



novella

# interactive brochure user instructions:

At the bottom right corner of each double page spread are the home and contents page buttons. Click these to return to their respective pages.

The contents page has a number of links, as well as some of the floor plan pages, these can be identified by the gold or white outlines around the buttons.

contents

menagerie

## contact information:

0161 639 1733

sales@novella-salford.com

marketing suite address: stanley street, salford, m3 5fy

click here to view our marketing suite location map

introduction

residents' amenities

amenities map

new bailey

menagerie

talking heads: karina

on your doorstep

local map

culture

well connected

specification

resi-sense

architect

developer

awards

the managing agent

landaid

looking to the future

floor plans

sustainability

disclaimers

contents





# 211 luxury one and two bedroom apartments in a landmark building rising 23 storeys overlooking salford and manchester city centre

Novella is the latest chapter in the New Bailey story, with first-class amenities, such as 24hr concierge and communal lounges, a residents' gym and wellness studio, private dining area, work spaces, bike stores and a post/parcel room.

Designed to the highest specification, each new home at Novella is stunningly sleek, sophisticated and pet friendly.

Fixtures and fittings encapsulate the finest design and technology inside and out, truly elevating your everyday.

one  
bedroom  
apartments  
are now  
sold out





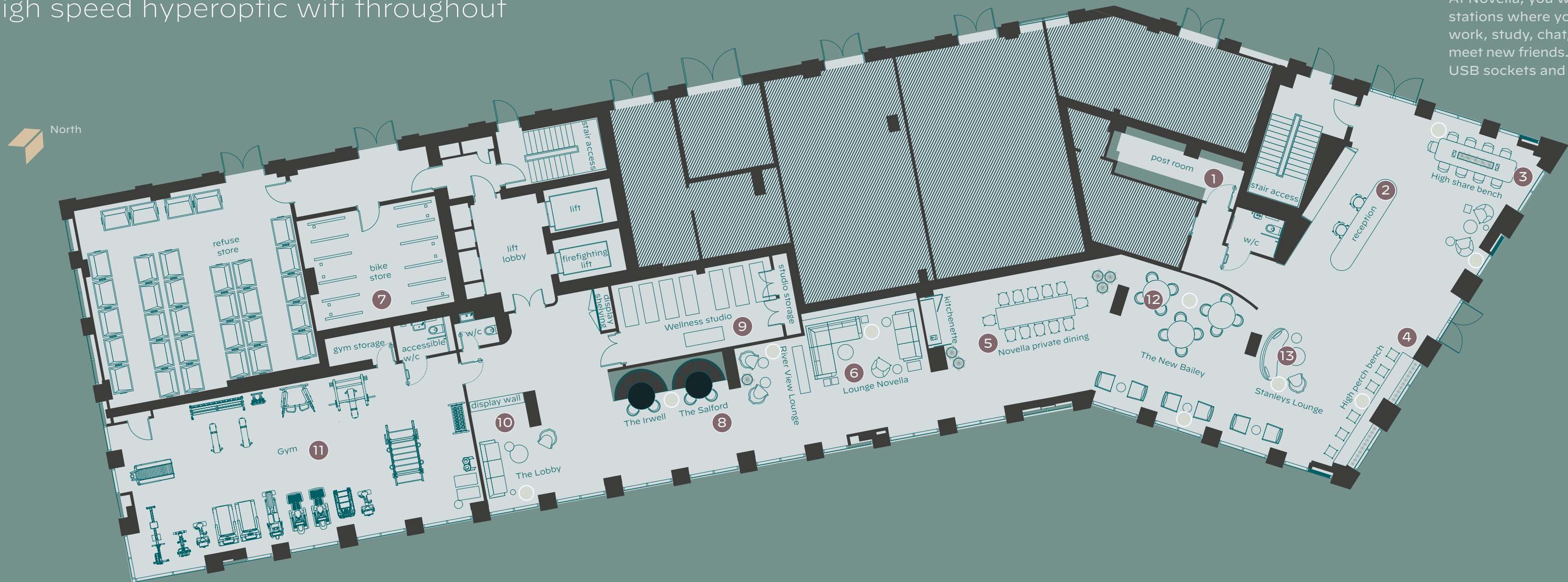


residents' amenities



# river view residents' space

All residents' spaces benefit from free high speed hyperoptic wifi throughout



@Stations -  
If we have learnt anything in recent times it's the need for space and a flexible living/working solution. At Novella, you will find stations where you can chill, work, study, chat, read or meet new friends. All have USB sockets and free wifi

① Post room -  
Never worry about missing a parcel again with our 24hr accessible secure post room

② 24hr concierge -  
Our friendly 24hr concierge team are always on hand to help with parcels, lounge bookings, fobs and any queries

③ High share bench -  
Complete with power points for catching up on emails or browsing the web

④ High perch bench -  
Complete with power points and scenic outdoor views

⑤ Private dining -  
Available to book for private dinners, parties and events, Novella's private dining area is complete with its own kitchenette area

⑥ Lounge Novella -  
Complete with shelves filled with books, games and puzzles, Lounge Novella is soft, plump and luxurious

⑦ Bike store -  
A secure and convenient storage space for your bike

⑬ Stanleys' Lounge -  
A mini lounge located within main reception, perfect for smaller get togethers and the perfect snug to chill out or work from home

⑫ The New Bailey -  
A flexible communal space for you and your friends to hang out. You can enjoy relaxing in our comfortable lounge chairs

⑪ Residents' Gym -  
With fantastic views over the river, our Residents' Gym has the latest cardio, strength and functional accessories. Including top of the range Technogym equipment with in-built media for guided workouts

⑩ The Lobby -  
Nestled behind a bookcase with fantastic views of the river, The Lobby is the perfect spot for evening drinks or nibbles with friends

⑨ Wellness studio -  
The complementary studio provides a calming space to unwind, and workout with on-demand Wexer virtual fitness classes

⑧ The Irwell & The Salford -  
Two cosy bookable booths complete with power points, the ideal breakout space for friends or set up for working from home



# 24hr concierge


Our friendly 24hr concierge team are always on hand to help with parcels, lounge bookings, fobs and any queries.



A modern private dining room with a long white table, grey chairs, and a large potted plant. The room features a dark wood kitchenette in the background and a large potted plant in the foreground. The lighting is warm and modern, with pendant lights hanging over the table. The room is open-plan, with a view into a larger lounge area in the background.

By day a contemporary working space,  
complete with kitchenette, by night a  
bookable private dining area for up to 12  
people, which is perfect for special events.



A modern lounge area with a large beige sofa, a green armchair, and a large potted plant. The room features a light-colored wooden floor, a large potted plant in the center, and a modern black coffee table. In the background, there is a dining area with a table and chairs, and a kitchen area with a white countertop and a large window. The overall atmosphere is bright and airy.

Soft, plump and luxurious sofas and cushions, Lounge Novella provides the perfect backdrop to relax with friends and family. Enjoy a selection of books and games whilst taking in the stunning river views.

# lounge Novella



Two cosy bookable booths complete with power points, the ideal set up for working from home.

the irwell &  
the salford



# the lobby

Relax in The Lobby for evening drinks and nibbles with friends, or curl up with your morning coffee and enjoy the views of the river Irwell.



## podium garden

Planters filled with greenery and a range of seating, including Novella deck chairs, available from our concierge, provide the perfect setting for winding down with views over the city.



# riverside gardens

amenities

Relax in our serene residents garden overlooking the river, where you can sit and unwind.

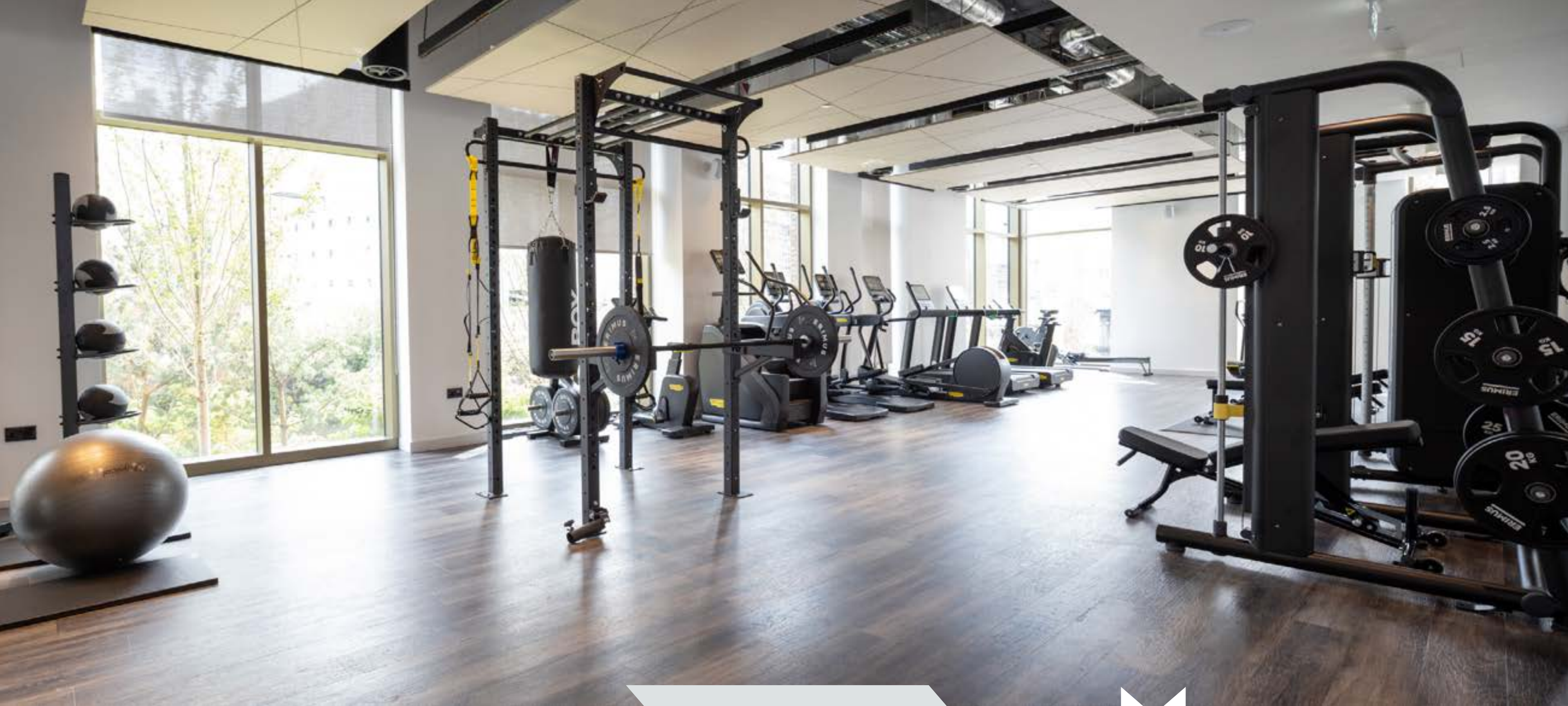
Along the banks of the river Irwell and Novella are wild planted gardens that meet the waters edge.



## wellness studio

The complementary wellness studio provides a calming space to unwind, meet fellow residents and workout at your leisure with on-demand Wexer virtual classes and a selection of small weights and yoga mats available to use.





Occupying a prime position overlooking the river, the residents-only gym offers a comprehensive range of the latest cardio, strength and functional accessories. Technogym machines with in-built media offer guided workouts and training inspiration whilst a bespoke rig encourages group training and functional fitness.

The gym and studio have been designed in conjunction with motive8, who have over 20 years' experience creating high end health, fitness and leisure solutions that help people lead improved lives.







location

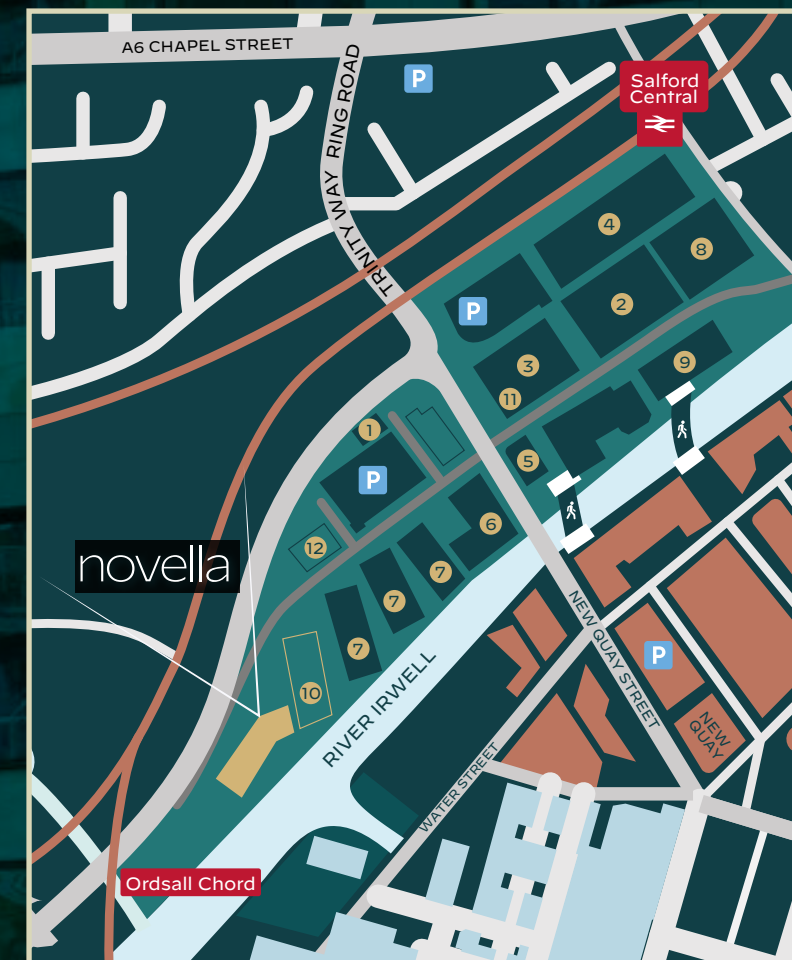


# NEW BAILEY

On the doorstep of Manchester City Centre, living at Novella offers the best of tranquil waterside living alongside the city's cultural oasis.

