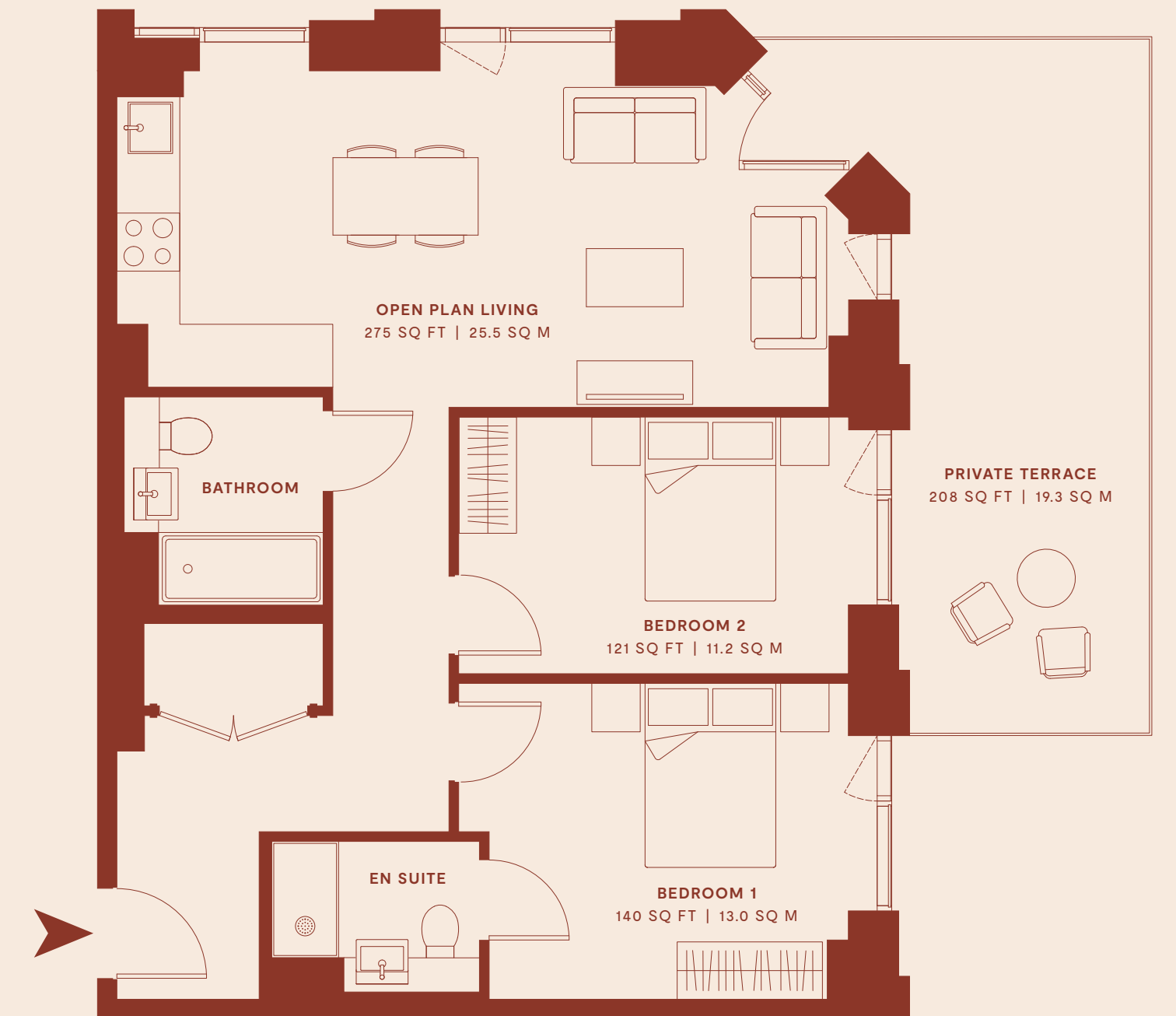
3,700 X 3,300MM

BEDROOM 2

4,000 X 2,700MM

PRIVATE TERRACE

2,500 X 7,900MM

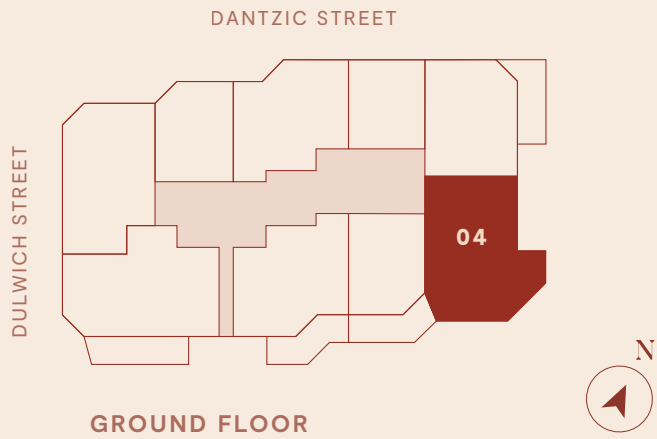


2 BED APARTMENT

765 SQ FT | 71.1 SQ M

