

An exciting new urban residence  
for living and experiencing  
contemporary Warrington

# THE STEELWORKS

JOHN STREET



Another authentic living space by

**CORDING**  
RESIDENTIAL





**THE STEELWORKS** is a new development of attractive, contemporary apartments set over eight storeys, all for rent and arranged around two large landscaped courtyards. The building (completing in three phases) has been constructed to create a relaxing, but connected space in Warrington, with the amenities of the town centre just a few minutes walk away. The Steelworks apartments give tenants an integrative, fresh experience of renting a property. This is a development where wellbeing and community are just as important as building maintenance and management, to ensure its residents can have a sound base and positive influence for a healthy and enjoyable work/life balance with ecological impact also in mind.



**WARRINGTON MARKET**

[walking distance 10 minutes]

**WARRINGTON CENTRAL RAILWAY STATION**

[walking distance 6 minutes]

**BUS STATION (WARRINGTON INTERCHANGE)**

[walking distance 6 minutes]

**M62**

[car 10 minutes]

**M6**

[car 12 minutes]



The Steelworks is located opposite Warrington Central railway station which has regular services to both Liverpool and Manchester, and both the M6 and M62 are easily accessible. The development forms part of the wider regeneration of the Warrington Central station area and is within the Stadium Quarter, a £190 million regeneration scheme that is revitalising a 90 acre site to the north of the town centre.

Digital render of completed building



Artisan coffee bars and cafés are on the doorstep

## WARRINGTON, BUT NOT AS YOU KNOW IT

Warrington is enjoying on-going regeneration as part of the Central 6 Masterplan, which has brought investment, development and a vision for the future for this regional hub. Without forgetting its historic significance, new and community-led growth in the form of new urban spaces for all ages and walks of life are transforming its heart and creating new energy and opportunities culturally and professionally.

Warrington Market, an award-winning, purpose-built venue is 10 minutes' walk away and located next to the recently built Time Square, where you can buy fresh food from independent traders. In Time Square itself, there is The Botanist bar and restaurant, Vue cinema and Gravity Active activity centre.



Inside Warrington Market



Golden Square shopping centre



Warrington Market hosts a range of independent food stalls and shops



Time Square in full bloom



# LIVING AT THE STEELWORKS



## NEIGHBOURHOOD SPACE

When you enter The Steelworks through the main entrance you will be greeted at the reception where you can pick up any packages on the way to your apartment, or stop for a coffee in our lounge area, read a paper or simply relax on one of our sofas and catch up with other residents. You may even visit the **Sky Lounge and rooftop terrace** on the 8th floor to watch the sun set or take your yoga practice.

## YOUR APARTMENT

Opening the door to your apartment with your **hotel style key** card entry provides added security. This system allows you to use fob/mobile phone to access. There are Karndean wood style finished floors throughout the apartments.

Each apartment located within the complex has **floor to ceiling windows**, that maximise light.

The majority of apartments overlook the **landscaped courtyards** whilst the apartments on the front of the building provide views of a vibrant streetscape as you ascend the building. The kitchens have been carefully designed for apartment living with integrated appliances (dishwashers, fridge freezer, washer/dryer) all as standard. The durable kitchen work surfaces have been selected to match the light coloured kitchens.

## OUR APPROACH

At The Steelworks our approach is to provide you with a good quality, well maintained home at an affordable price.

## RENTING FROM US

The Steelworks offers bespoke rental properties designed to offer a good standard living space which is maintained and managed by our **dedicated management and caretaking team** who are located at the complex. We have a range of one bedroom and two bedroom with one and two bathroom apartments across the building. Rents vary from unit to unit and floor to floor.

## SERVICES

All of the services listed opposite are a phone call away or accessed through the tenants' portal, Active Build.