It's home to a wide range of spaces and places, and plays host to an exciting programme of events throughout the year. New Bailey is a lively hub that encourages people to live, work and play. Some of the city's best restaurants and bars are just a short walk away, including The Ivy, 20 Stories and more.

a vibrant riverside  
setting with a thriving  
hub where business  
and leisure collide



- 1 Novella Marketing Suite
- 2 One New Bailey
- 3 Two New Bailey Square
- 4 Three New Bailey
- 5 Riverside House
- 6 Premier Inn
- 7 The Slate Yard
- 8 Four New Bailey
- 9 Ralli Quay
- 10 Future phase
- 11 Sainsbury's Local supermarket
- 12 Future phase





New Bailey is proud to be home to karina jadhav's Menagerie - a bar and restaurant that provides an experience like no other.








# karina jadhav

Menagerie owner



I think we've got all the best bits of the city centre in Salford, people don't realise, so that's why I'm still here. 

I've been in Salford for the last 10 years, I moved over from Blackburn when I was in my early 20s. I started living here, on this side of the river in Salford, when I was a student at Manchester University and I never really left.

I think we've got all the best bits of the city centre in Salford, people don't realise, so that's why I'm still here.

We have so much in Salford, it's untrue. In the early days of me living here I was all about going out and partying. Now, since I've had a baby, I really appreciate how beautiful the green spaces are and you don't have that just over the river.

There's Peel Park, which is stunning and really well-maintained, right next to the river, with gorgeous walks and a really nice children's play area as well. And then there's Bridgewater Park which is stunning, I love it there, and when it snows it's the most magical place. It's 10 minutes from here and you're in gorgeous countryside so we're really fortunate with that. We're close to the city centre, we've got lots here, it's buzzing, it's vibrant and then you've got that green side where it's really relaxing and you're right in the heart of nature.

For a coffee, Media City's brilliant, there's lots going on there and they've got gorgeous gardens as well so I like to go with my little one.

I live in Salford, so my commute is a drive at the moment because of the way my hours are – late finishes and early mornings. I'm only nine or 10 minutes away so it's really easy,

the distances between places are so short but there's so much variety and I can't emphasise that enough, it's been brilliant for me.

For me, Salford has become more and more cosmopolitan, we've got the best apartments here, we're right by the river. I just feel like it's very youthful, there are lots of young professionals living here and even a lot of the people who play or work for the two big football clubs are over this side of the river so we've got quite an international feel now.

In the five years Menagerie has been here, there's been a huge regeneration but as well as all of the offices coming in there's brand new townhouses and apartments that have been built which is really really nice. Over the past five years I can really see how it's developed and changed with so many restaurants, cafes, coffee shops.

There's definitely a village feel to it, from morning to night. We open at midday and we do brunch all through the day and then in the evening it's a bit more of a party, but with the coffee shops and bakeries on this stretch, there's so much going on all day.

If I could describe Salford in three words, it would be very cosmopolitan, diverse and very vibrant these days. What's my Salford secret? Heaton Park, it's like Central Park in New York, it's stunning all year round and there's so much there – cafes, a farm, a big lake where you can go and row boats. It's so gorgeous and people don't realise it's there but from here to there is only 10-15 minutes.



at novella you have it all right  
there on your doorstep

Being on the border of Salford and Manchester city centre, Novella sits just a short walk away from some of the most popular shops, restaurants and cultural attractions. Deansgate Mews and the Corn Exchange are just a stone's throw away.

The eclectic neighbourhood mix is brimming with things to do, places to eat, and areas to explore, with an abundance of choice right on your doorstep. A haven for creatives, artist-led Islington Mill and cultural hub Factory International are less than one-mile away. The renowned Manchester Art Gallery, The People's History Museum and the Lowry are also nearby.

A collection of the city's finest restaurants are within walking distance, including 20 Stories, The Ivy as well as many of Manchester's burgeoning independents which can be found on Deansgate Mews, such as Holy Grain Sourdough Bakery and live music event space, The Lion's Den.

Whether it's a stroll through nature with a coffee to go, or an indulgent meal with skyline views, your new home offers everything needed for a contemporary lifestyle.

The eclectic  
neighbourhood mix  
is brimming with  
things to do



The Ivy



Old Trafford

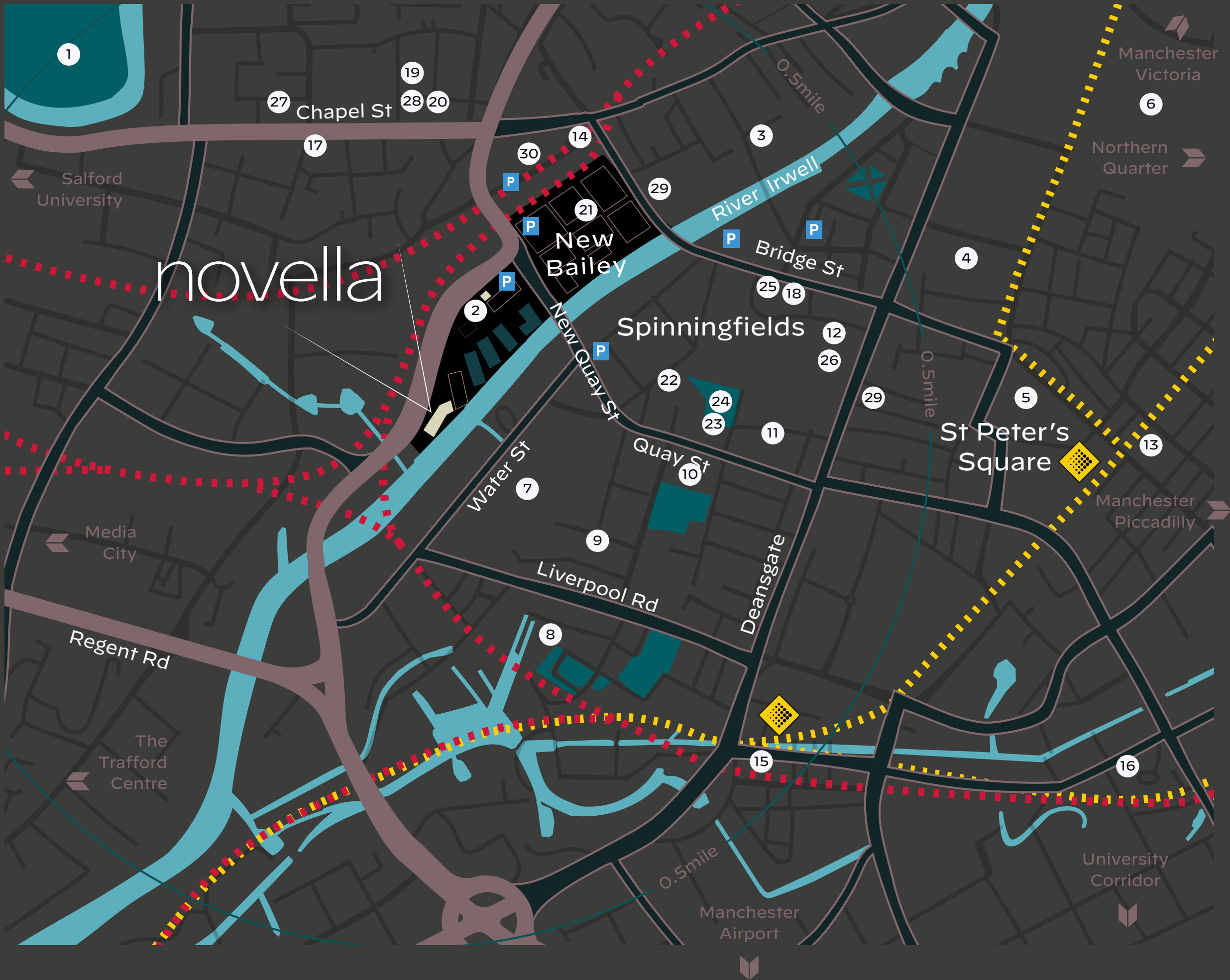


The Etihad



Heaton Park





# your local city guide

- key locations

  - 1 Peel Park/The Meadow
  - 2 New Bailey & Marketing Suite
  - 3 The Lowry Hotel
  - 4 King Street
  - 5 Town Hall
  - 6 Arndale Centre
- bars & restaurants

  - 17 Vero Moderno
  - 18 Dishoom
  - 19 The New Oxford
  - 20 Porta
  - 21 Menagerie
  - 22 Tattu
  - 23 The Ivy
  - 24 20 Stories
  - 25 Honest Burger
  - 26 Australasia
- culture

  - 7 Factory International
  - 8 Castlefield Bowl
  - 9 Science and Industry Museum
  - 10 Everyman Cinema
  - 11 The Opera House
  - 12 John Ryland's Library
  - 13 Manchester Art Gallery
- cafés

  - 27 GK Gallery Tea Room
  - 28 Deli Lama Café
  - 29 Caffé Nero
  - 30 Inner West
- stations

  - 14 Salford Central
  - 15 Deansgate
  - 16 Manchester Oxford Road

water

train line

green space

metrolink



# steeped

# in culture

## the lowry

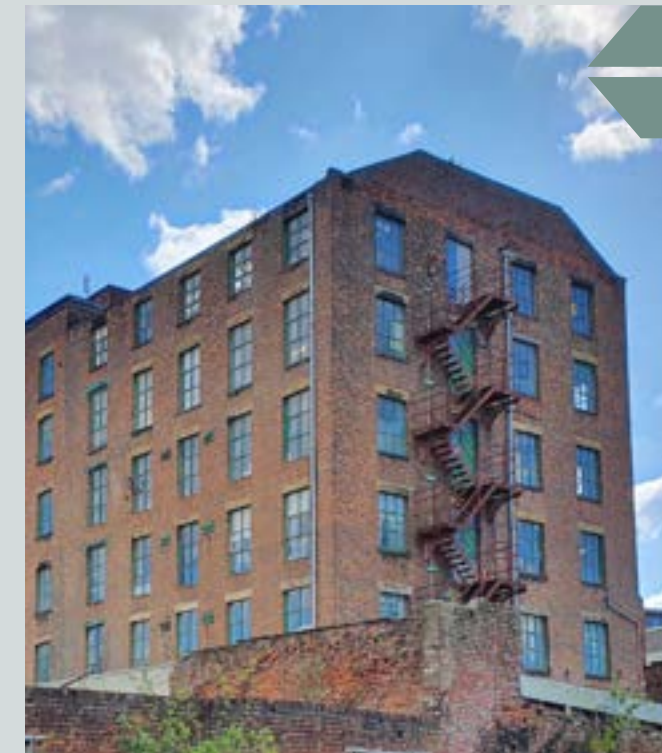
Named after acclaimed artist, Laurence Stephen Lowry (1887-1976) who spent most of his life in Salford, The Lowry is a unique events space, gallery and theatre in Salford Quays. The multi-purpose centre for arts dedicates itself to using visual and performing arts to enrich people's lives with a focus on young people from the community, and has become one of the most visited cultural venues in the North West with its exciting programme of shows and exhibitions.



## hope mill theatre

Since opening its doors in 2015, the award-winning Hope Mill Theatre has become one of the most successful independent venues in England, and a much-loved cultural attraction of Manchester.

The theatre is situated in the Grade II listed Hope Mill, a former cotton mill, and showcases a fantastic roster of shows throughout the year for a variety of audiences. The venue and events space also offers a cosy bar and restaurant, perfect for a pre-show pizza and craft beer.



## factory international

Located in the former Granada Studios complex, where Coronation Street used to be filmed, Factory International is a world-class cultural space currently being developed and is due to open mid 2023.

Factory International will be a place where the world's finest talent can create, invent and play, along with providing a major training centre for those looking to embark on a career in the creative industry. Image credit: Manchester International Festival





# well connected

Novella is connected locally, regionally & internationally

For those content with enjoying all that Manchester has to offer, the city centre is easily navigated by foot or bicycle from Novella, with centres including Spinningfields, Chapel Street and Deansgate all within a few hundred metres.

