

MHG
MANSION HOUSE GROUP
BUILDING DESIRABLE HOMES



HERON POINT

391 PALATINE ROAD, NORTHENDEN, M22 4FY





HERON POINT NORTHENDEN

Welcome to Heron Point, a stunning development of apartments on Palatine Road, Northenden. The new apartment building comprises 6 one bed/one bath, 5 two bed/two bath, and 1 duplex penthouse with two double en-suite bedrooms on the lower floor and an open plan living space with a roof top terrace on the upper floor.

Developed by Mansion House Group, these modern apartments are beautifully finished to a high specification, offering the best of contemporary living in South Manchester. An exciting place to live, work and enjoy life.

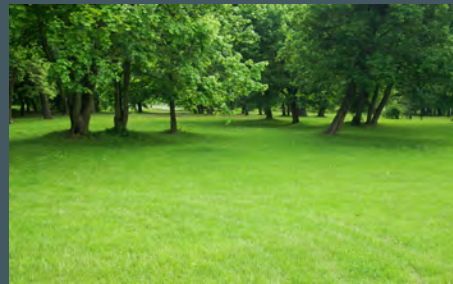
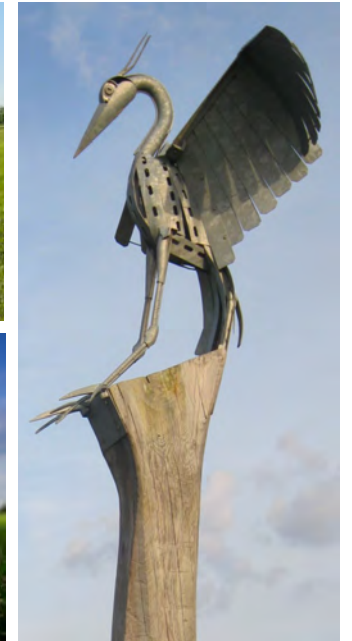


ABOUT THE AREA

Northenden is a suburb of Manchester. It lies on the south side of the River Mersey, 5.7 miles south of Manchester City Centre.

Northenden village is a thriving centre, with a good range of shops, bars, restaurants and Banks. There is a library, post office and other amenities. In nearby Didsbury village there is more shopping and access to the entertainment centre at Parrs Wood with a multi-screen cinema, numerous restaurants, ten-pin bowling, a modern gym and a range of other leisure facilities for adults and children.





There is a rich heritage of parks and green-space locally. The Northenden Riverside Park opened in 2008, it is sited on the banks of the River Mersey between Palatine Road Bridge and the Tatton Arms Bridge. Facilities include - Children's play area, cycle route, scenic views, sculpture and car park. The river leads to Didsbury to the North and Chorlton Water Park to the West. Green Flag awarded in 2014, Northenden's Riverside Park is welcoming, safe, and well maintained with a strong involvement from the local community.