FEATURES ON GROUND FLOOR

- OPEN PLAN LIVING
7,600 X 3,500MM
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2,500 X 10,750MM

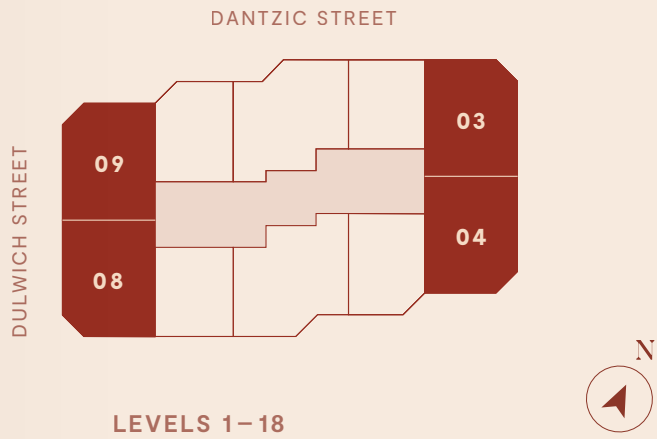
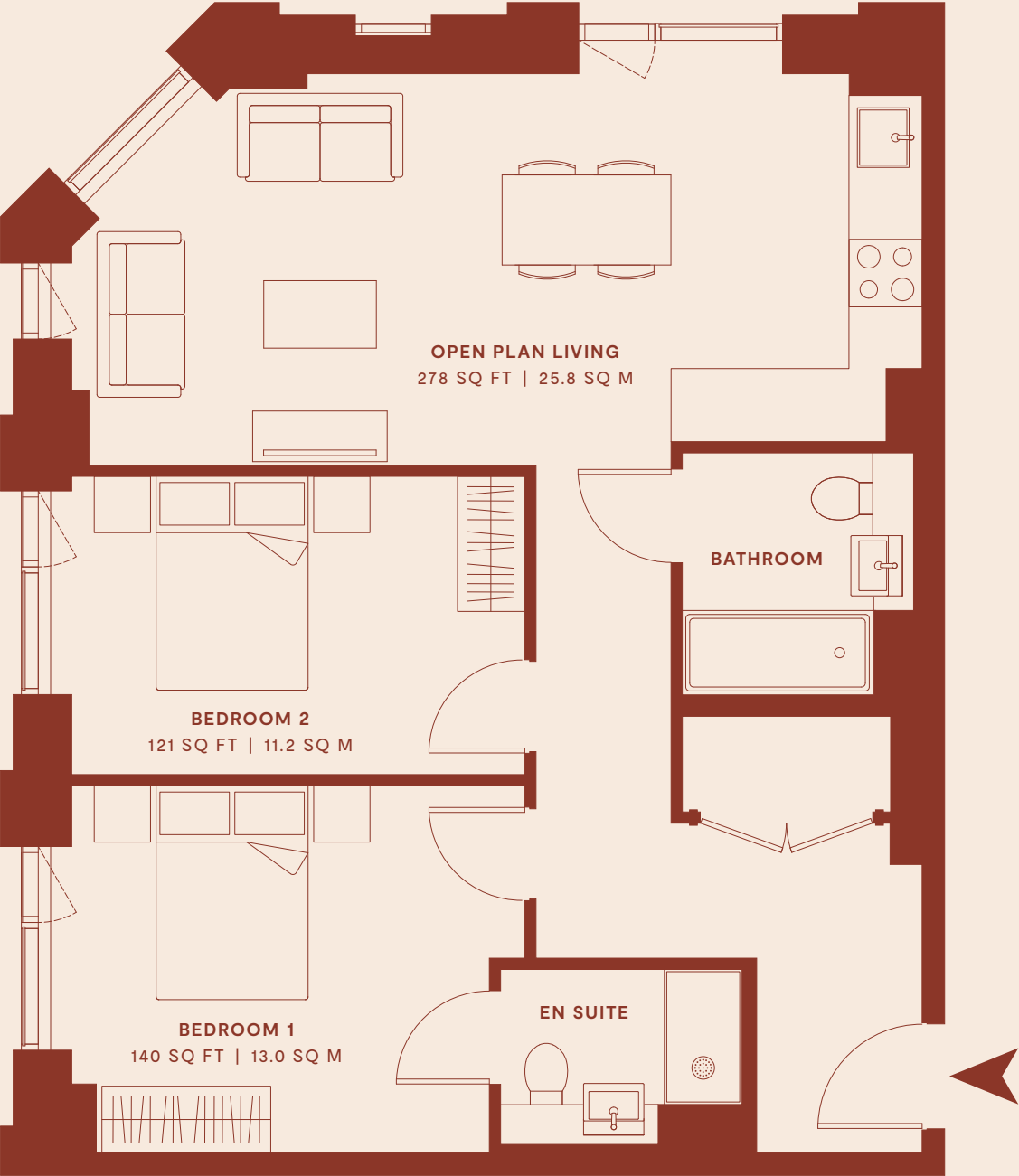