Salford Central train station is within 0.5 miles and offers regular services across the North West. For fast and reliable local routes, St Peter's Square Metrolink is 0.7 miles away and offers very frequent services to Manchester Airport, MediaCity, The Trafford Centre and many other destinations. In less than 1.5 miles, Manchester Piccadilly Station provides direct access to London in less than two hours, as well as fast trains to Birmingham, Edinburgh, Glasgow and many more UK cities.

For international travel, Manchester International Airport is less than 20 minutes via the Metrolink. As the largest regional airport in the UK, with direct flights to more than 200 destinations worldwide, you couldn't be better connected.







# apartment specification





## kitchen

Symphony Indigo blue base units with aluminium handles.

Zanussi/AEG appliances including oven, ceramic hob, dishwasher and microwave.

Integrated fridge/freezer and washer/dryer.

Blanco Envoy chrome mixer tap.

Blanco Supra underslung discreet stainless steel sink.

Stunning Caesarstone quartz snow white worktop.

Alusplash aluminium splashback with inset chrome sockets and LED under unit lighting.

## fixtures & fittings

Tarkett engineered hardwood timber flooring - shade oak Italian brown to living areas.

Harrow 66 light grey carpets to bedrooms.

Self-closing entrance doors & stainless steel ironmongery to all door fittings and numbering.

Decor 350 blackout roller blinds to apartment windows.

Space Pro - integrated soft-close wardrobe. Double sliding matt grey laminate doors, internal shelf and satin chrome hanging rail.

**AEG**

hansgrohe

**BLANCO**

**ZANUSSI**

Symphony®

 caesarstone®

 Alusplash®

 **Tarkett**

 decor  
systems

 space-pro®

  
Ideal Standard

**KALDEWEI**

  
GEYSER  
GEYSER RADIATORS • TOWEL RAILS

 Waxman Ceramics

**ADAX**





## bathrooms & ensuites

Ideal Standard Echo wall hung WC with dual flush push plates.

Ideal Standard Strada semi countertop basin 500mm.

Modular bespoke 3 door mirrored cabinet with integrated shaver socket.

Hansgrohe taps.

Kaldewei Eurowa bath/shower trays.

Hansgrohe Ecostat Select thermostatic showers.

Roman Haven shower doors and bath screens.

Geyser chrome thermostatic electric towel rail.

Kaldewei Eurowa bath/ Kholer shower tray.

Waxman Ceramics granite wall tiles and anti-slip floor tiles with polished aluminium tile trim.

Roman Stone solid surface vanity top.

## heating & lighting

Low profile brushed chrome light switches in kitchens.

Adax Wi-Fi controlled wall-mounted, electric panel heaters to apartments.

**AEG**

**hansgrohe**

**BLANCO**

**ZANUSSI**

**Symphony®**

 **caesarstone®**

 **AluSplash®**

 **Tarkett**

 **decor  
systems**

 **space-pro®**

 **Ideal Standard**

**KALDEWEI**

 **GEYSER**  
RADIATORS • TOWEL RAILS

 **Waxman Ceramics**

**ADAX**





## cycling



Limited weather-protected cycle storage provided in the private communal space. Security controlled access.\*

## refuse & recycling



Each home will have access to dedicated refuse storage within the ground floor refuse store.

## media



Freeview Digital TV.

Hyperoptic and Virgin Media.\*\*

Telephone outlets are provided to living space (lounge) and all bedrooms.

TV outlets are provided to living space (lounge) and all bedrooms.

Hyperoptic and Virgin Media broadband outlets are provided to living space (lounge) and all bedrooms.

Each of the apartments are hard wired fibre for Hyperoptic broadband; an award-winning full fibre service offering improved speed and stability. To utilise the broadband, residents will need a subscription to the service which can be installed with free same-day activation and includes no download limits or restriction along with evening and weekend calls to local and national numbers.



\* bikes and belongings are left at owners risk and are not insured.

\*\*Telephone, TV and Broadband services are available and ready for the Buyer to connect.



Novella residents will benefit from a user-friendly website which gives you all the information you need to know about your new home at your fingertips. The system allows you instant direct access to a Digital Home User Guide, anywhere and anytime, so you can familiarise yourself quickly and easily with everything.

Your secure online account is protected by a private log-in with encrypted user data for added peace of mind, and because there's no need for bulky printed manuals, it's an eco-conscious way to get to know your way around.

Instructional videos give you clear visual guidance to help you settle in and get the most out of your home. Real time updates ensure the data is always up to date and a live news feed provides the latest development news so you don't miss anything. And, thanks to an in-built messaging system, you'll always have the convenience of being able to contact our customer care team with any enquiries directly from your account.







# the architect

Hawkins\Brown is an internationally-renowned practice of architects, designers and researchers, based in London, Manchester, Edinburgh and LA. The architectural practice is in the top 10 of the Architect's Journal's list of 100 UK practices and has won the AJ100 Practice of the Year three times. H\B were shortlisted for the RIBA Stirling Prize for the redevelopment of the Park Hill Estate in Sheffield, and most recently, were winners of the 2018 AJ100 Best Use of Technology and Building of the Year awards for their work at Here East.

H\B brings a collaborative approach to projects across a range of types and scale in six main sectors: civic, community & culture; residential; education; workplace; transport and infrastructure. Alongside work in architecture, design and planning, H\B conduct industry leading research.

Buildings aren't just to be visually admired. They are for living in, working in, learning and socialising in. Having empathy for people sits at the heart of the H\B ethos. Whether that's the immediate experience of an individual using the building or the long-term impact on a community.

**Hawkins\Brown**



# the developer

The English Cities Fund is a joint venture set up by three partners – Homes England, Legal & General and Muse Developments – and it's our mission to unlock the potential in our towns and cities by reinventing urban areas in new and imaginative ways.

In Salford, we're delivering the £1 billion Salford Central regeneration scheme, which is transforming over 50 acres of the city's civic and historic centre into a vibrant new hub.

Over the past 10 years, Salford Central has delivered a range of

new homes at Vimto Gardens, Timekeepers Square, Carpino Place, Valette Square, and Atelier Homes, along with a high number of rental apartments at The Slate Yard, a Premier Inn hotel, One New Bailey, Riverside House, two NCP multi-storey car parks and ground-floor retail space, including innovative dining concepts Menagerie and Firefly.



The English Cities Fund is a partnership of:



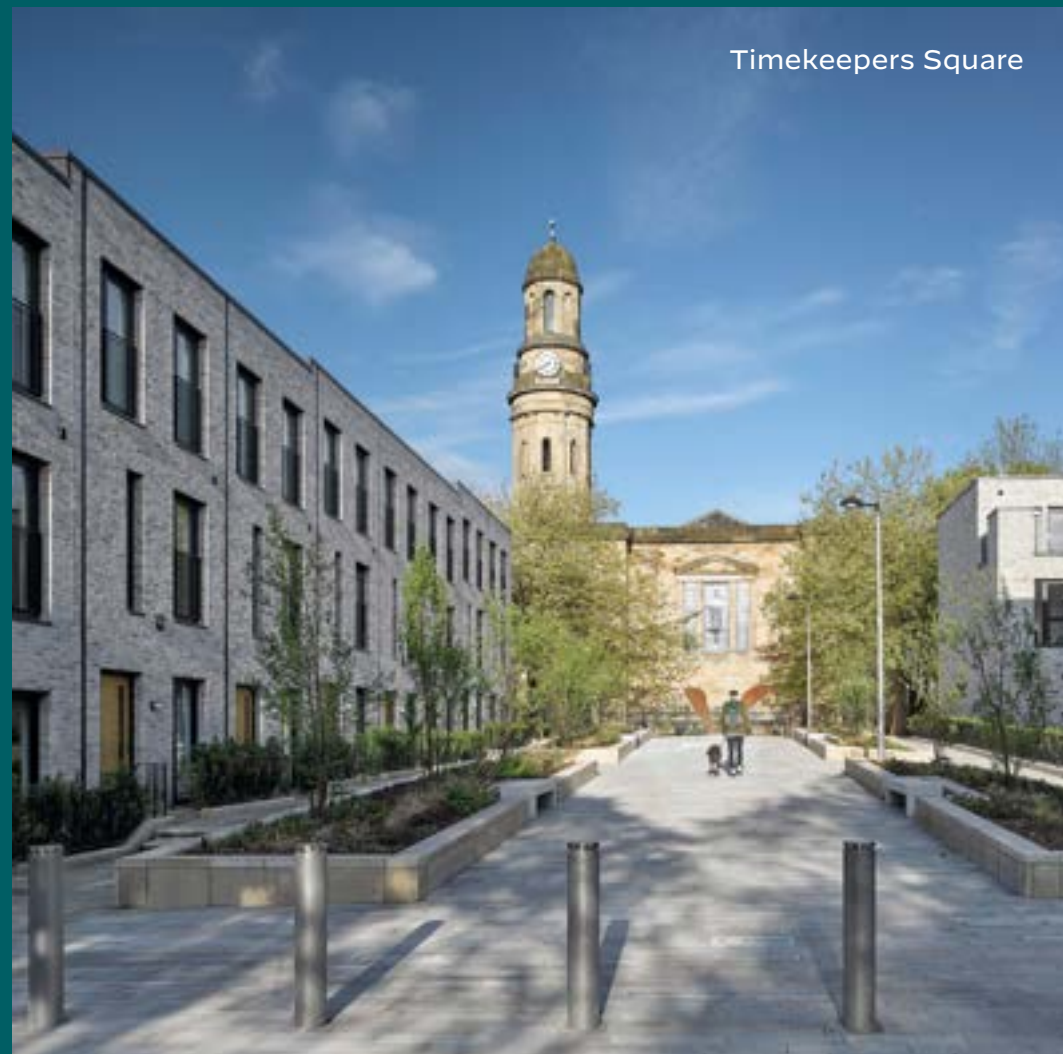
**MUSE**



Vimto Gardens



One New Bailey



Timekeepers Square



New Bailey MSCP

## awards

### Vimto Gardens

Urban Residential Development of the Year  
Insider North West Residential Property Awards 2016

### New Bailey MSCP

Architectural Achievement Award  
British Parking Awards 2016

### One New Bailey

Greater Manchester Chamber of Commerce,  
GM Building of the Year 2016 Highly Commended



# the managing agent

## Zenith

Novella is managed by award-winning managing agent, Zenith, who are responsible for the overall maintenance of the development ensuring the Building and Estate is managed to the highest standard.

Zenith deliver a first-rate service and are full members of the Association of Residential Managing Agents, meaning residents can be assured all matters will be undertaken to a high professional standard.

Zenith work hard to ensure residents feel engaged in the management of the development, and are happy with the standards of how their homes are managed. To demonstrate their commitment, they have a Customer Charter showing residents what can be expected from them.

**We will be friendly** – we will show we care by dealing with you in a warm and approachable manner.

**We will be professional** – we will always act with skill, care and diligence when carrying out our work.

**We will be accountable** – we will take responsibility for our actions.

**We will be straightforward and transparent** – we will always use plain language and be open and honest in everything we do.

**We will listen** – Occasionally things go wrong, no matter how hard we try. When they do we will listen to our customers so that we can improve the quality of our service.



# fighting youth homelessness

Muse Places is a foundation partner of LandAid – the property industry's charity.

Every year, thousands of young people become homeless. Many are forced to sleep in overcrowded hostels, on people's sofas or even on the streets.

LandAid is the property industry charity working to end youth homelessness in the UK. It brings together remarkable businesses and individuals across the property industry to support projects providing life-changing accommodation for young people facing homelessness.

By awarding grants for building works and arranging free property expertise, LandAid enables charities supporting young people to renovate existing or build new, suitable, safe and affordable accommodation, helping thousands of young people since 1986 to reach their potential.

To further support the great work of the charity, Muse's teams across the UK take part in a variety of events to raise vital funds, including the LandAid 10k and the Tour De LandAid.

To find out more, visit [www.landaid.org](http://www.landaid.org)

# LandAid





# the next chapter

A second Novella residential tower of similar height is planned.

Whilst this building is adjacent to Novella, and is Phase Two of the same development, there will be no shared residents' amenities.

Additionally, part or all of the Podium Residents' Garden on Floor Six of Novella Phase One may need to be temporarily closed during the 18-24 month period that Phase Two is under construction, for the safety of Phase One residents.

If you have any specific enquiries in regards to this, please speak with our sales team or your legal advisors prior to completing your purchase.