Palatine Road

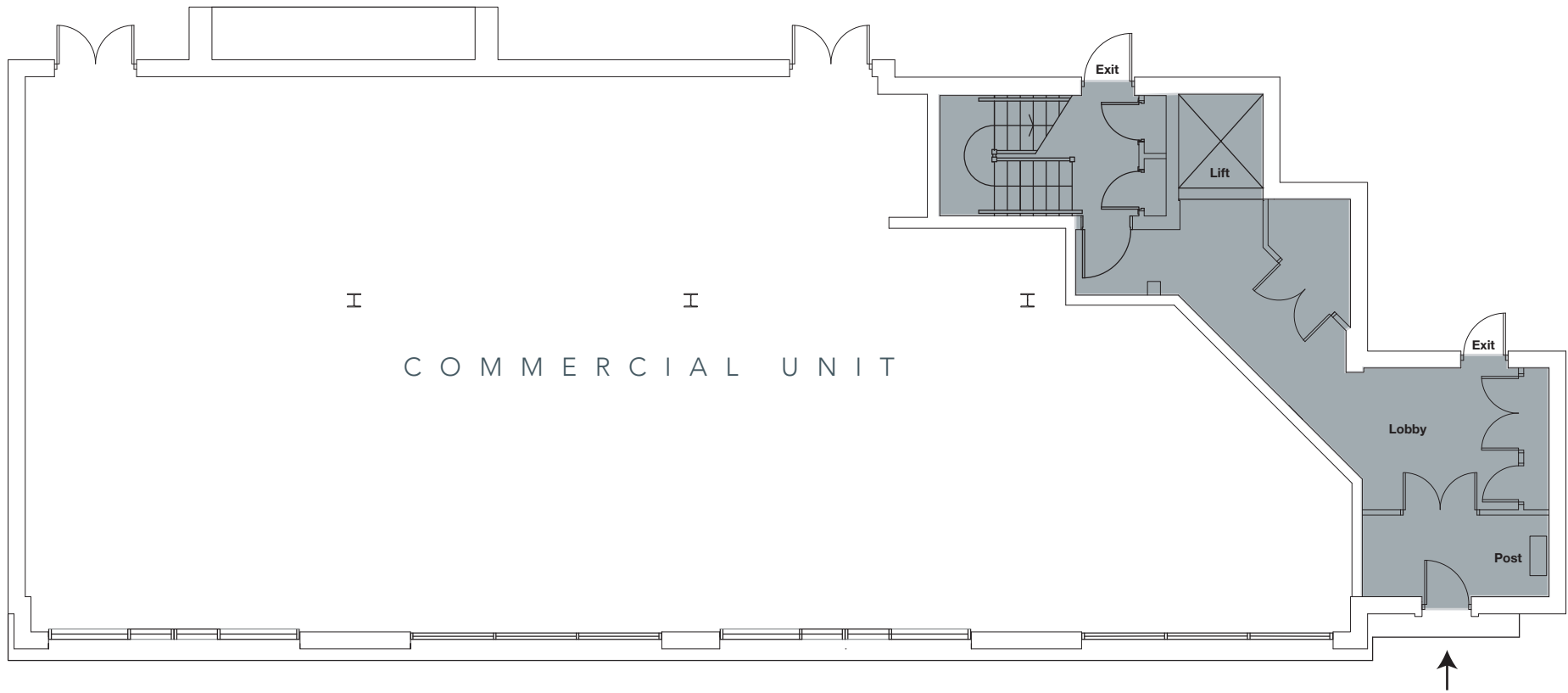


S I T E P L A N









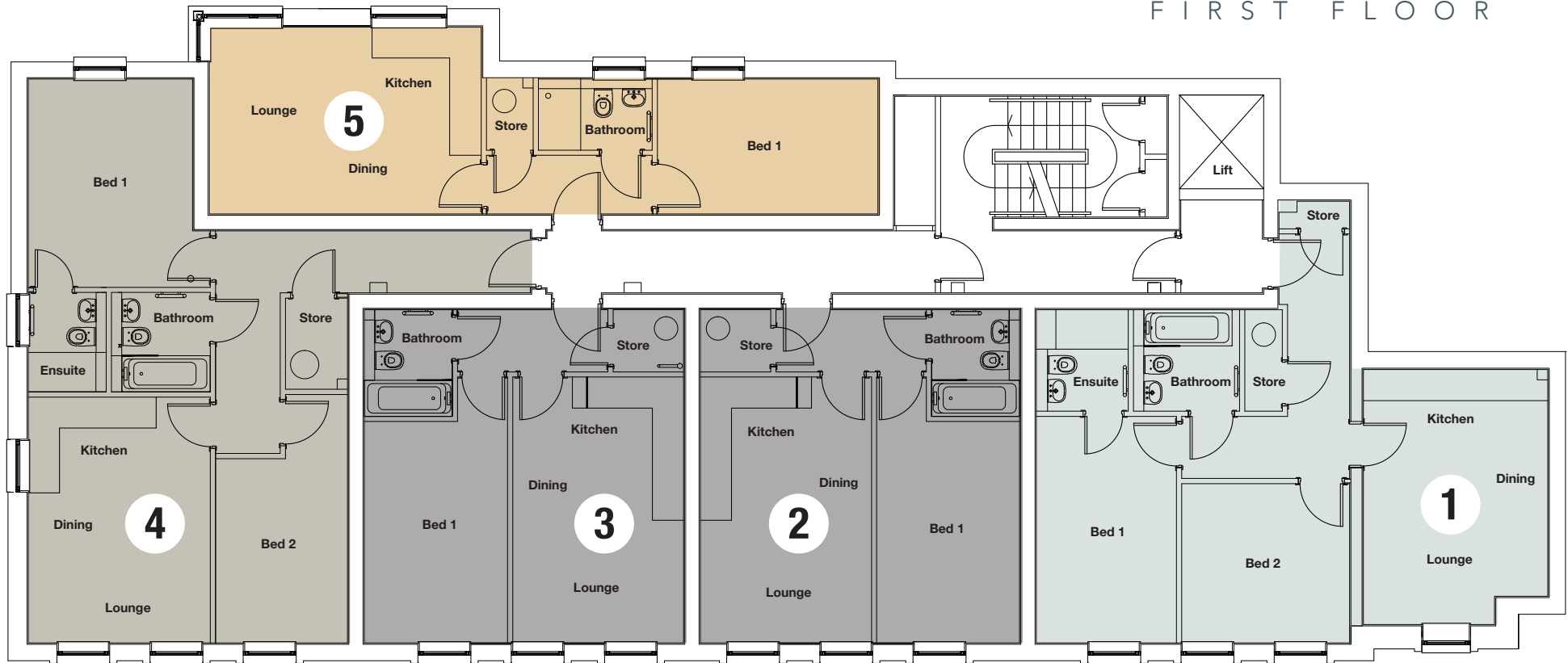
**Residential
Entrance**