2 BED APARTMENT

767 SQ FT | 71.3 SQ M

FEATURES ON LEVELS 1-18

- OPEN PLAN LIVING
7,600 X 3,500MM
- BEDROOM 1
3,700 X 3,300MM
- BEDROOM 2
4,000 X 2,700MM

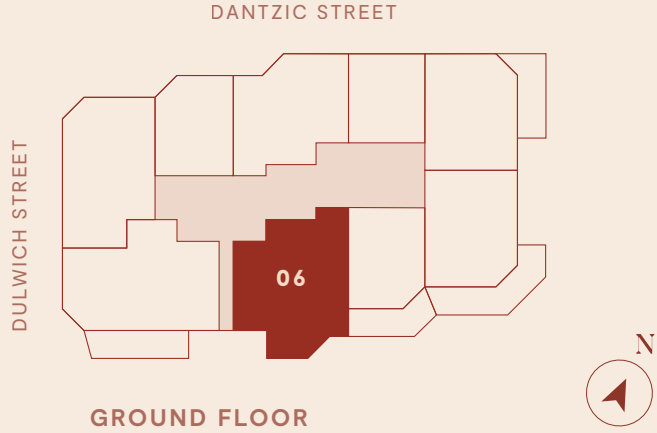
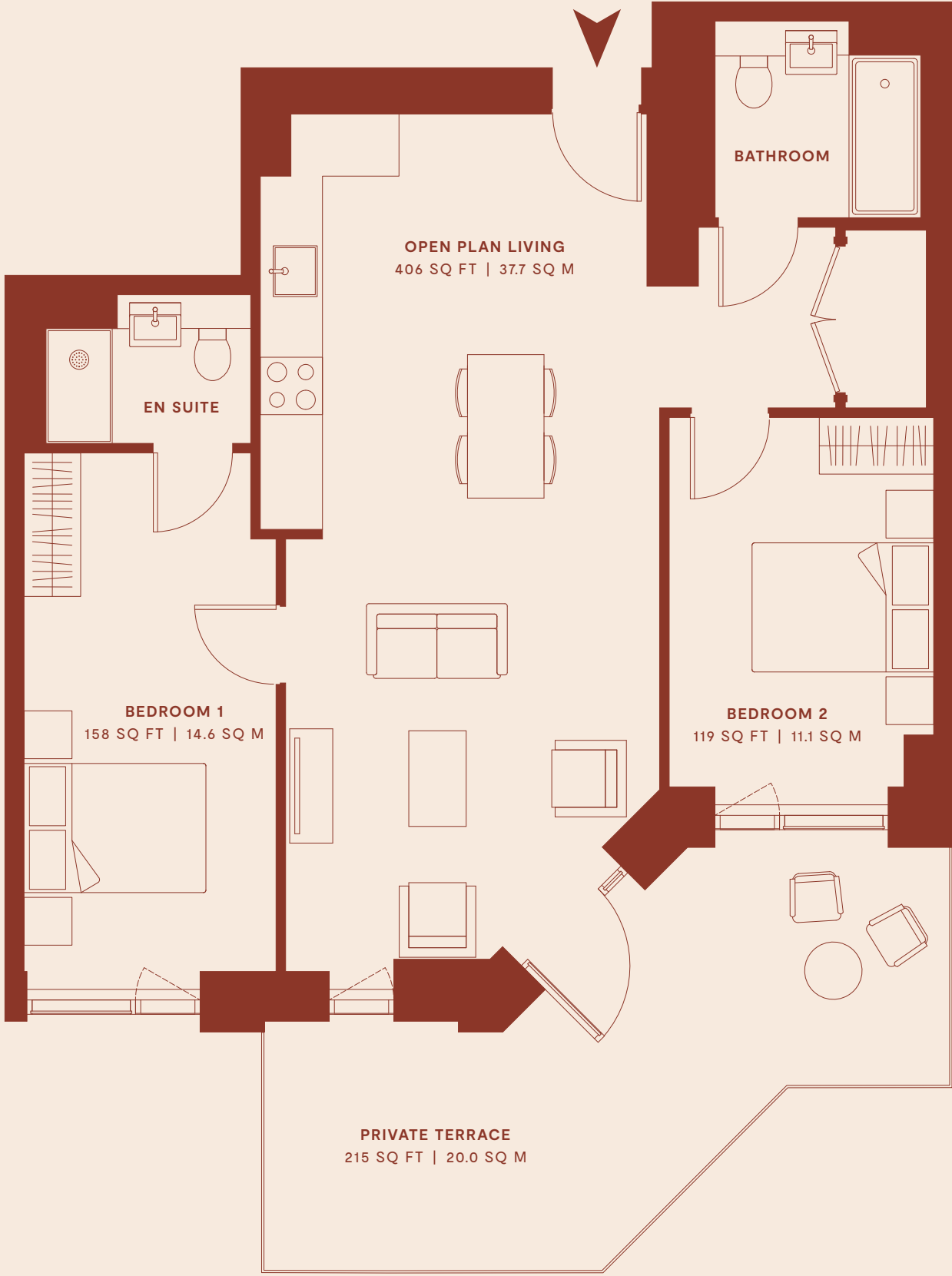