## RECEPTION

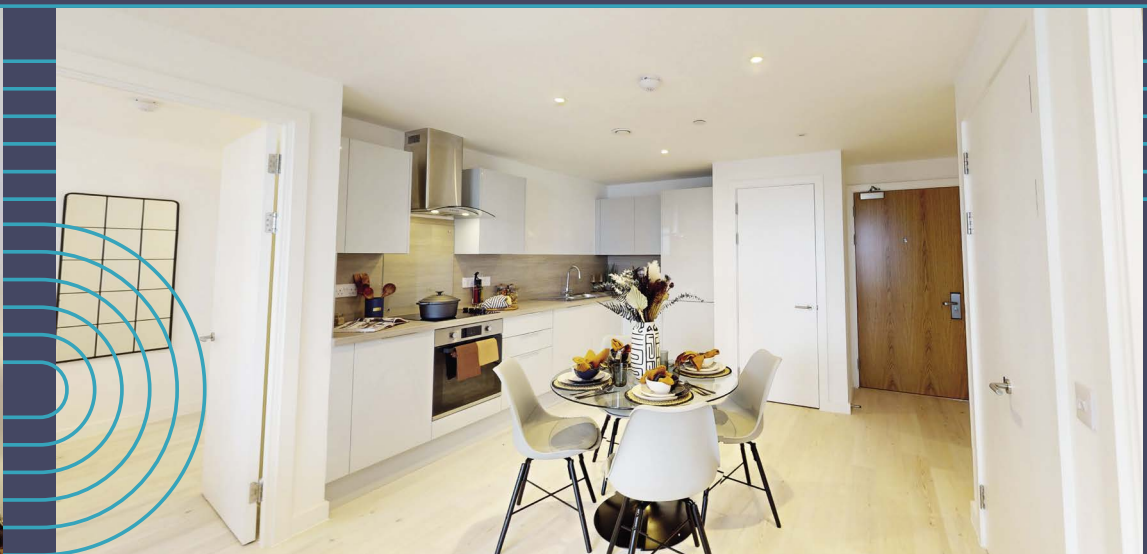
Our **reception** is located at the entrance of the building and will provide helpful services including portering, security and parcel collection point.

## WHAT IS ON OFFER

Enjoying your time at The Steelworks is important to us and our aim is to provide you with a well maintained, **safe and secure home**, so we offer agreements that will enable you to stay with us for a minimum of 12 months plus.

- Zero Deposit scheme\*
- No hidden charges or fees
- Agreed response times for repairs
- No annual renewal fees
- References for future landlords