G R O U N D F L O O R

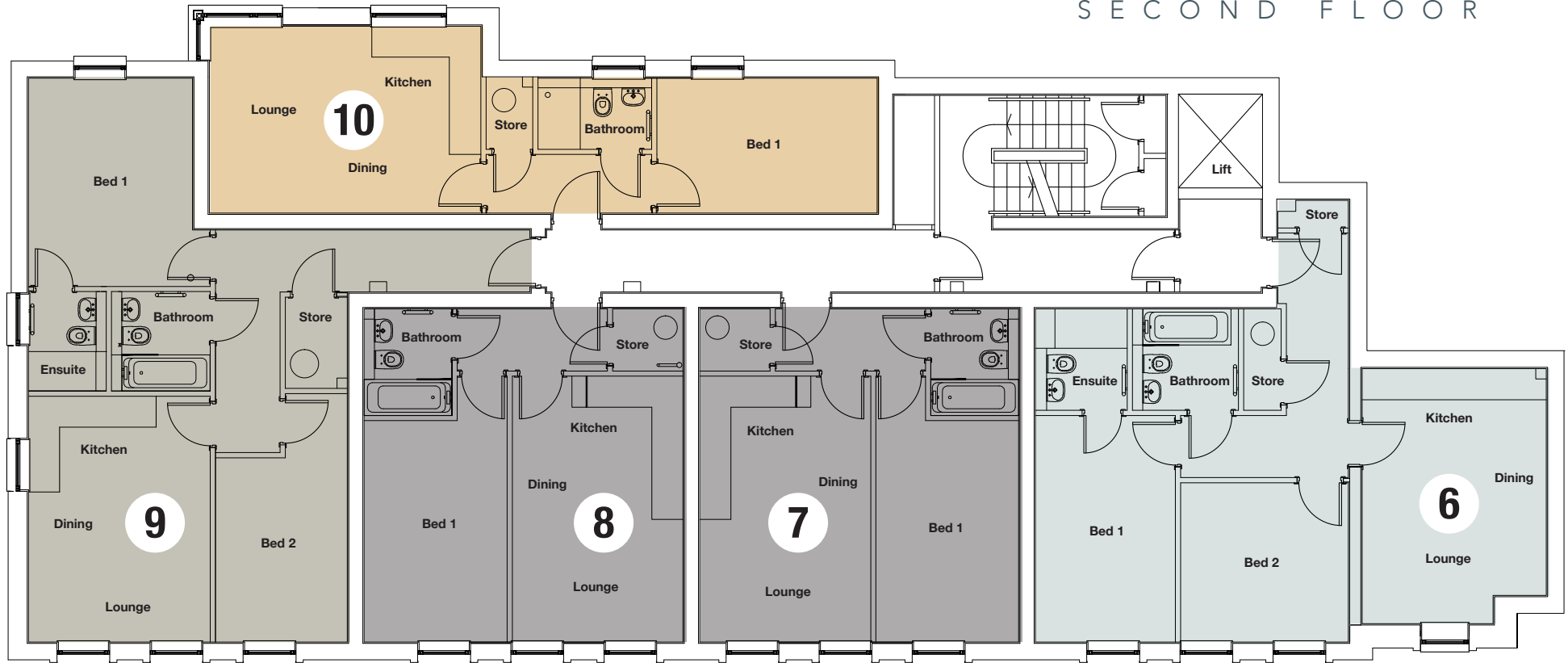
From the first time you open the front door,
you know this is somewhere you can call home.