2 BED APARTMENT

808 SQ FT | 75.1 SQ M

FEATURES ON GROUND FLOOR

- OPEN PLAN LIVING
9,000 X 3,900MM
- BEDROOM 1
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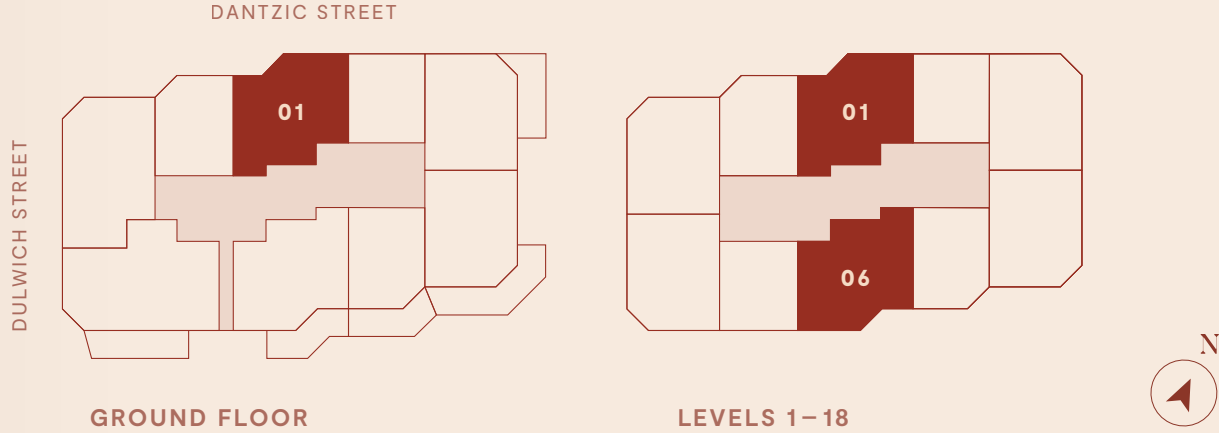
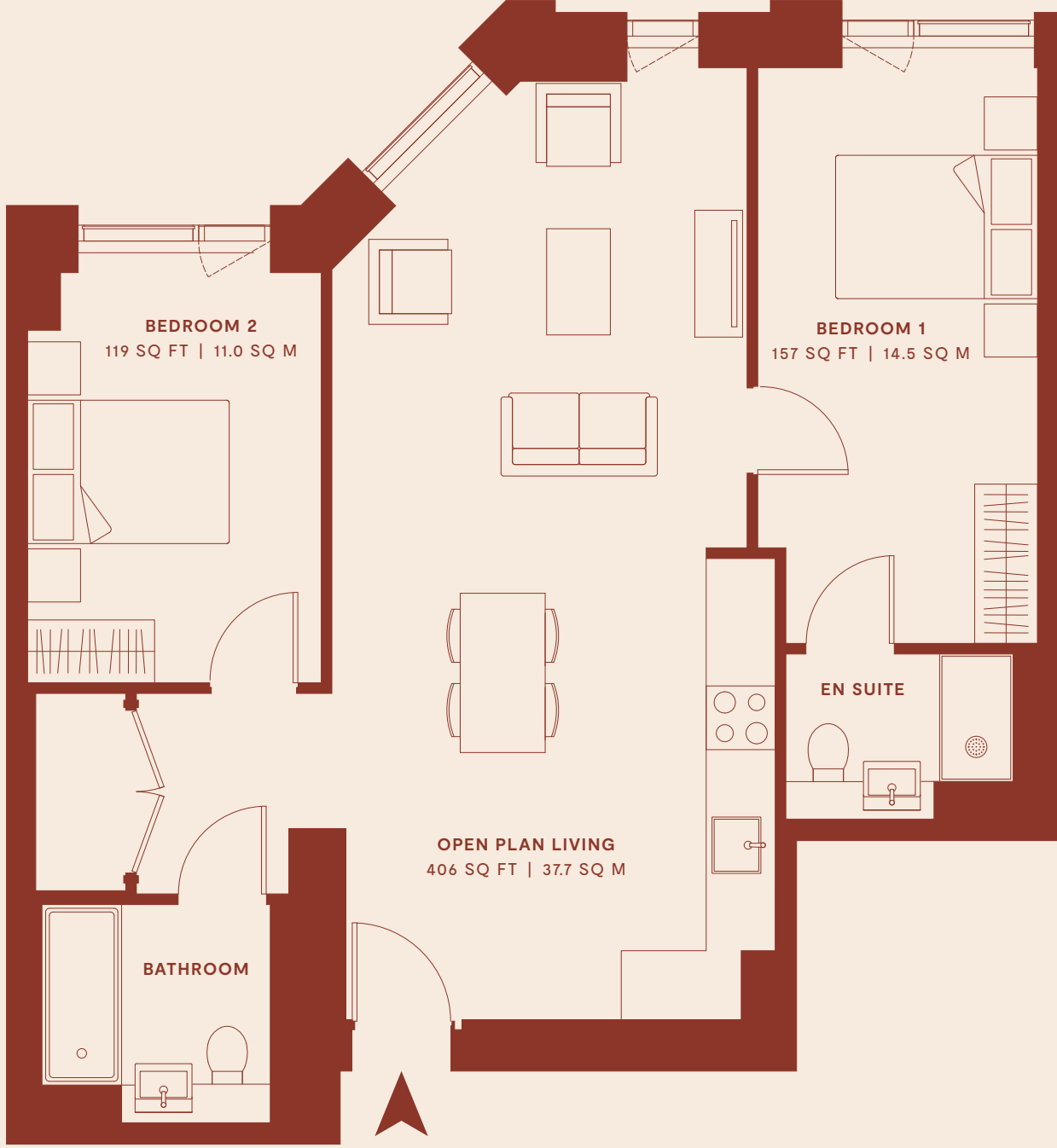