\* subject to terms and conditions



# SAMPLE FLOOR PLANS



TYPICAL 1 BED



TYPICAL 1.5 BED



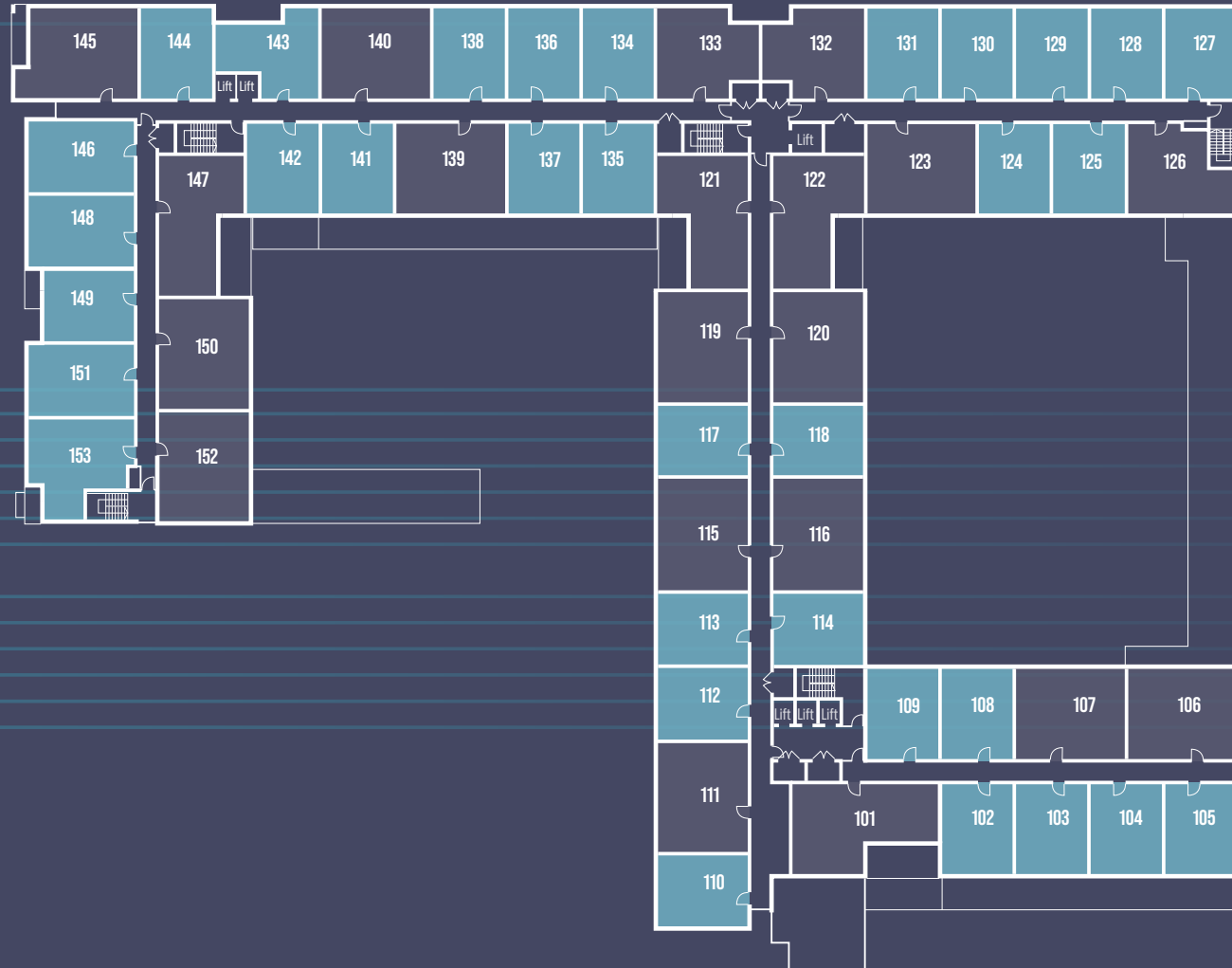
TYPICAL 2 BED



# SAMPLE FLOOR LAYOUT

JOHN STREET

WINWICK STREET



# BENEFITS OF LIVING AT THE STEELWORKS



## ON-SITE FACILITIES:



WIFI INCLUDED



ZERO DEPOSIT



FLEXIBLE LEASE



PET FRIENDLY



BICYCLE STORAGE



NO HIDDEN FEES



GYM\*



REPAIRS GUARANTEED & DELIVERED IN AGREED TIMESCALES



ROOFTOP SPACE (SKY LOUNGE)\*



EXCELLENT CONNECTIVITY



DEDICATED MANAGER & FACILITIES TEAM



ENTRANCE CCTV & COMMON AREAS



365-DAY CONCIERGE\*\*



MOBILE PHONE ENTRY



RESIDENTS' PORTAL



WORK FROM HOME AREA\*



ROOFTOP BEEHIVES

\*Available in Phase 3

\*\*Available in Phase 2



# SPECIFICATION

## GENERAL

Karndean plank laminate flooring throughout the apartments  
High speed internet & Saturation Wifi Coverage  
Pendant light in bedrooms and downlighter lighting in living areas  
White skirting  
Ample electric sockets  
Schindler lifts

## KITCHEN

Integrated Howdens kitchens  
Durable worktop  
Stainless steel sink  
Mixer taps  
Four ring hob  
Fan oven  
Stainless steel cooker hood  
Splashback  
Integrated dishwasher  
Washer/dryer  
Integrated fridge freeze

## BATHROOMS AND EN SUITE

Bath with thermostatic mixer shower  
Showers in two bedroom apartments  
Tiled bathroom floors  
Chrome heated electric towel rail  
Integrated sink vanity unit with separate mirror  
Full height tiling around the shower and bath

## DECORATION

Dulux taupe walls  
White ceilings  
Veneer front and painted internal doors

## SECURITY AND ACCESS

Solid core secure front doors with NSP Security  
Hotel style door locking system for continued security accessible from fob and mobile phone  
CCTV around the building and in the foyers  
Parcel drop room and boxes for tenants post

## SUSTAINABILITY

All apartments have an appropriate EPC rating  
Proportion of Electric Car Charging Points  
Electricity green energy supplier





## VALUES EXPLAINED

At Cording Residential, our tenants' wellbeing is of great importance, therefore a responsive and comprehensive service management team is key to residents' comfort and peace of mind. Attention to detail and a high standard of residential management service affirms wraparound commitment to our tenants. Smooth transitions into and out of apartments, and even moving on to another home in the Cording Residential family of buildings, are managed with efficiency and consideration. Our new and refurbished buildings are built to high standards whilst maintaining affordable rental rates, often with capped energy costs. Locations also enjoy excellent transport connectivity and amenities that help to promote healthy lifestyles for all.

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