FIRST FLOOR



| APARTMENT - 1 | APARTMENT - 2 & 3 | APARTMENT - 4 | APARTMENT - 5 |
|--|--|--|---|
| Kitchen/Dining/Lounge 5.18m x 3.81m 17' x 12'6" | Kitchen/Dining/Lounge 5.44m x 3.33m 17'10" x 10'11" | Kitchen/Dining/Lounge 5.00m x 3.44m 16'5" x 11'4" | Kitchen/Dining/Lounge 5.17m x 3.55m 16'12" x 11'8" |
| Bed 1 4.68m x 2.67m 15'4" x 8'9" | Bed 1 4.57m x 2.85m 15' x 9'4" | Bed 1 3.99m x 3.36m 13'1" x 11' | Bed 1 4.23m x 2.63m 13'11" x 8'7" |
| Ensuite (Bed 1) 1.96m x 1.78m 6'5" x 5'10" | Bathroom 2.06m x 1.71m 6'9" x 5'7" | Ensuite (Bed 1) 1.92m x 1.56m 6'4" x 5'2" | Bathroom 2.20m x 1.38m 7'3" x 4'6" |
| Bed 2 3.38m x 3.26m 11'1" x 10'8" | | Bed 2 3.80m x 2.68m 12'6" x 8'10" | |
| Bathroom 2.05m x 1.96m 6'9" x 6'5" | | Bathroom 1.92m x 1.91m 6'4" x 6'3" | |

SECOND FLOOR



A P A R T M E N T - 6



A P A R T M E N T - 7 & 8



A P A R T M E N T - 9



A P A R T M E N T - 10

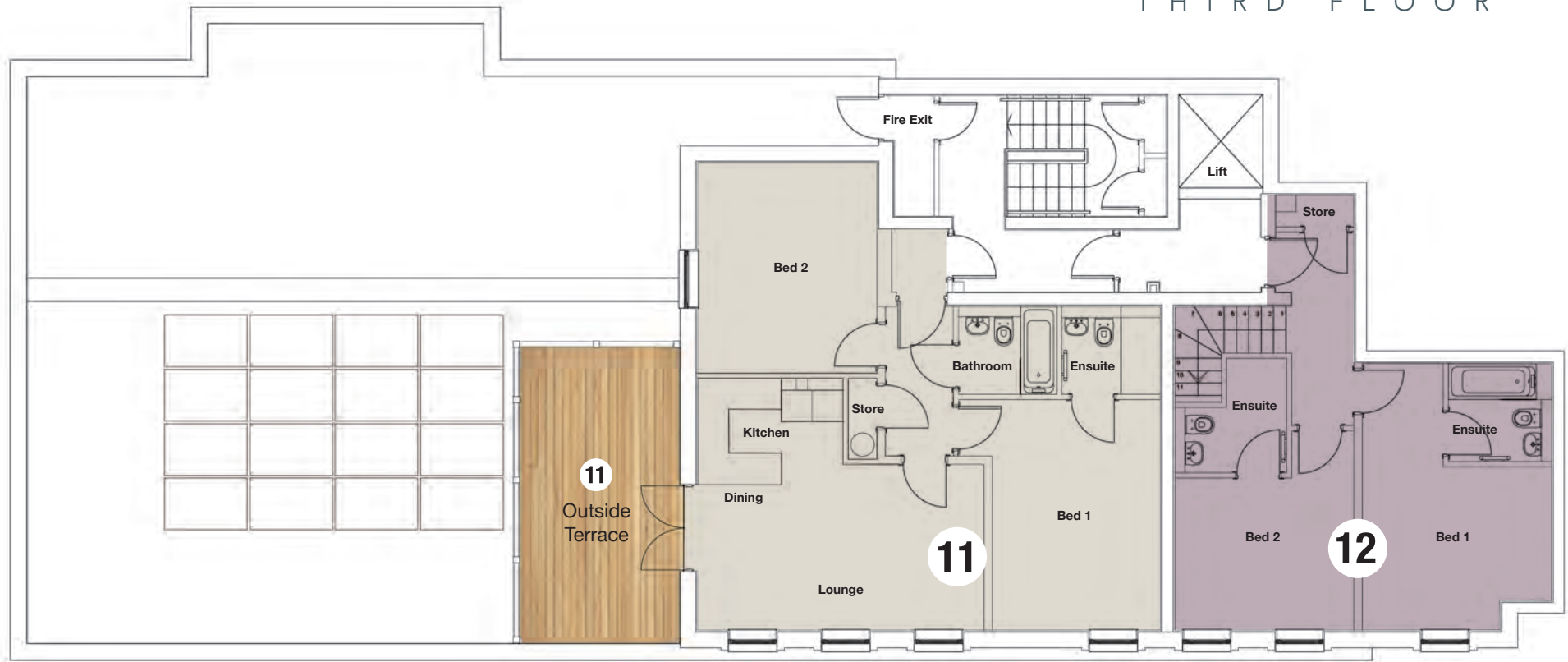
| | |
|-----------------------|---------------------------------------|
| Kitchen/Dining/Lounge | 5.18m x 3.81m 17' x 12'6" |
| Bed 1 | 4.68m x 2.67m 15'4" x 8'9" |
| Ensuite (Bed 1) | 1.96m x 1.78m 6'5" x 5'10" |
| Bed 2 | 3.38m x 3.26m 11'1" x 10'8" |
| Bathroom | 2.05m x 1.96m 6'9" x 6'5" |

