



Crown View

At the forefront of the Victoria Riverside development and towering at 37 storeys, Crown View is the tallest of the three towers offering undisturbed views of the city skyline.



VICTORIA NORTH

The gateway to the emerging Red Bank neighbourhood, Crown View blends city living with river park at its heart.

The 275-apartments tower boasts over 4,500 sq ft of exclusive, private amenity featuring co-working spaces, resident's bar and lounge, gym and yoga studio, co-working spaces and private dining.

Breath of fresh air? Residents can enjoy the exclusive, tranquil Crown Gardens as well as having access to the extensive landscaped City Gardens podium in wider Victoria Riverside estate.

A Destination in the Making

Victoria Riverside marks the start of the creation of the City River Park. At approximately 46 ha, it will become one of Manchester's largest city centre green spaces. The park will vary in character providing a diverse and active new recreational corridor for the community including parks and smaller amenity spaces.

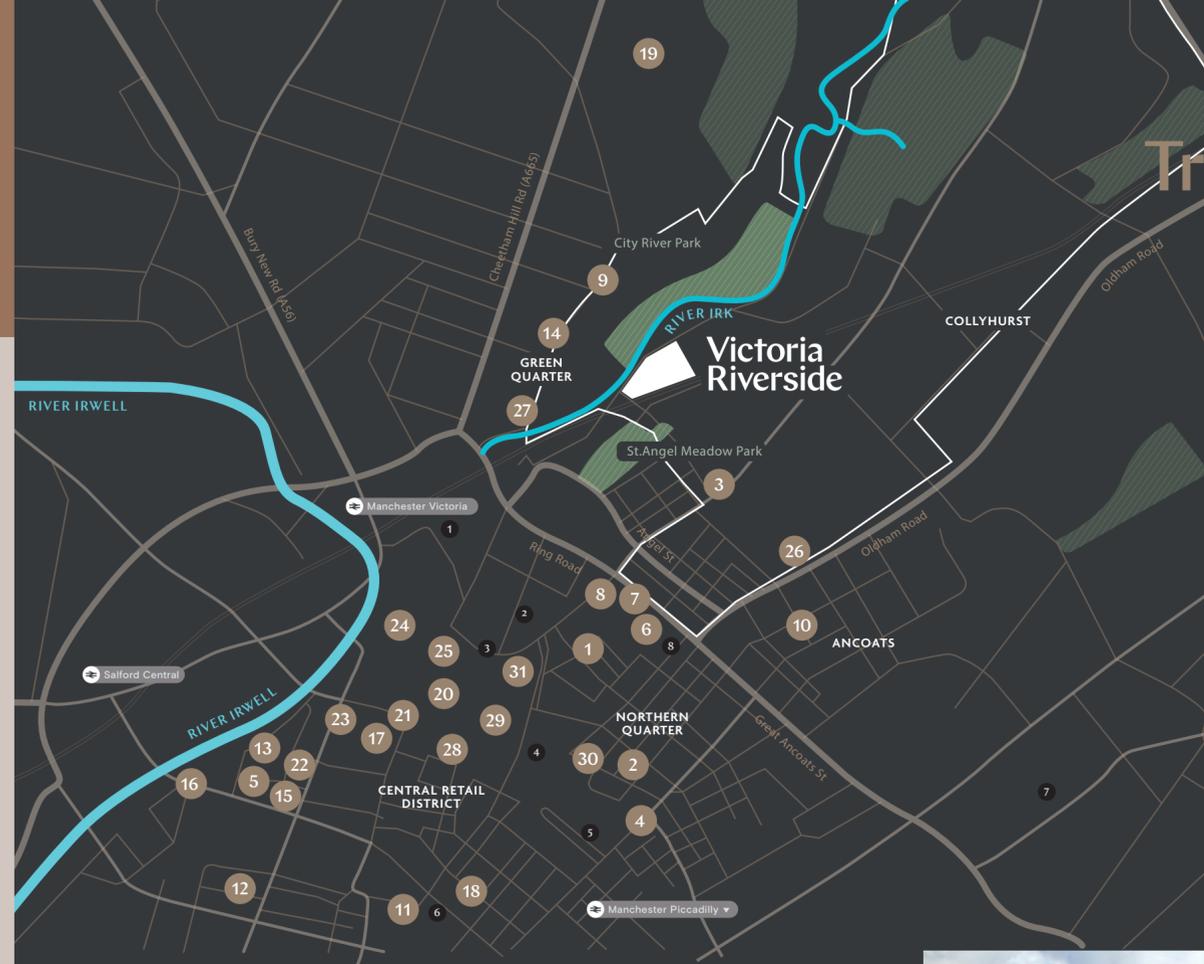
City River Park will enhance existing habitats and create new habitats for wildlife and be guided by climate positive design to create results which are as carbon neutral as possible. Connectivity and accessibility are also key ensuring high quality pedestrian and cycle movement within lush green spaces for active lifestyles and well-being.