2 BED APARTMENT

809 SQ FT | 75.2 SQ M

FEATURES ON GROUND FLOOR – LEVEL 18

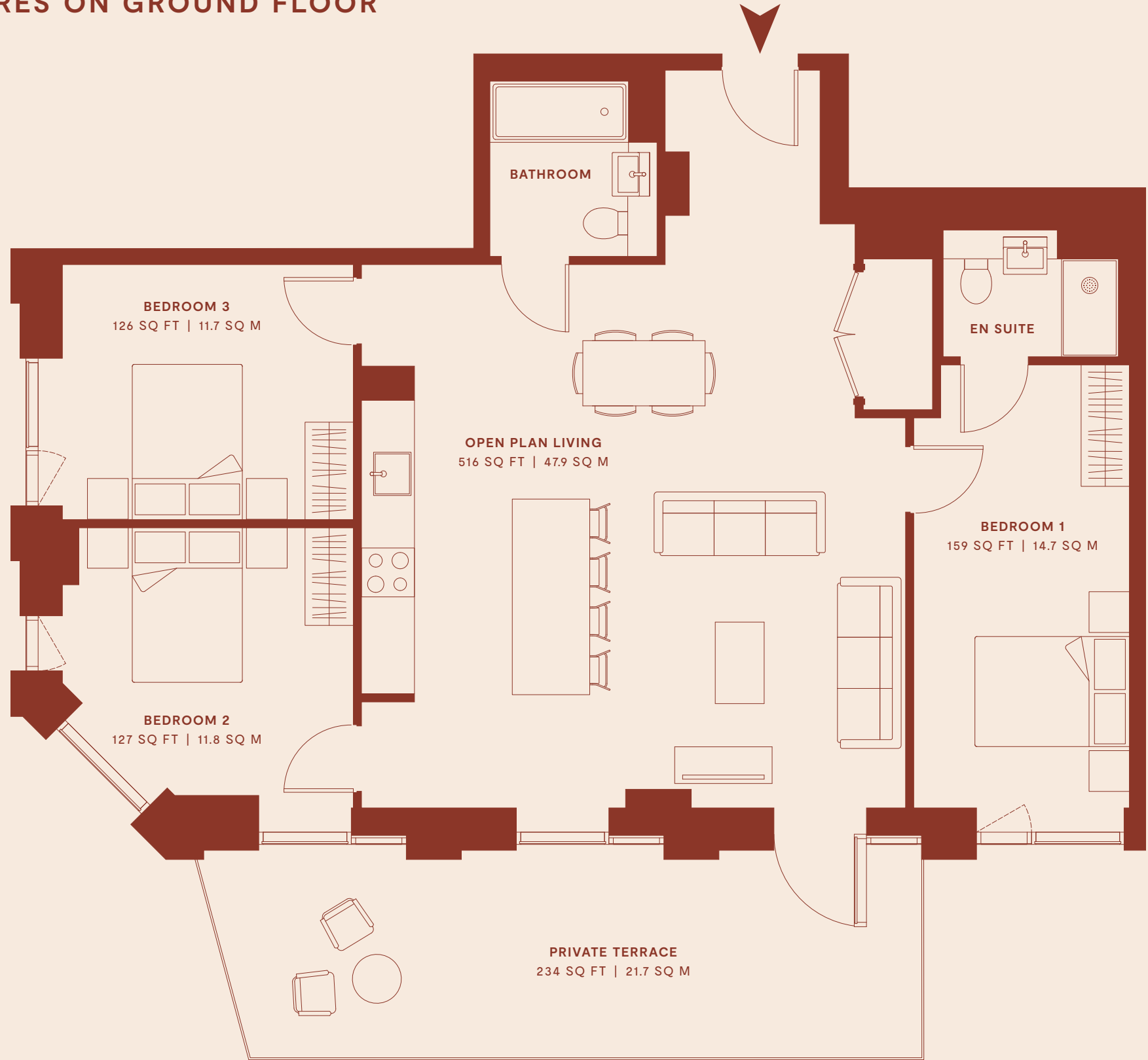
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- BEDROOM 1
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3,900 X 2,800MM