| | |
|-----------------------|---|
| Kitchen/Dining/Lounge | 5.44m x 3.33m 17'10" x 10'11" |
| Bed 1 | 4.57m x 2.85m 15' x 9'4" |
| Bathroom | 2.06m x 1.71m 6'9" x 5'7" |

| | |
|-----------------------|---------------------------------------|
| Kitchen/Dining/Lounge | 5.00m x 3.44m 16'5" x 11'4" |
| Bed 1 | 3.99m x 3.36m 13'1" x 11' |
| Ensuite (Bed 1) | 1.92m x 1.56m 6'4" x 5'2" |
| Bed 2 | 3.80m x 2.68m 12'6" x 8'10" |
| Bathroom | 1.92m x 1.91m 6'4" x 6'3" |

| | |
|-----------------------|--|
| Kitchen/Dining/Lounge | 5.17m x 3.55m 16'12" x 11'8" |
| Bed 1 | 4.23m x 2.63m 13'11" x 8'7" |
| Bathroom | 2.20m x 1.38m 7'3" x 4'6" |

THIRD FLOOR



 APARTMENT - 11

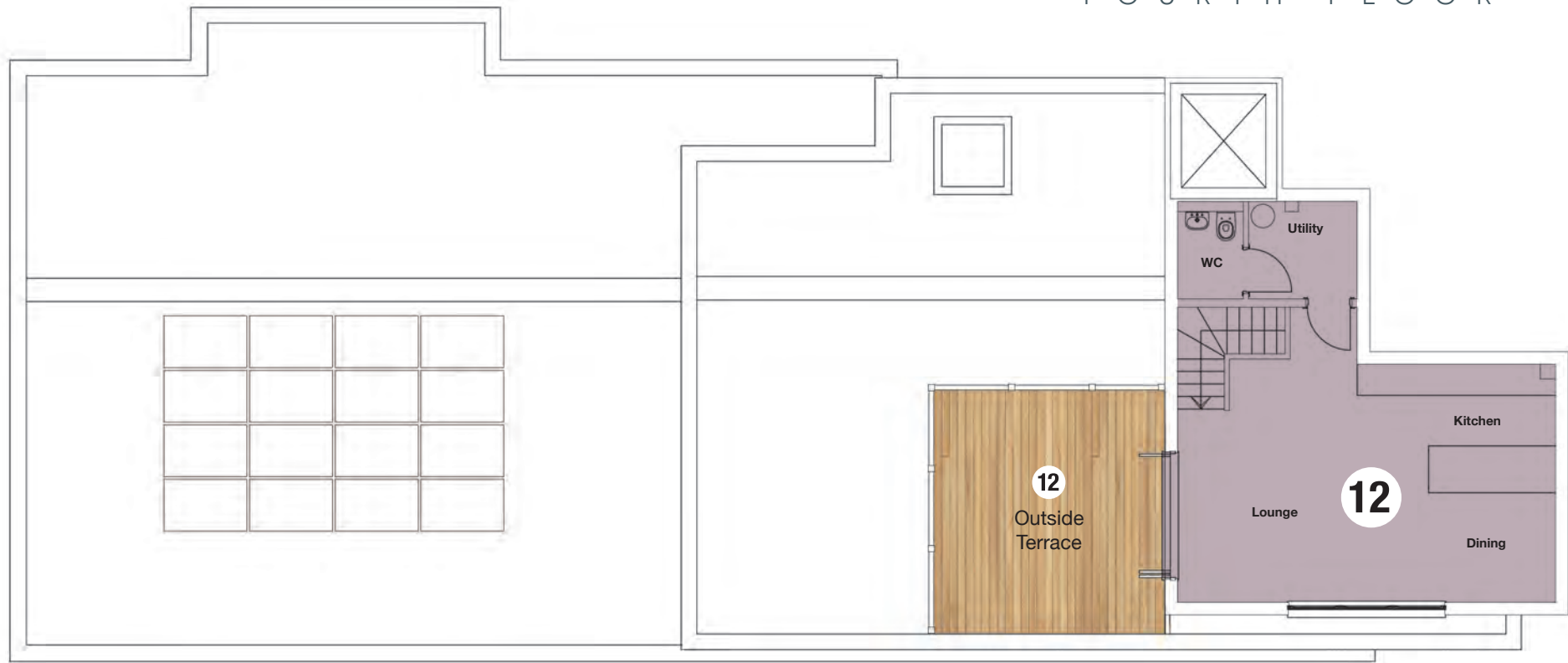
| | |
|-----------------------|---------------------------------------|
| Kitchen/Dining/Lounge | 7.38m x 5.84 24'3" x 19'2" |
| Bed 1 | 5.18m x 3.68m 17' x 12'1" |
| Ensuite (Bed 1) | 2.05m x 1.71m 6'9" x 5'7" |
| Bed 2 | 3.45m x 3.22m 11'4" x 10'7" |
| Bathroom | 2.11m x 2.10m 6'11" x 6'11" |
| Roof Terrace | 3.70m x 3.10m 12'2" x 10'2" |