Red Bank and New Town will provide the first phase of the City River Park. Over 35,000 sqm of new and improved parkland including St Catherine's Wood and the River Irk will be delivered in this first phase with HIF investment made by 2024 in line with anticipated completion of the Victoria Riverside scheme.



Travel with ease

- ▶ MANCHESTER VICTORIA 8 minute walk • 4 minute cycle
- ▶ MANCHESTER PICCADILLY 8 minute cycle • 17 minute metro journey
- ▶ SALFORD CENTRAL 8 minute cycle • 16 minute bus journey
- ▶ OLD TRAFFORD 15 minutes by car • 34 minutes by public transport
- ▶ NORTHERN QUARTER 16 minute walk • 6 minute cycle
- ▶ MANCHESTER AIRPORT 26 minutes by car • 47 minutes by public transport
- ▶ LONDON EUSTON 2hrs 46 minutes by public transport

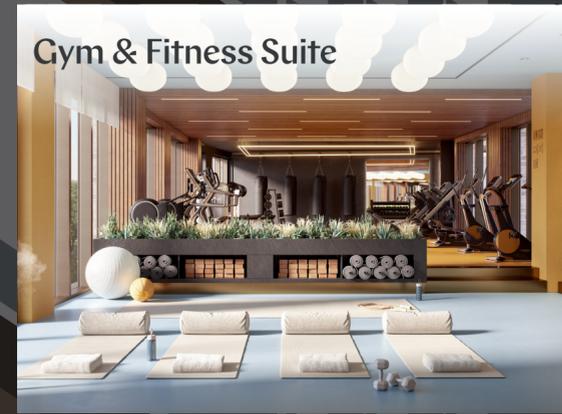


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|-----------------------------|--------------------------------|----------------------------------|
| Metro Line | Cafes & Restaurants | |
| 1 Manchester Victoria | 1 63 Degrees | 13 San Carlo |
| 2 Shudehill Bus Interchange | 2 Foundation Coffee House | 14 Sparrows |
| 3 Exchange Square | 3 The Marble Arch | 15 The Ivy |
| 4 Market Street | 4 Bundobust | Culture |
| 5 Piccadilly Gardens | 5 Dishoom | 16 People's Museum |
| 6 St Peter's Square | 6 Honest Crust | 17 Royal Exchange Theatre |
| 7 New Islington | 7 The Smithfield Market Tavern | 18 Manchester Art Gallery |
| 8 Holt Town | 8 Mackie Mayor | |
| — Victoria North Boundary | 9 Crub | Retail |
| | 10 Mana | 19 Manchester Fort Shopping Park |
| | 11 The French at the Midland | 20 Arndale centre |
| | 12 Hawksmoor Manchester | 21 Royal Exchange Arcade |
| | | Supermarkets |
| | | 22 House of Fraser |
| | | 23 Barton Arcade |
| | | 24 Selfridges |
| | | 25 Harvey Nichols |
| | | 26 Wing Yip Superstore |
| | | 27 Co Op |
| | | 28 Tesco Metro |
| | | 29 Aldi |
| | | 30 Morrisons |
| | | 31 Food Market |



Amenities

Enjoy the fantastic and private amenities at Crown View, from the state-of-the-art fitness suite to the co-working facilities in the residents' lounge. Our gym at Crown View is fully fitted with aerobic and free-weight equipment along with yoga mats, a stretching area and shower and locker rooms. Our dining and bar area at Crown View will play host to a number of culinary curated events throughout the year from guest chefs to tasting sessions. Enjoy views of the river and park in the relaxed break out seating or choose to rent out our private dining room for a dinner party, meeting or function.



Purchaser Information

TERMS OF PAYMENT

- £2,000 reservation fee payable on reservation.
- Exchange of contracts within 28 days of receipt of contract documentation from seller's solicitors.
- 10% first deposit payable on exchange. Reservation fee refunded on receipt of deposit
- 10% staged payment payable 12 months after exchange.
- 80% balance of purchase price payable on completion.

* Payment terms at exhibition vary – see reservation form

DOCUMENTATION REQUIRED FOR RESERVATION

- Photo identification: Passport or I.D. card
- Proof of address: a current utility bill or bank statement no older than 3 months.

LEASEHOLD

All apartments sold on a 250-year lease.

COMPLETION

Estimated from Q1 2025

SERVICE CHARGE

Estimated £3.48/PSF pa

NEIGHBOURHOOD CHARGE

£125 (1 bed), £150 (2 bed), £175 (3 bed) per annum

GROUND RENT

Peppercorn

LAWYERS

Buyers' lawyers familiar with Victoria Riverside: Riseam Sharples*

*Key Contact - Julia Caveller
 juliac@rs-law.co.uk
 2 Tower Street, London, WC2H 9NP
 (+44) (0) 20 7632 8919

ASSIGNMENT

The sale contract may only be assigned as follows:

- On one occasion to a family member or company controlled by the buyer.
- After 12 months, on one occasion to an unconnected party but subject to the deposit and staged payment having already been paid and no later than two months prior to the anticipated date of practical completion of the apartment.



Victoria Riverside  FEC
FIRST
 第一國際物業