3 BED APARTMENT

1,055 SQ FT | 98.0 SQ M

FEATURES ON GROUND FLOOR



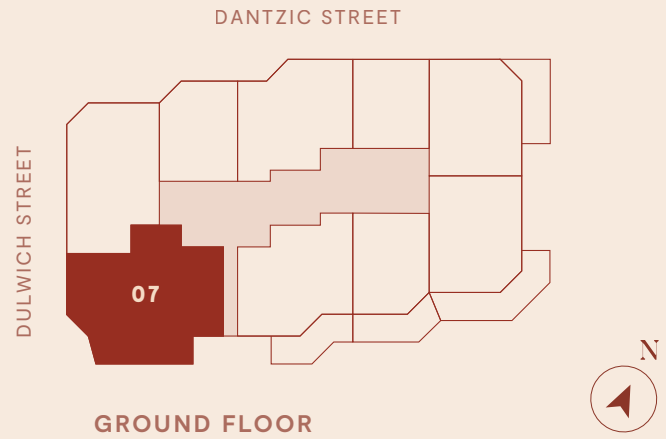
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5,400 X 2,700MM

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3,400 X 3,300MM

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3,600 X 3,100MM

PRIVATE TERRACE
2,500 X 8,940MM



3 BED APARTMENT

938 SQ FT | 87.1 SQ M

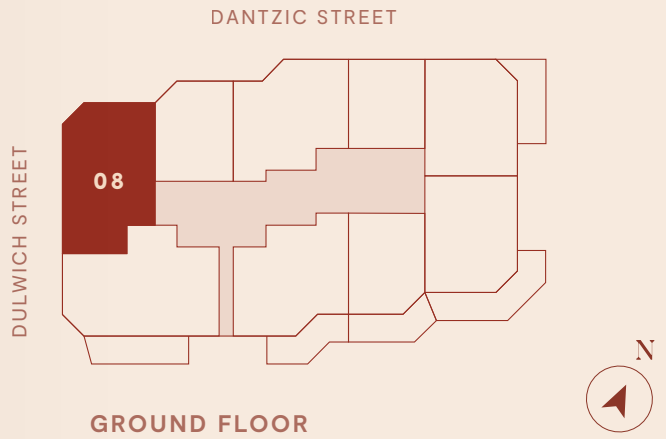
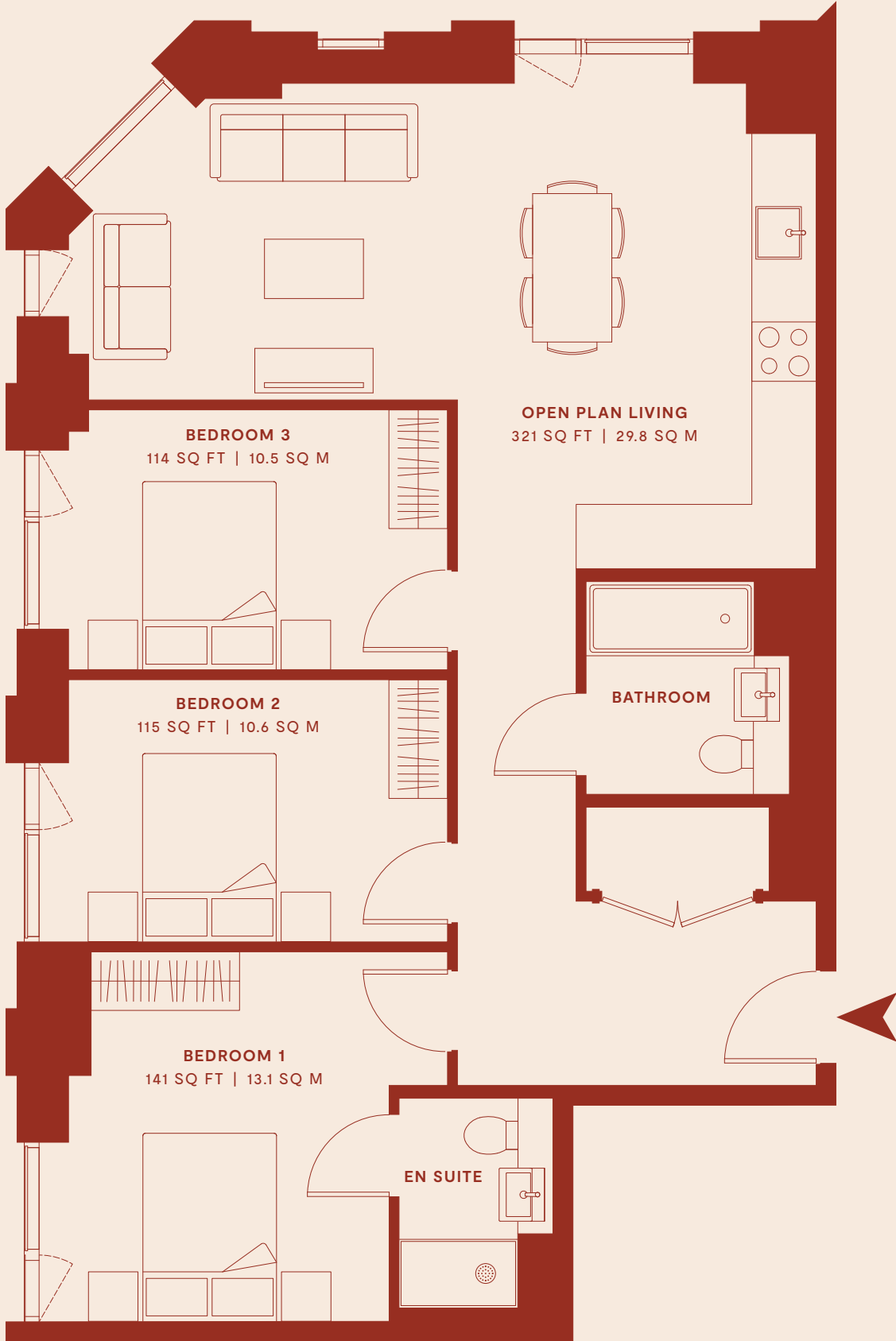
FEATURES ON GROUND FLOOR