The English Cities Fund is a partnership of:



**MUSE**



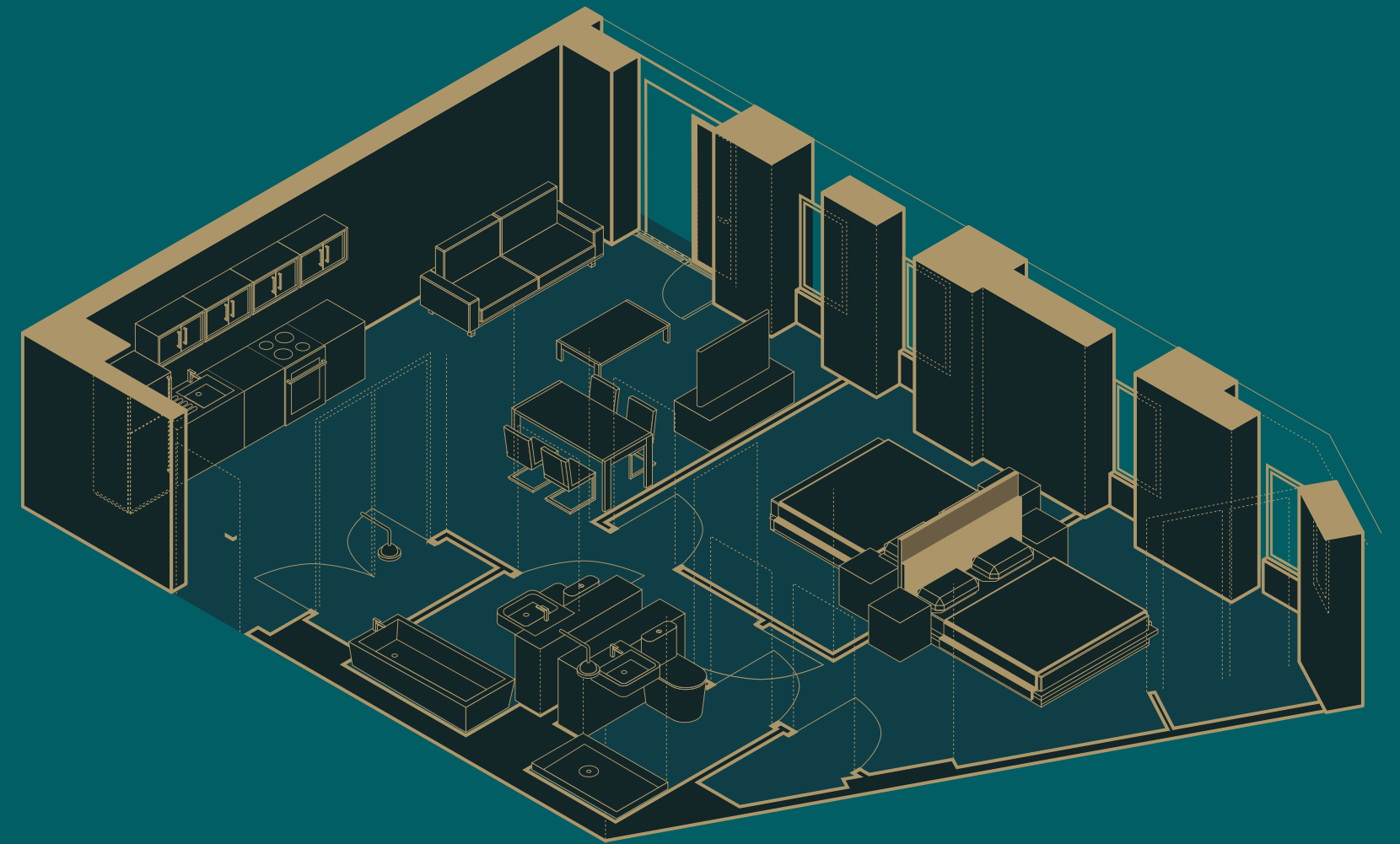
CGI for illustrative purposes only



# floor plans

two bedroom apartments

two bedroom types



2 bedroom apartments – type a

2 bedroom apartments – type c1(a)

2 bedroom apartments – type c2(a)

2 bedroom apartments – type d

2 bedroom apartments – type f

2 bedroom apartments – type h

2 bedroom apartments – type k

2 bedroom apartments – type b

2 bedroom apartments – type c1(b)

2 bedroom apartments – type c2(b)

2 bedroom apartments – type e

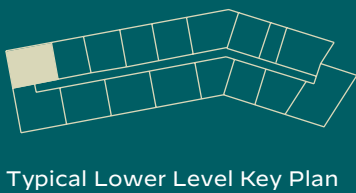
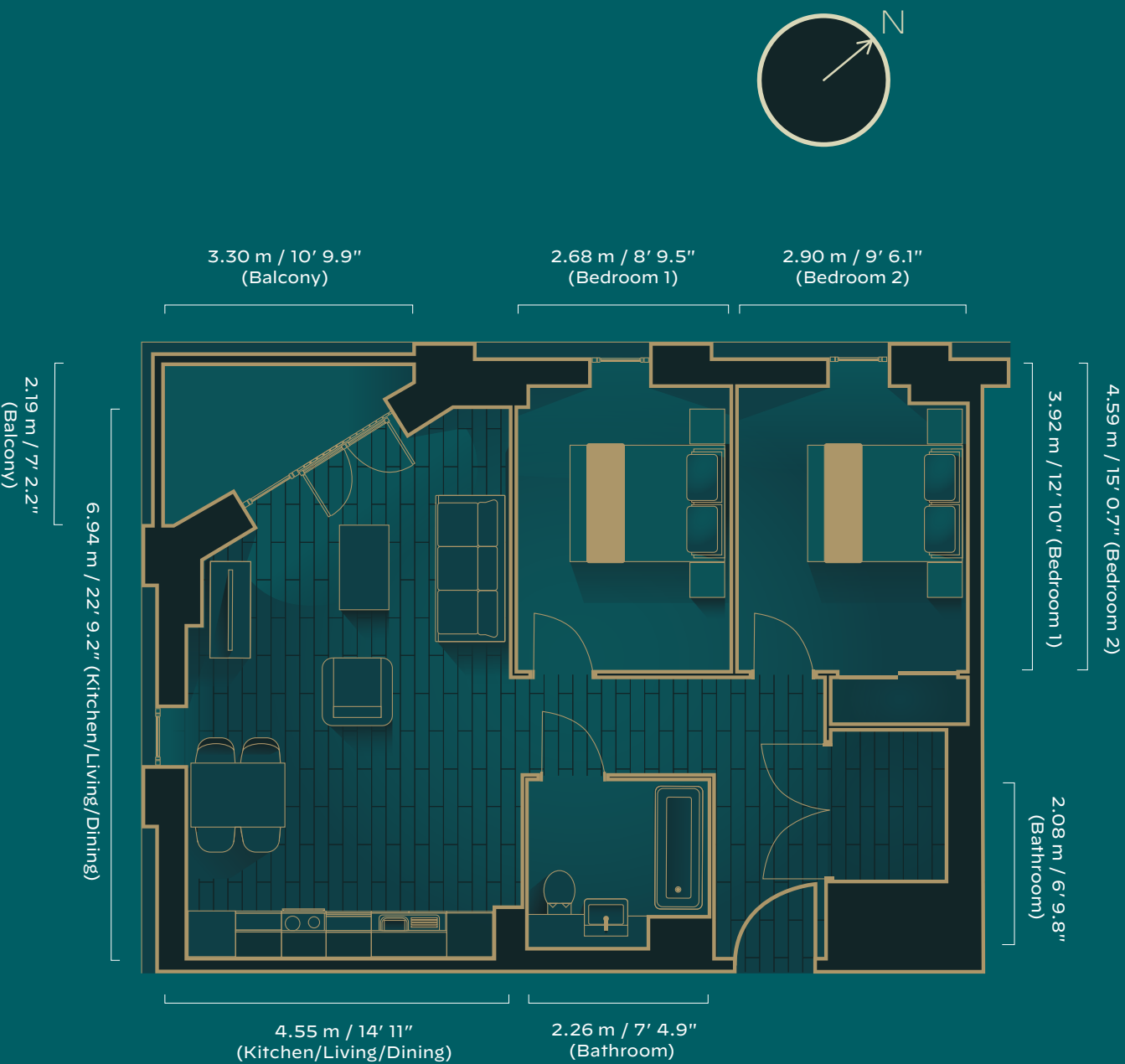
2 bedroom apartments – type g

2 bedroom apartments – type j

2 bedroom apartments – type l



2 bedroom - type a

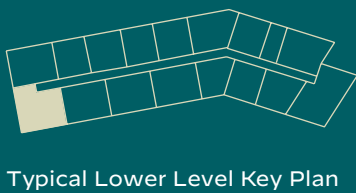


Level(s):	Apt. #:	Sq m2	Sq ft2
1	114	63.81	687
2	214	63.81	687
3	314	63.81	687
4	414	63.81	687
5	514	63.81	687
6	607	63.93	688

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type b



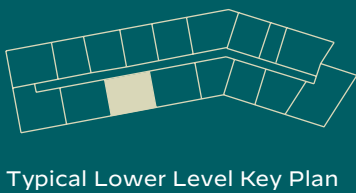
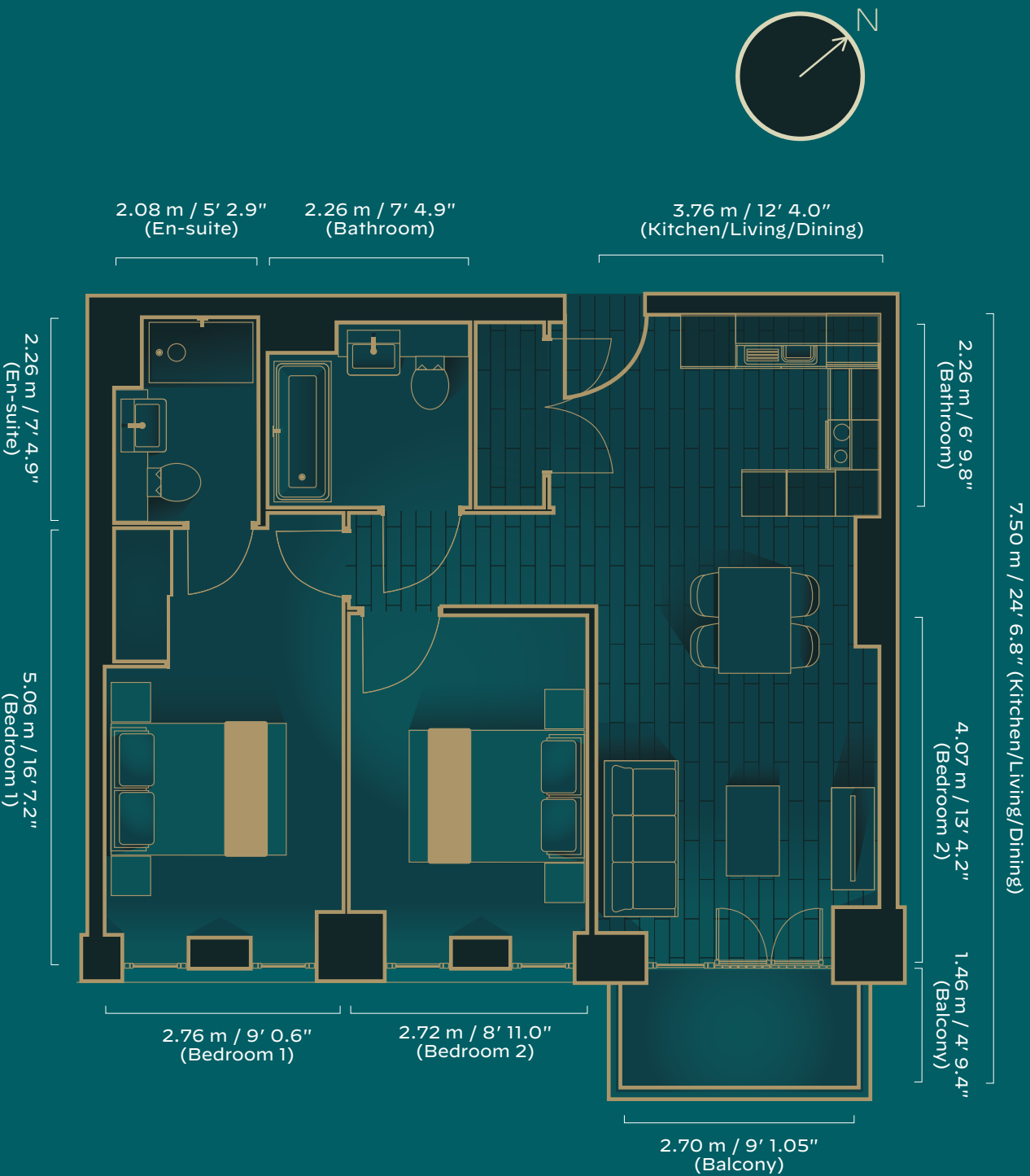
Level(s):	Apt. #:	Sq m2	Sq ft2
1	113	69.13	744
2	213	69.13	744
3	313	69.13	744
4	413	69.13	744
5	513	69.13	744
6	606	69.25	745

Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments



2 bedroom - type c1a

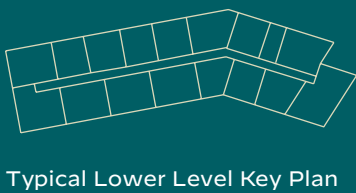
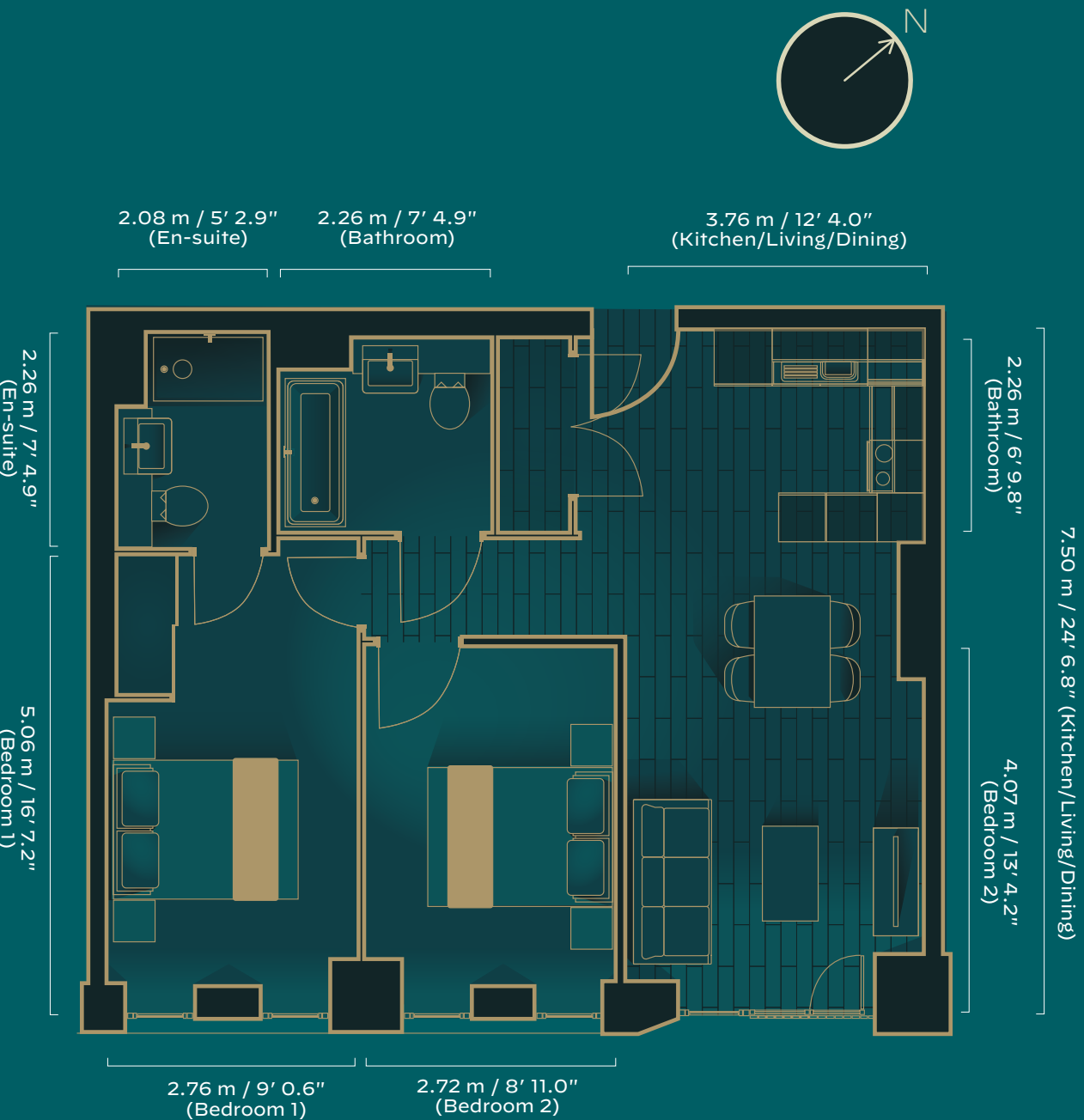


Level(s):	Apt. #:	Sq m2	Sq ft2
1	111	62.84	676
2	211	62.84	676
3	311	62.84	676
4	411	62.84	676
5	511	62.84	676
6	604	63.05	679

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type c1b



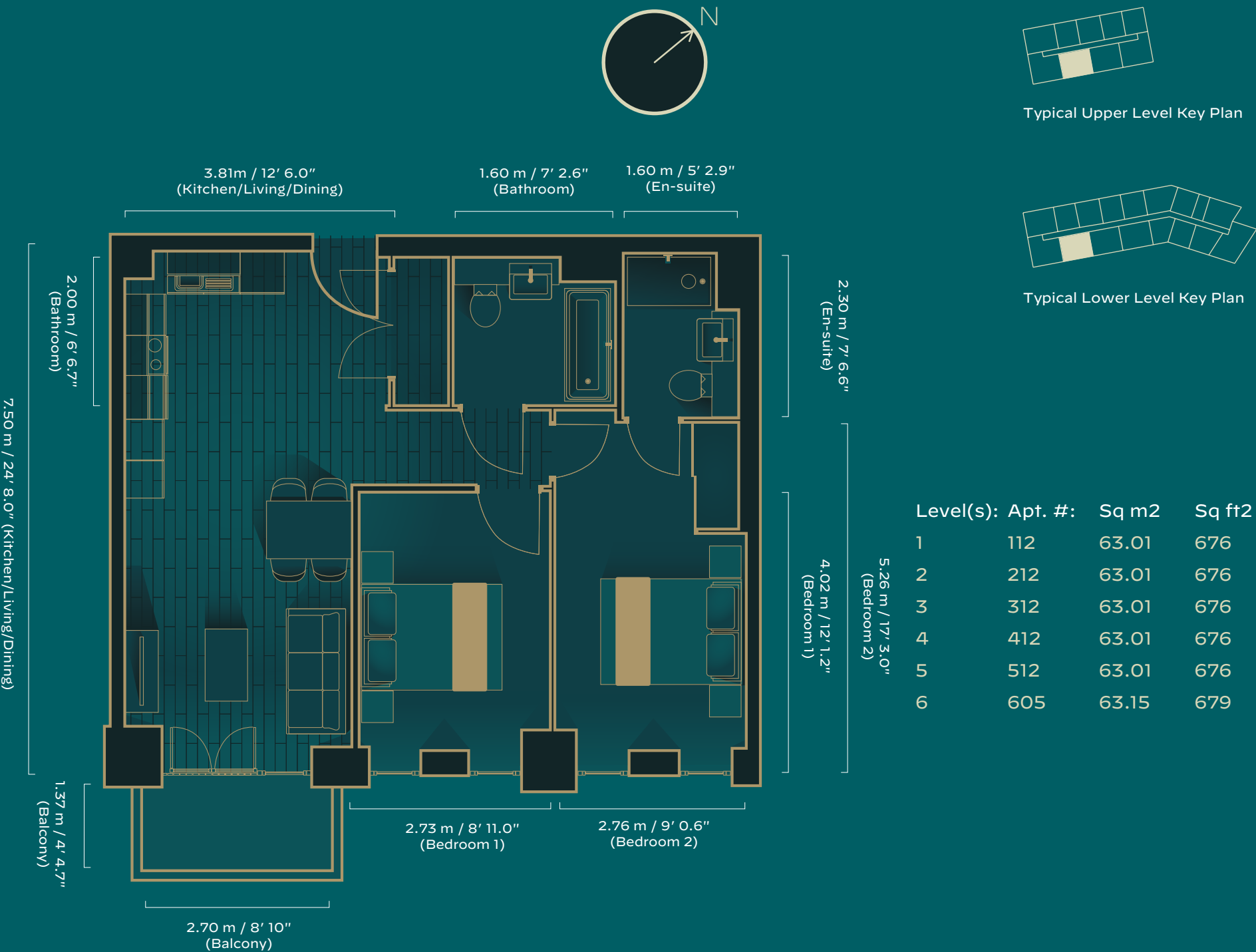
Level(s):	Apt. #:	Sq m2	Sq ft2
7	704	63.03	678
8	804	63.03	678
9	904	63.03	678
10	1004	63.03	678
11	1104	63.03	678
12	1204	63.17	680
13	1304	63.17	680
14	1404	63.17	680
15	1504	63.17	680
16	1604	63.17	680
17	1704	63.17	680
18	1804	63.49	683
19	1904	63.49	683
20	2004	63.49	683
21	2104	63.49	683
22	2204	63.49	683