 DUPLEX APARTMENT - 12

| | |
|-----------------|--|
| Bed 1 | 4.26m x 3.25m 13'12" x 10'8" |
| Ensuite (Bed 1) | 2.06m x 2.00m 6'9" x 6'7" |
| Bed 2 | 3.67m x 3.46m 12'1" x 11'4" |
| Ensuite (Bed 2) | 2.06m x 1.91m 6'9" x 6'3" |

(See fourth floor plan for kitchen/Dining/Lounge area)

FOURTH FLOOR



 DUPLEX APARTMENT - 12

- Kitchen/Dining/Lounge **7.38m x 5.84m**
24'3" x 19'2"
- Utility **1.97m x 1.91m**
6'5" x 6'3"
- Upper floor WC **1.77m x 1.49m**
5'10" x 4'11"

(see third floor layout for entrance and bedrooms/ensuites)





S P E C I F I C A T I O N

A contemporary kitchen complete with a comprehensive range of integrated appliances ensures this space for entertaining is as practical as it is beautiful.

- Stainless steel bowl and drainer
- Chrome mixer tap
- Neff/Bosch stainless steel electric oven
- Neff/Bosch stainless steel hob
- Neff/Bosch stainless steel microwave
- Stainless steel extractor fan
- Integrated dishwasher
- Integrated fridge/freezer
- Recessed down lighters





- Vitra sanitaryware, with Hansgrohe fittings
- Carpet and laminate/Karndean flooring (excluding ensembles and bathrooms)
- Tiled floors to ensuites and bathrooms
- Secure window and door locks
- Security alarm system
- Sealed unit factory fitted insulated double glazing with low E glass
- Secure parking space for all two bed apartments
- High levels of thermal and sound insulation
- Interconnecting smoke detector and heat detector to kitchen areas
- High specification electrical and heating systems
- Media points in lounge area
- Recessed down lighters to kitchen, bathrooms and ensuites
- Insurance backed 10 year warranty



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Mansion House
PROJECT MANAGEMENT

Mansion House Group Limited is a specialist developer of unique residential properties created to meet the exacting specification and lifestyle of the enlightened house buyer. Our continuing aim is to build homes of quality in desirable locations throughout the region. With an emphasis on high standards of design and build quality, we develop homes for today's needs which have proven to be positive investments.