OPEN PLAN LIVING
7,600 X 3,200MM

BEDROOM 1
3,700 X 3,200MM

BEDROOM 2
3,800 X 2,700MM

BEDROOM 3
3,800 X 2,700MM









SPECIFICATION

GENERAL

Generous floor-to-ceiling window to each living space and bedroom
 Majority apartments featuring dual aspect views
 All apartments are mechanically ventilated with MVHR units
 Natural ventilation provided through full height perforated panels which allows fresh air into the apartment

ENTRANCE AREA

Video door entry system
 Spy hole to apartment front door
 Solid core entrance door with multipoint locking system
 Storage cupboard

LIVING AREA

Open plan living area
 Recessed LED lighting
 Full height feature floor-to-ceiling window
 Opening door vents with perforated safety panels which allows fresh air into the apartment
 Telephone and TV Point to living area

KITCHENS

Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
 Full height splashback to underside of cupboard
 Solid surface worktop (*Sile stone or similar*)
 Stainless steel sink with chrome finish mixer tap
 Concealed LED lights below wall mounted units
 Integrated electric oven and hob with extractor hood (*Bosch or similar*)
 Integrated dishwasher (*Bosch or similar*)
 Integrated fridge/freezer (*Bosch or similar*)
 Freestanding washer dryer in utility cupboard (*Bosch or similar*)

BATHROOMS

Contemporary white steel enamel bath with fitted shower above bath and glass shower screen
 White ceramic wall mounted WC with concealed cistern
 White ceramic wash hand basin with chrome finish mixer tap
 Heated towel rail
 Fully tiled floors and walls
 Recessed LED spot lighting
 Shaver point
 Mirrored cabinet with lighting above sink

EN SUITES

Walk in shower with toughened glazed opening door
 Fitted chrome shower
 White ceramic WC with concealed cistern
 White ceramic wash hand basin with chrome finish mixer tap
 Heated towel rail
 Fully tiled floors and walls
 Recessed LED spot lighting
 Shaver point
 Mirrored cabinet with lighting above sink

FLOORING AND DOORS

Tiled flooring to bathrooms
 Vinyl plank flooring to kitchen, living room, bedrooms
 Solid core internal doors

HEATING

Mechanical ventilation and heat recovery system
 Wall mounted electric panel radiators
 Air Source Heat Pump cylinder for hot water