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



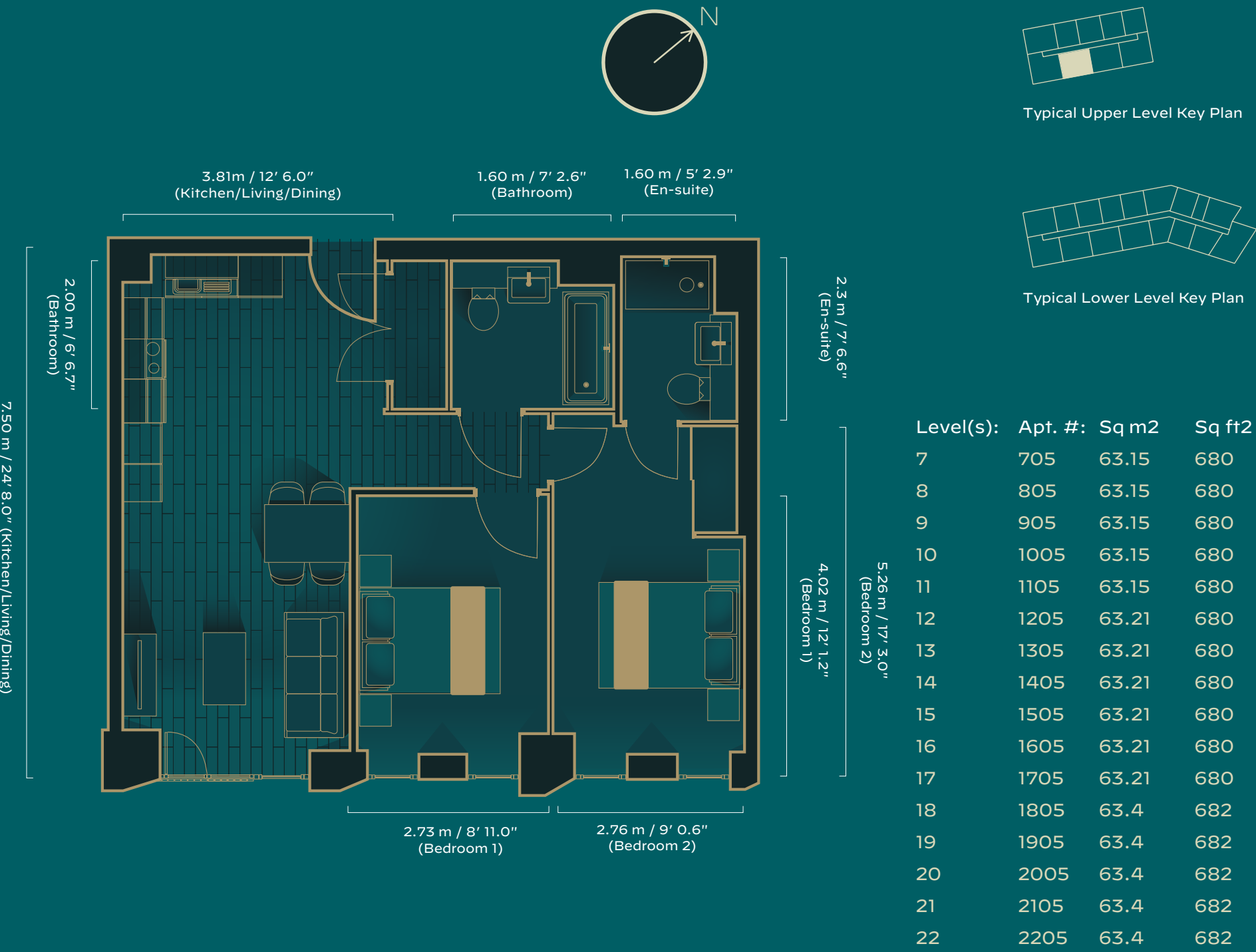
2 bedroom - type c2a



Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments

2 bedroom - type c2b

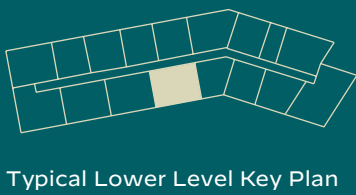
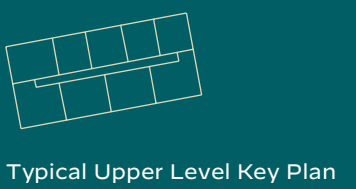
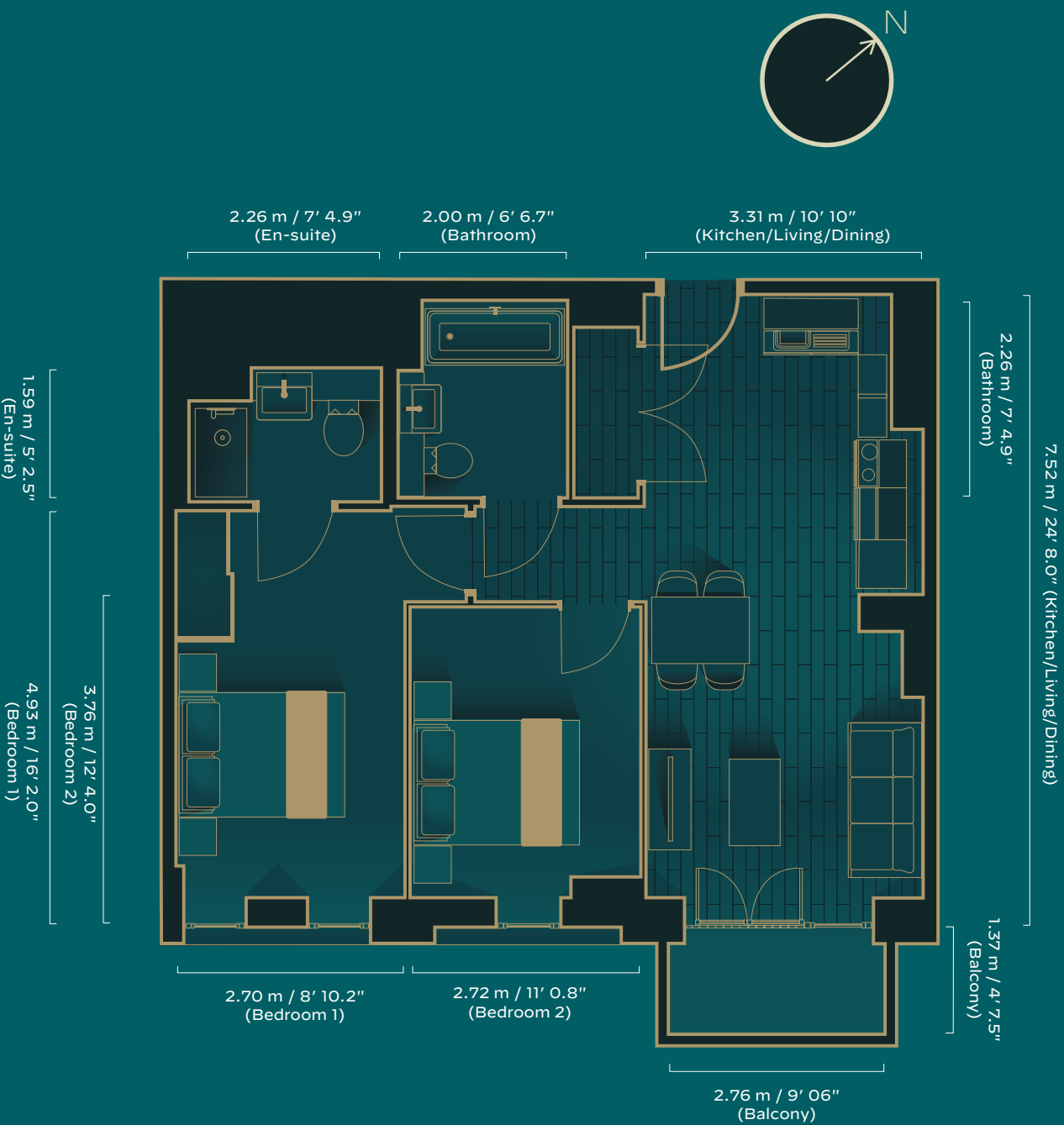


Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments



2 bedroom - type d

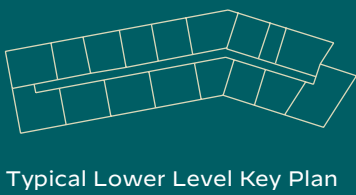
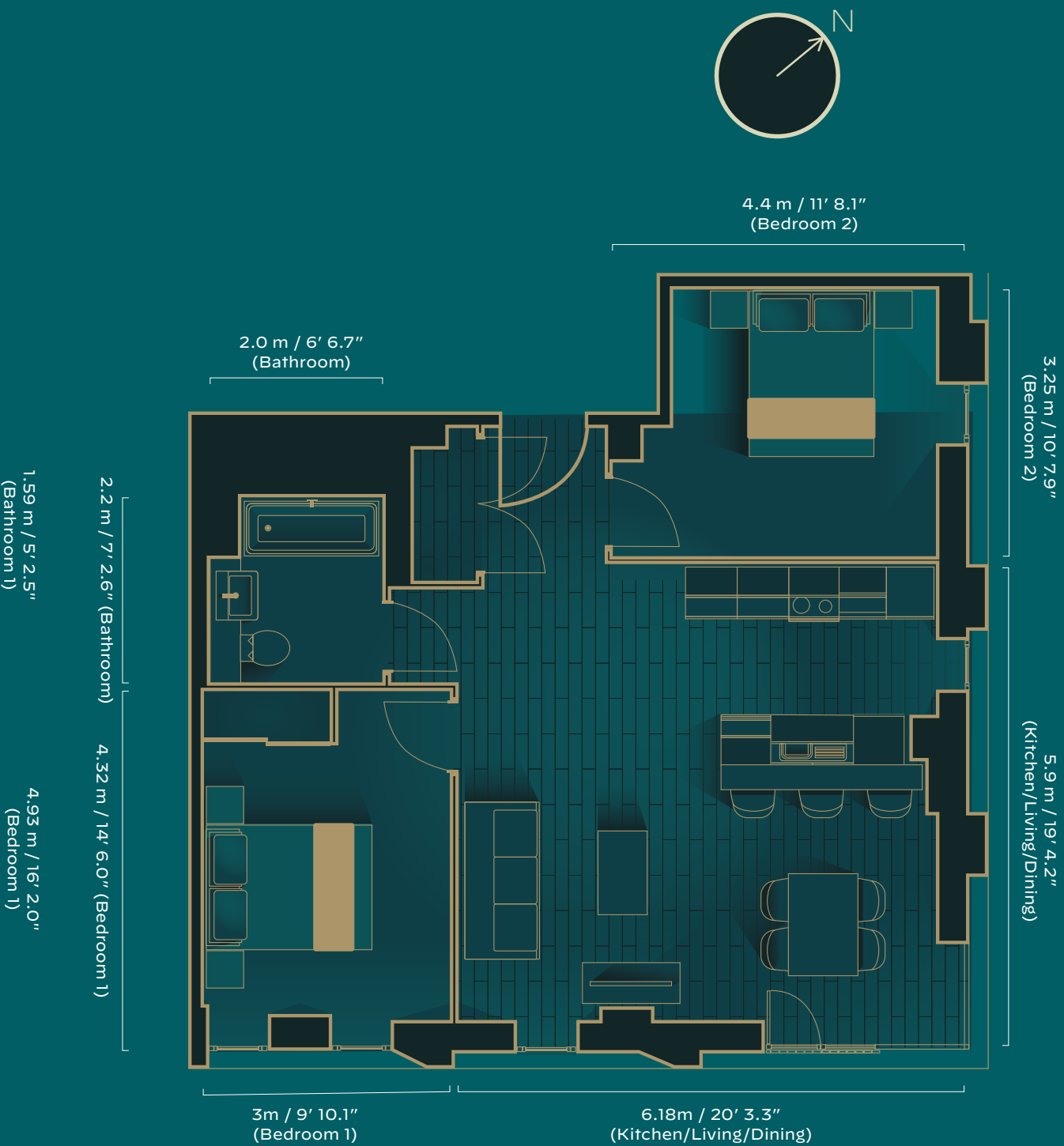


Level(s):	Apt. #:	Sq m2	Sq ft2
1	110	60.19	648
2	210	60.19	648
3	310	60.19	648
4	410	60.19	648
5	510	60.19	648

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type e



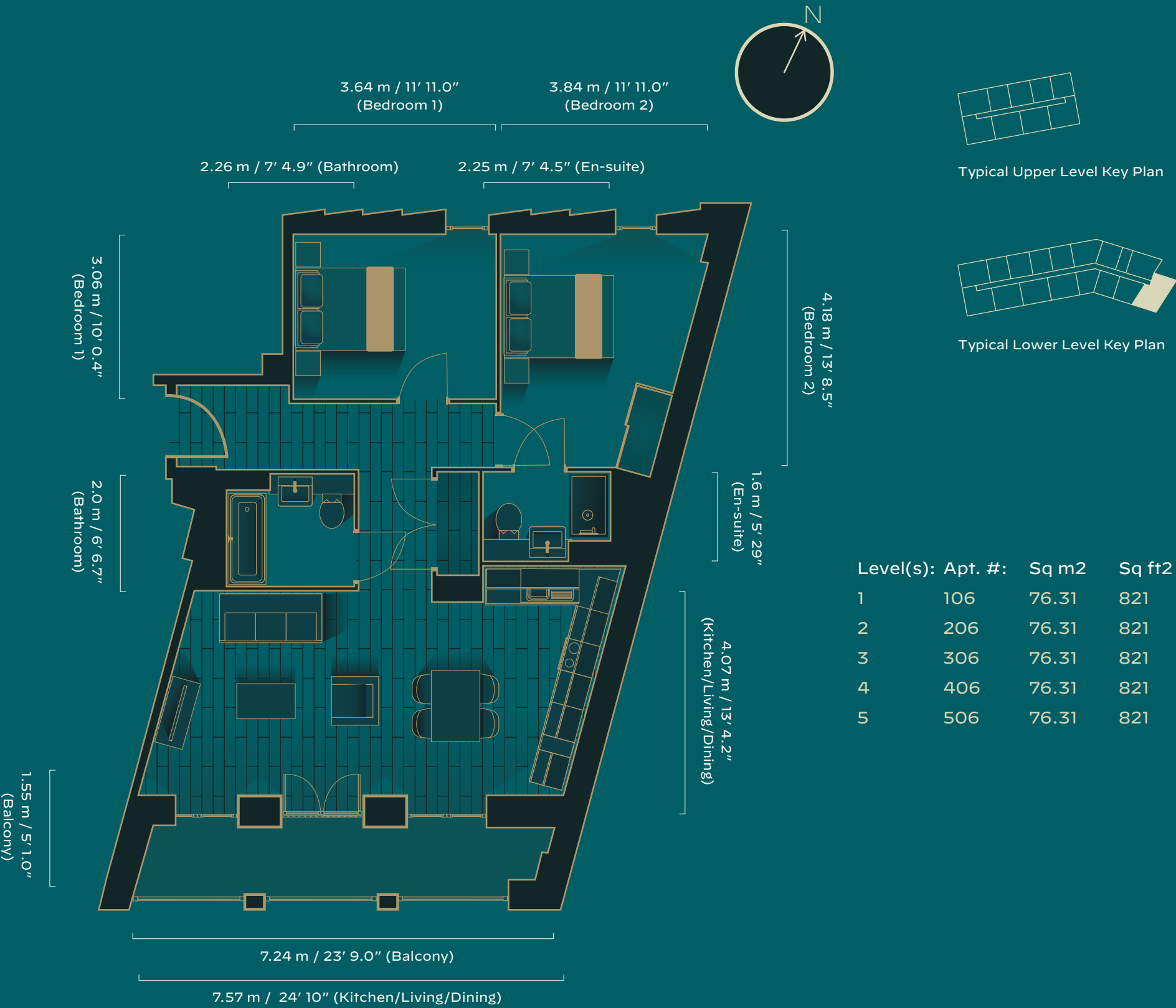
Level(s):	Apt. #:	Sq m2	Sq ft2
7	703	67.67	728
8	803	67.67	728
9	903	67.67	728
10	1003	67.67	728
11	1103	67.67	728
12	1203	67.95	731
13	1303	67.95	731
14	1403	67.95	731
15	1503	67.95	731
16	1603	67.95	731
17	1703	67.95	731
18	1803	67.97	732
19	1903	67.97	732
20	2003	67.97	732
21	2103	67.97	732
22	2203	67.97	732

Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



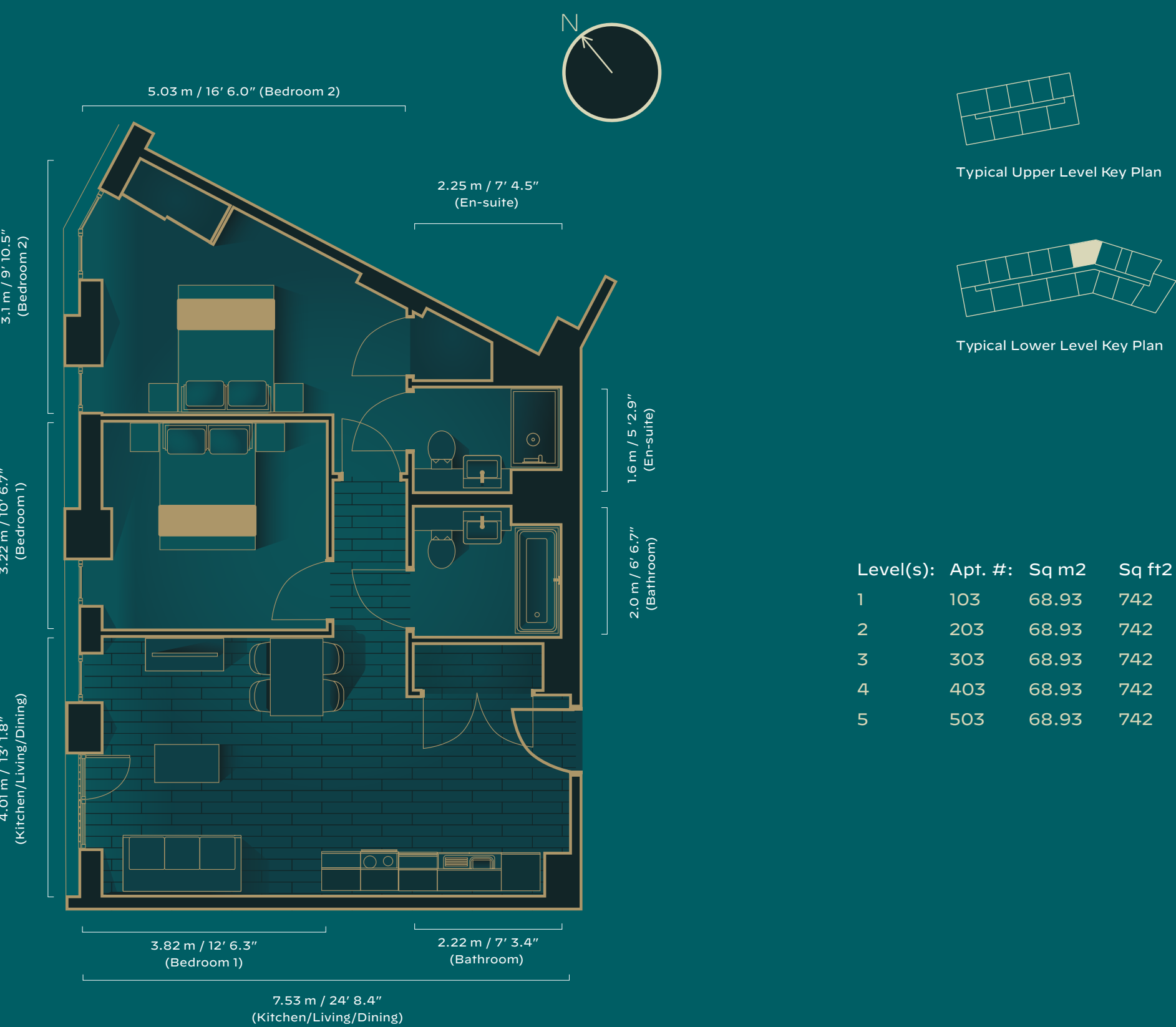
2 bedroom - type f



Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type g

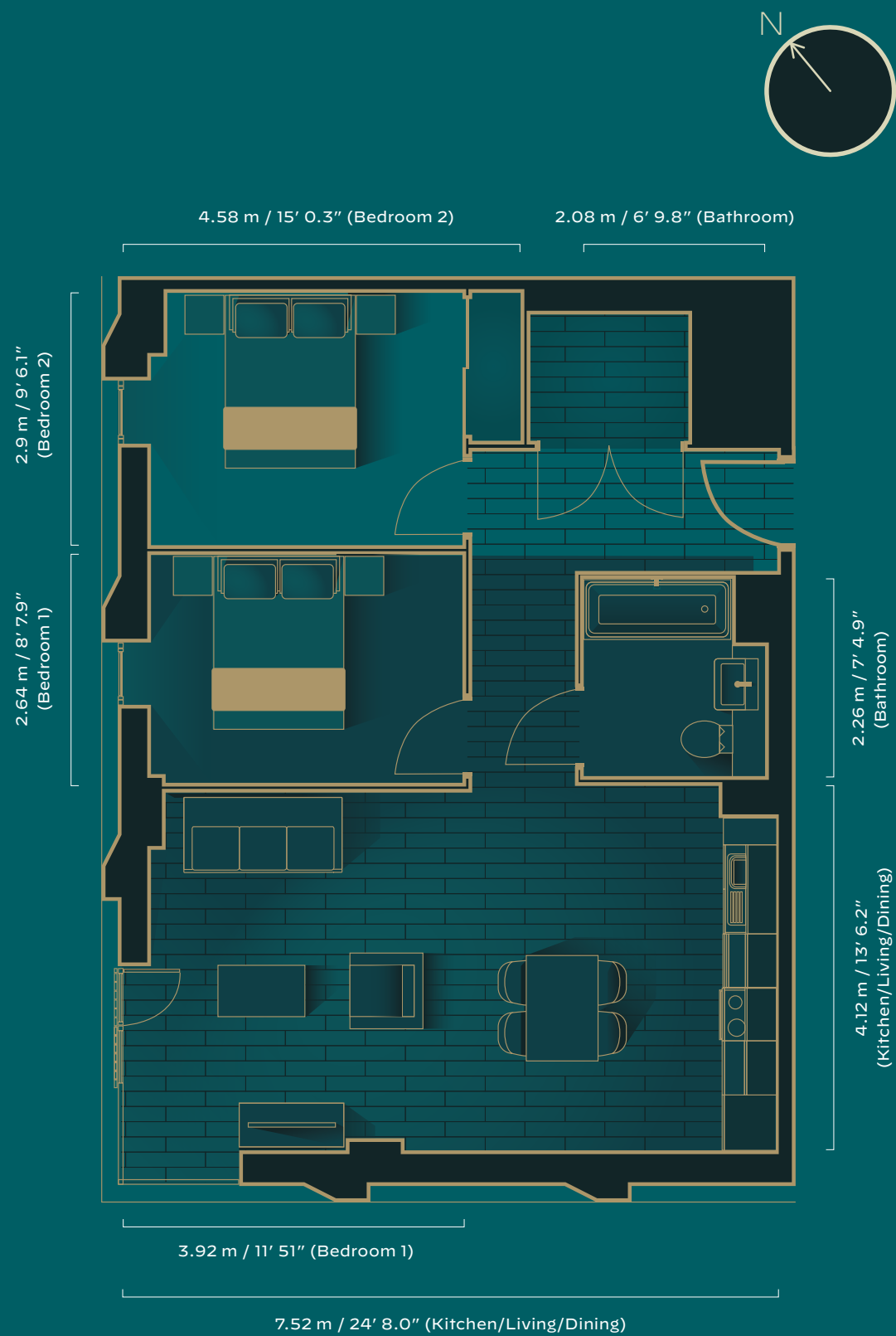


Kitchen type: Indigo base with white wall units & splashback

2 bedroom apartments



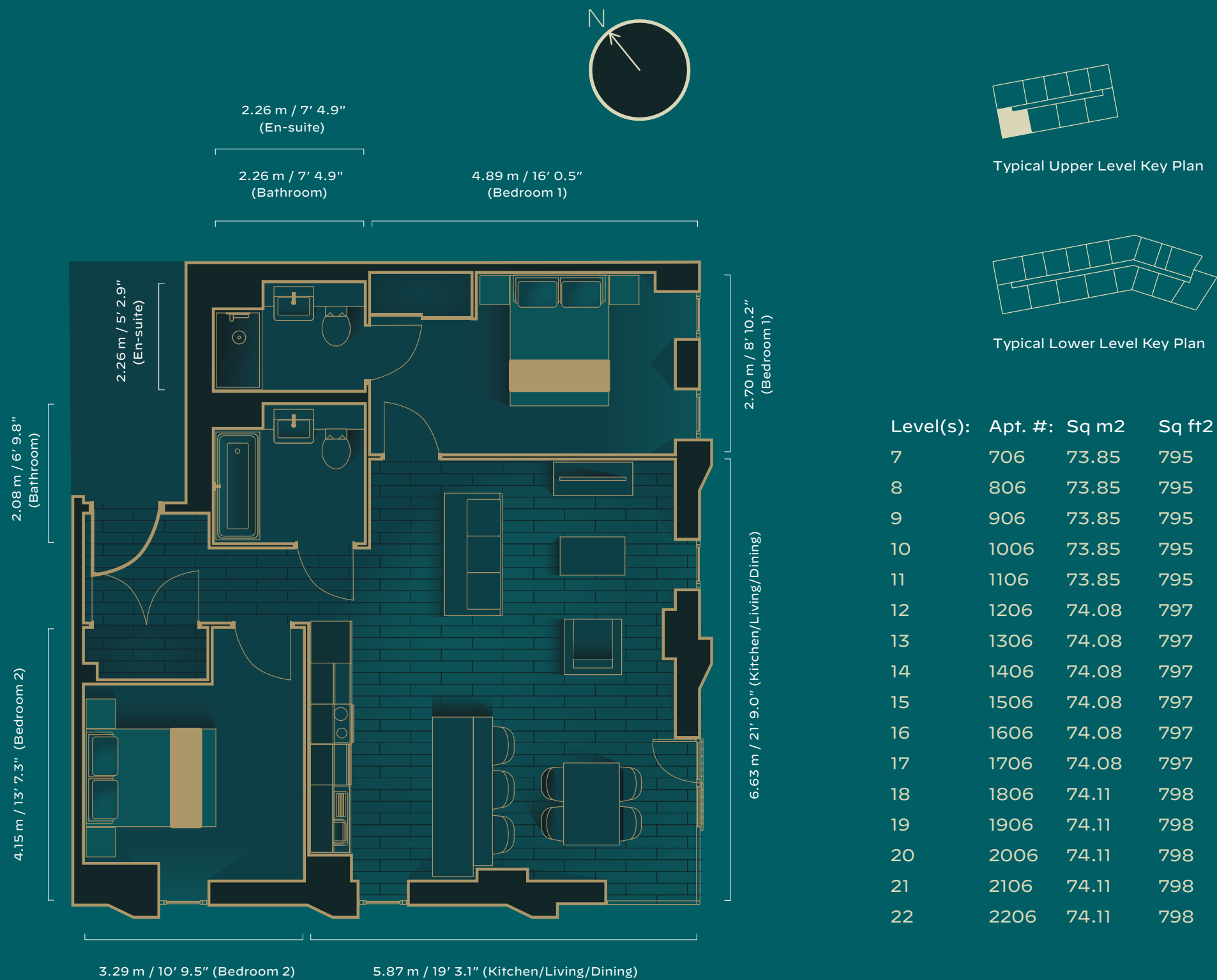
2 bedroom - type h



Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type j

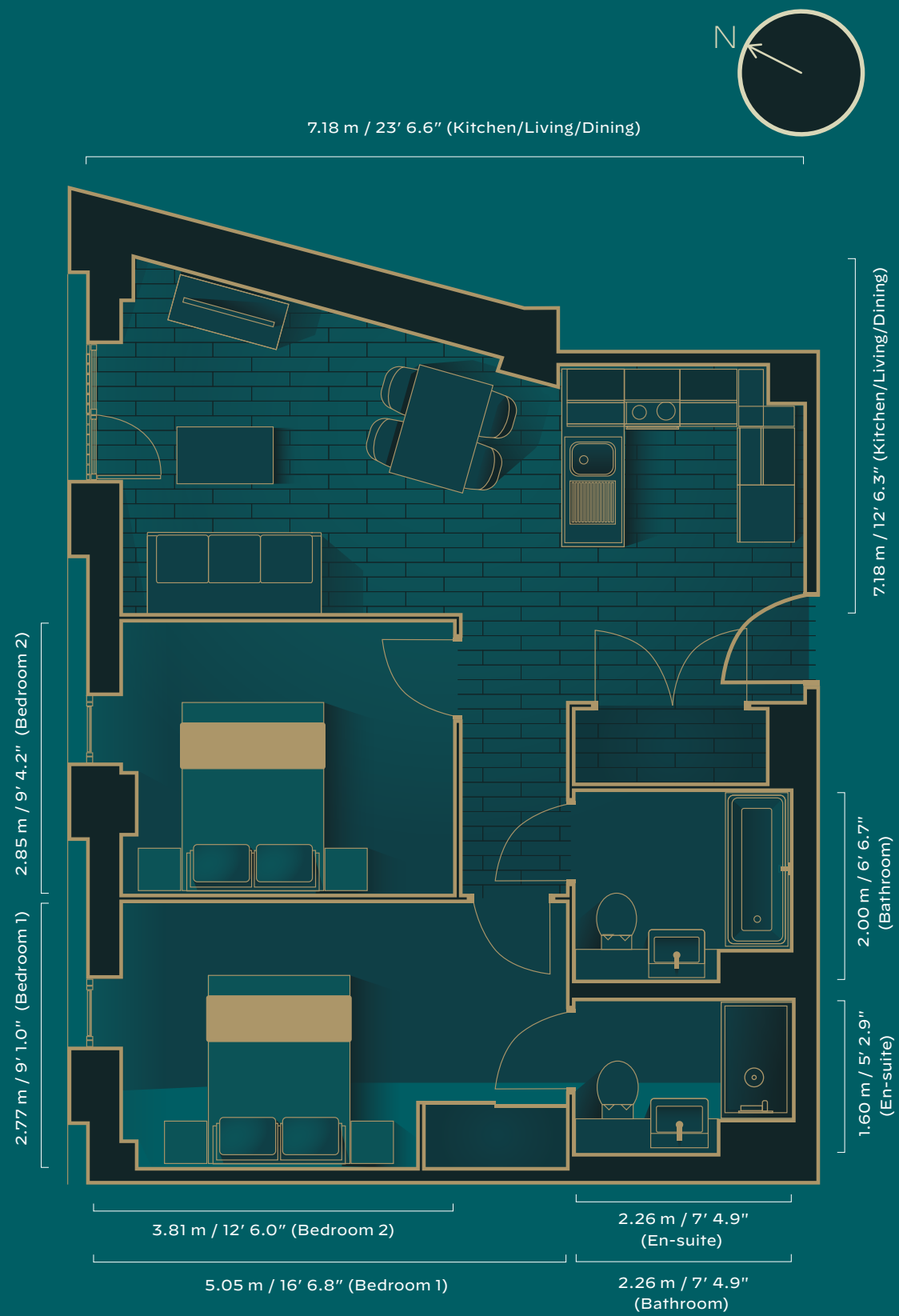


Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



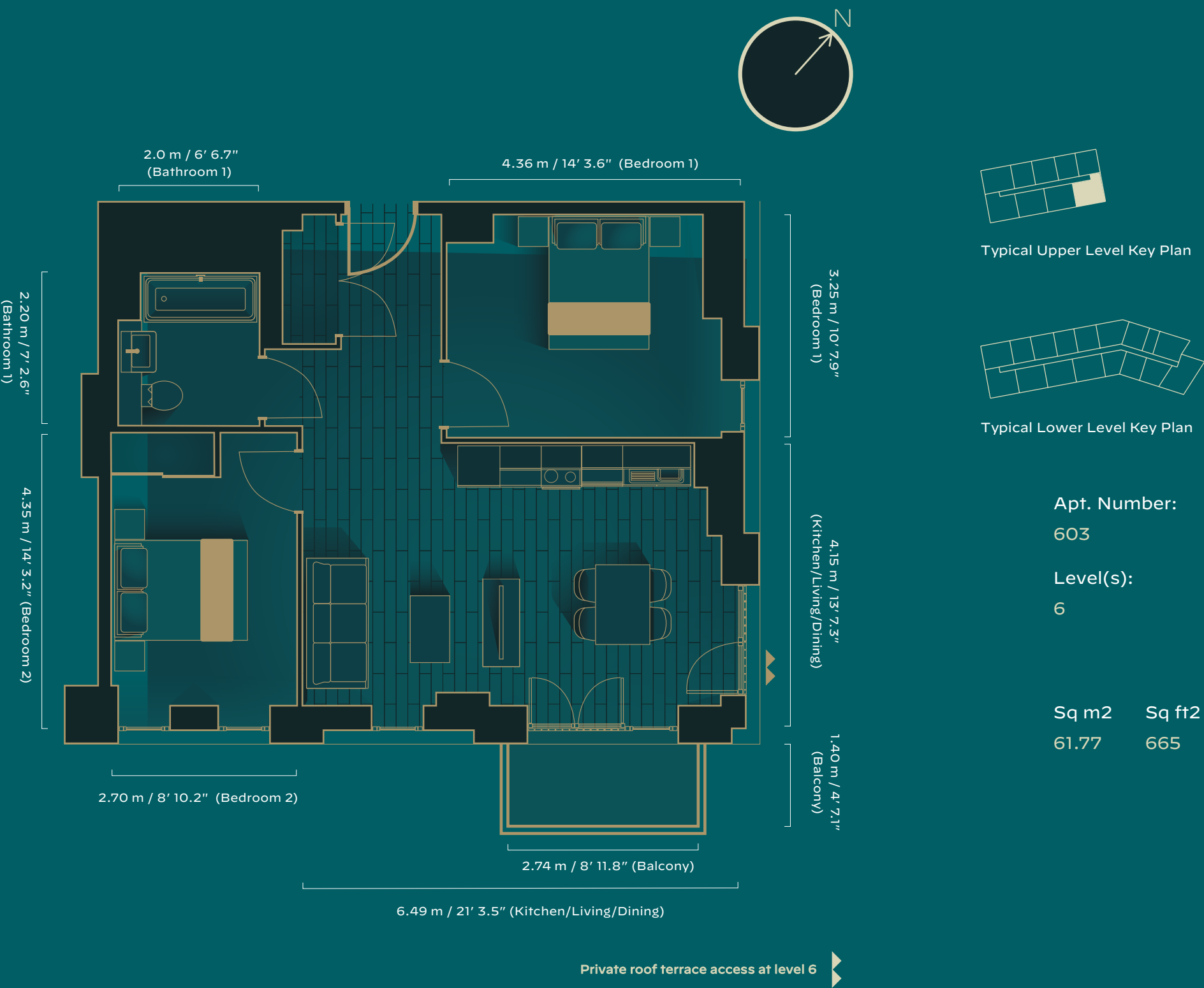
2 bedroom - type k



Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments

2 bedroom - type l










Kitchen type: Indigo base and wall units & blue splashback

2 bedroom apartments



# how to find our marketing suite

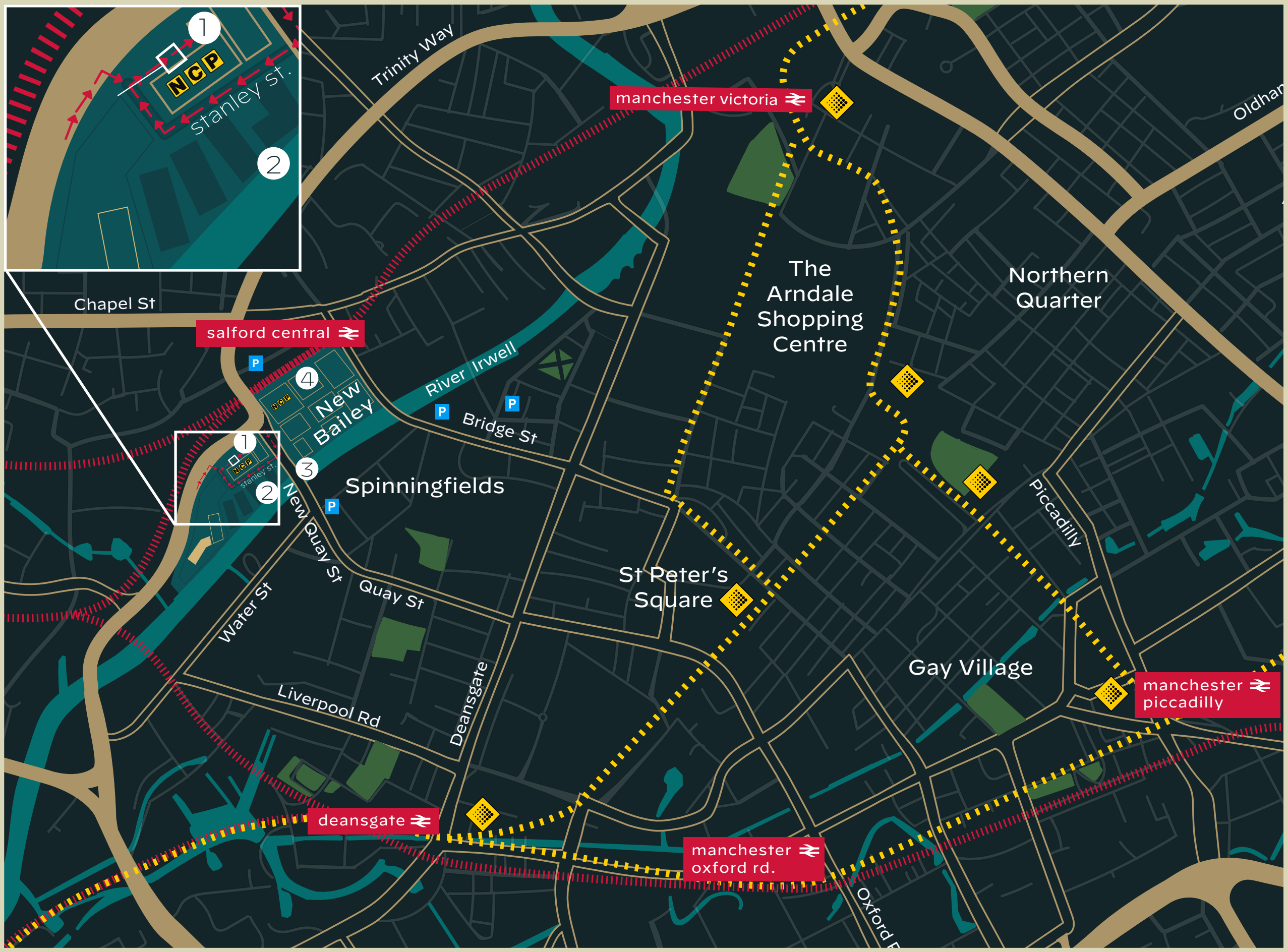
-  railway station
-  metrolink
-  parking
-  1 marketing suite
-  2 Premier Inn
-  3 Riverside House
-  4 Sainsbury's Local



/// what 3 words ///Perky.Major.Movie

Novella Marketing Suite, Stanley street,  
Salford, M3 5FY

0161 639 1733 [www.novella-salford.com](http://www.novella-salford.com)



Manchester City Centre, Novella has convenient transport links to the rest of the UK and beyond; easily accessible by plane, train or car.

## By car

The M62 connects Manchester to several surrounding cities in the North, including Liverpool to the west and Leeds to the east. Excellent parking facilities are available at the multi-storey Salford Stanley Street NCP car park, which is adjacent to the A57(M) and provides 633 spaces within its striking contemporary building. The car park also offers electric car charging points for disabled drivers; a UK first recognised by People's Parking.

## By plane

Manchester Airport is a short journey away, 30 minutes by car via the A56 or M60, or 45 minutes on the Transpennine Express, allowing for easy and convenient international and UK-wide travel.

## By train

Novella is easily accessible from Piccadilly Station which is less than a 10-minute journey by car, 20 minutes by bus, or half an hour on foot. Salford Central station is just a five-minute walk away, and is served by regular trains to and from Manchester Victoria.

## By tram

Exchange Square tram stop and St Peter's Square tram stop, which is one of the main Metrolink interchanges, are both within a 14-minute walk from Novella's marketing suite.



# sustainability

novella has been designed with sustainability at its forefront and utilises a number of energy saving measures throughout its development

Power efficient appliances are used throughout with low energy lighting which utilises LED lamp sources and automatic lighting controls to conserve energy.

renewable and low-carbon source, and inside Novella, efficient electric panel heaters with thermostat controls are fitted to use less energy.

The lifts are fitted with regenerative drive technology to convert the heat into reusable energy for the building, and the building itself has improved insulation and glazing specification for effective insulation with reduced air permeability.

Each of the apartments are fitted with water efficient appliances and fixtures throughout, and the living rooms and bedrooms benefit from natural ventilation via openable windows.

The roof of the building is mounted with a photovoltaic system which provides 10% of the predicted energy requirements from a