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PORTFOLIO

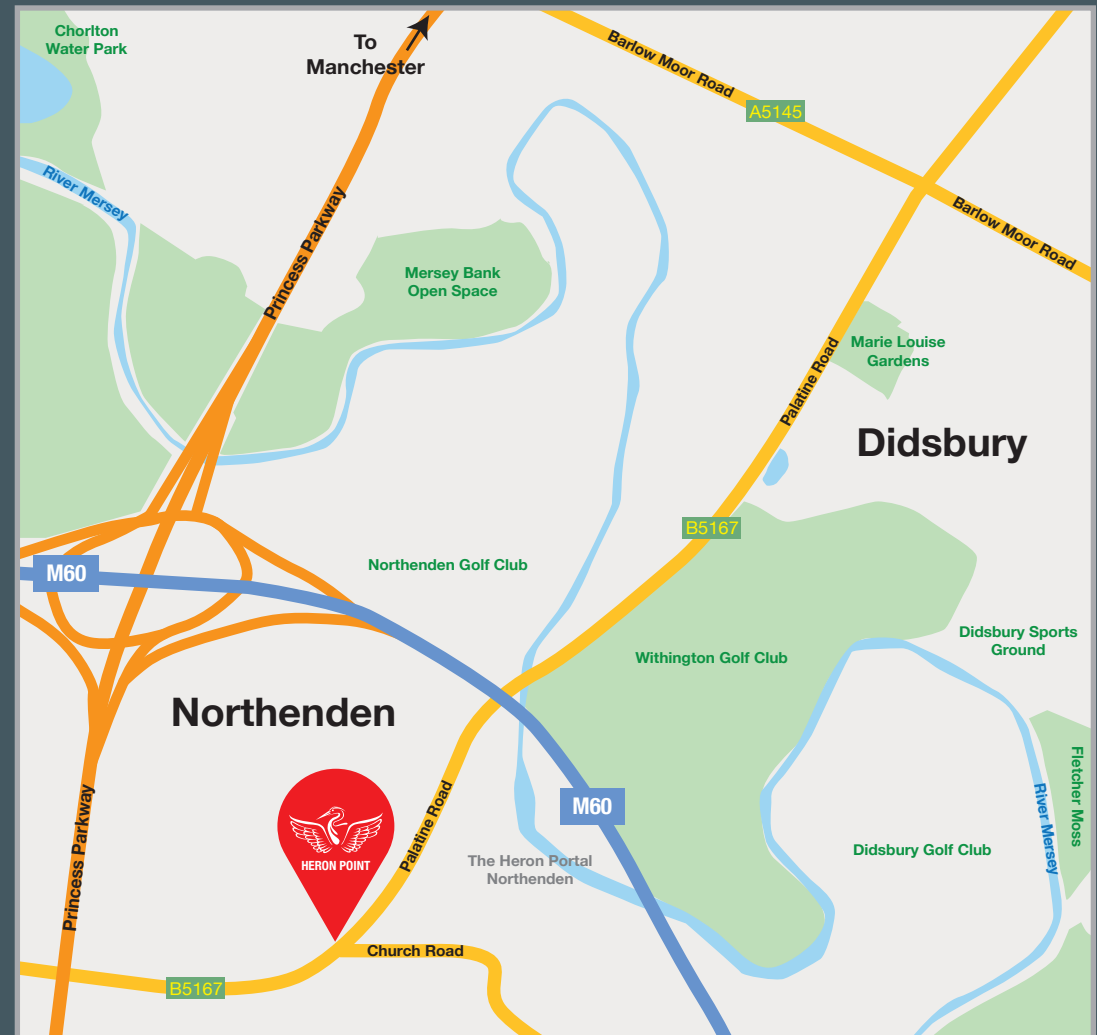


LOCATION

Home life is only part of the story. You'll want stress free links to other parts of the country too. It's good to know Northenden has an excellent road network being situated near the M60 ring road, with easy access to other major motorways including M62, M56 and M6.

In addition, there are superb public transport links with 32 local buses to the city centre, airport, other parts of South Manchester and Cheshire.

Rail links to Manchester with access to all major cities in the UK. The closest train station is in Gatley less than a mile away.



- Northenden to Gatley train station 0.94 miles
- Northenden to East Didsbury train station 1.37 miles
- Northenden to Didsbury 1.7 miles
- Northenden to Manchester Airport 4.8 miles
- Northenden to Stockport 5.2 miles
- Northenden to Manchester City Centre 5.7 miles
- Northenden to London 194 miles

Maps shown are not to scale.
Distances & directions are
taken from google.co.uk/maps



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ENQUIRIES



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