**GENERAL:** This brochure is intended to give general information about properties which we have built or are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure that information is correct at the time of going to print but you should not rely on it. Certain information is approximate and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our marketing suite during normal working hours and you can check the specification of each type of apartment prior to entering into a reservation. However, nothing in this brochure or any of our materials should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

**INDIVIDUAL PLOT VARIATION:** The designs show the overall style of the development, but elevational treatments may vary between plots in orientation, architectural detail and in the construction materials used externally and internally. These variations are designed to promote individuality and, in turn, to create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. Please note that window, door, balcony and terrace configurations may vary depending on plot.

**SITE PLAN:** Site layout, design, features and facilities are subject to change during the development and may vary on completion. Please note future development will be subject to commercial viability and the securing of satisfactory planning consent from the local planning authority.

**FUTURE PHASES:** The development forms part of a wider regeneration project and future phases are subject to commercial viability and the securing of satisfactory planning consent from the Local Planning Authority.

**IMAGES:** Images, copy and design are the property of The English Cities Fund or their licensors. Any unauthorised copying by third parties is strictly not permissible without prior consent © The English Cities Fund. Computer generated images and artists' impressions are intended to give an artist's impression of the design, based on information available to the artist at the time the image is created. They are not intended to be an accurate description of any specific property, its location or the surrounding area. We do sometimes need to make changes to designs, finishes and features during the development and appearance may vary on completion. Images showing views are based on the site at the time the image is produced. Please note that landscapes change and a view which is unrestricted now may be restricted in the future. We do not control adjoining or surrounding land.

**FLOOR PLANS:** Floor plan measurements are taken from the architects' drawings and may differ in the as built property. Please note the seller may need to make adjustments to the boundaries of the property but these will not significantly alter its area and the seller will notify the buyer of such adjustments. Maximum dimensions may include sloping ceilings, pillars, window bays, fitted wardrobes and other features. Floor plans and layouts should not therefore be used for purchasing items such as furniture or carpets. Kitchen and bathroom layouts may differ from those shown.

**SPECIFICATIONS:** We reserve the right to change specifications from time to time. We may need to substitute appliances and equipment mentioned in this brochure but we will seek to ensure that the replacement brand is of similar quality. Please contact our marketing suite for the latest information on specification.

**JOURNEY TIMES:** Journey times to and from the property are taken from publicly available sources, are approximate and are subject to change from time to time (for example if timetables or available transport options change). Information is for guidance only and you should make your own independent enquiries as appropriate.





[novella-salford.com](http://novella-salford.com)

0161 639 1733

Stanley Street, New Bailey, Salford, M3 5GT