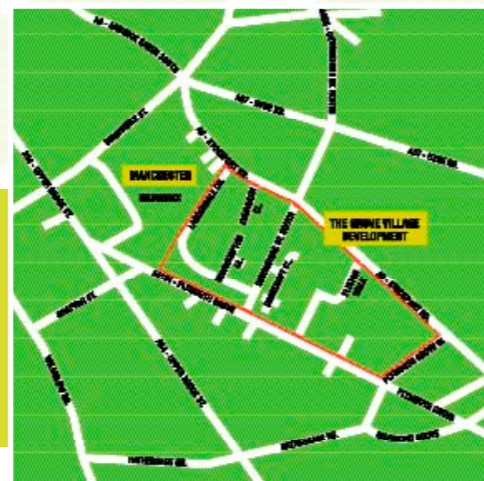
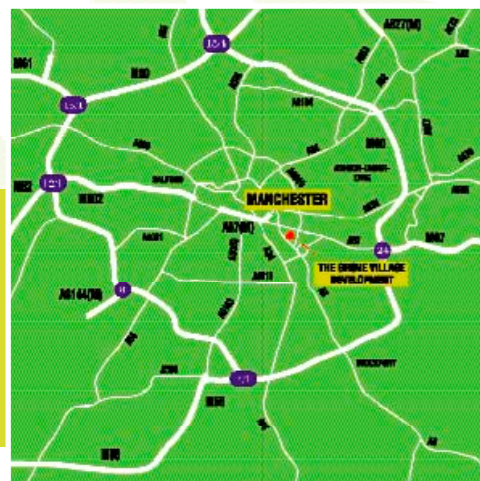


THE CORE

How To Find Us

From Junction 24 of the M60, take the A57 towards the city centre.
Turn left at the junction with Pottery Road (A6010) and after approximately half a mile, turn right onto Stockport Road (A6).
The development is approximately 1 mile down the road, on the left.



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BE PART OF A GREATER MANCHESTER

www.grovevillage.co.uk
www.gleesonregeneration.co.uk

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The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to The Core or any part of it.

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www.gleeson-homes.co.uk





The Lowry, Salford Quays



King Street, Manchester



The Triangle, Manchester

You're our focal point...

- 72 apartments • 1 & 2 bedroom • 14 distinctive designs
- open plan living • spacious bedrooms
- ground level convenience stores

The Core is the dramatic centrepiece of Grove Village – a £100 million regeneration project – which has transformed Ardwick. Contemporary and flexibly designed, these apartments have been created to suit your lifestyle demands. Convenience is given ultimate status at The Core. That's why we've dedicated the ground floor to commercial use; so that you've reliable stores to depend on – you know, for when you run out of milk!

With 14 different designs, boasting carefully planned layouts, there really is something to suit everyone; whether you're single, a couple, or a family, you'll feel at home at The Core.

Not that you'll want to venture from your smart new home, but if you were to, you'd find Manchester's vibrant metropolis just moments away. Beyond Grove Village, even more money is being invested to enhance local shops, businesses, and improve schools and streets. What was once a smoky, industrial area is fast becoming the place to be.

Going places?

Whether it's work or play, commuting from The Core couldn't be more simple. Close to Stockport Road, motorway links are nearby, plus it's just one stop on the train to Piccadilly Station, which is near to UMIST North and South campuses.

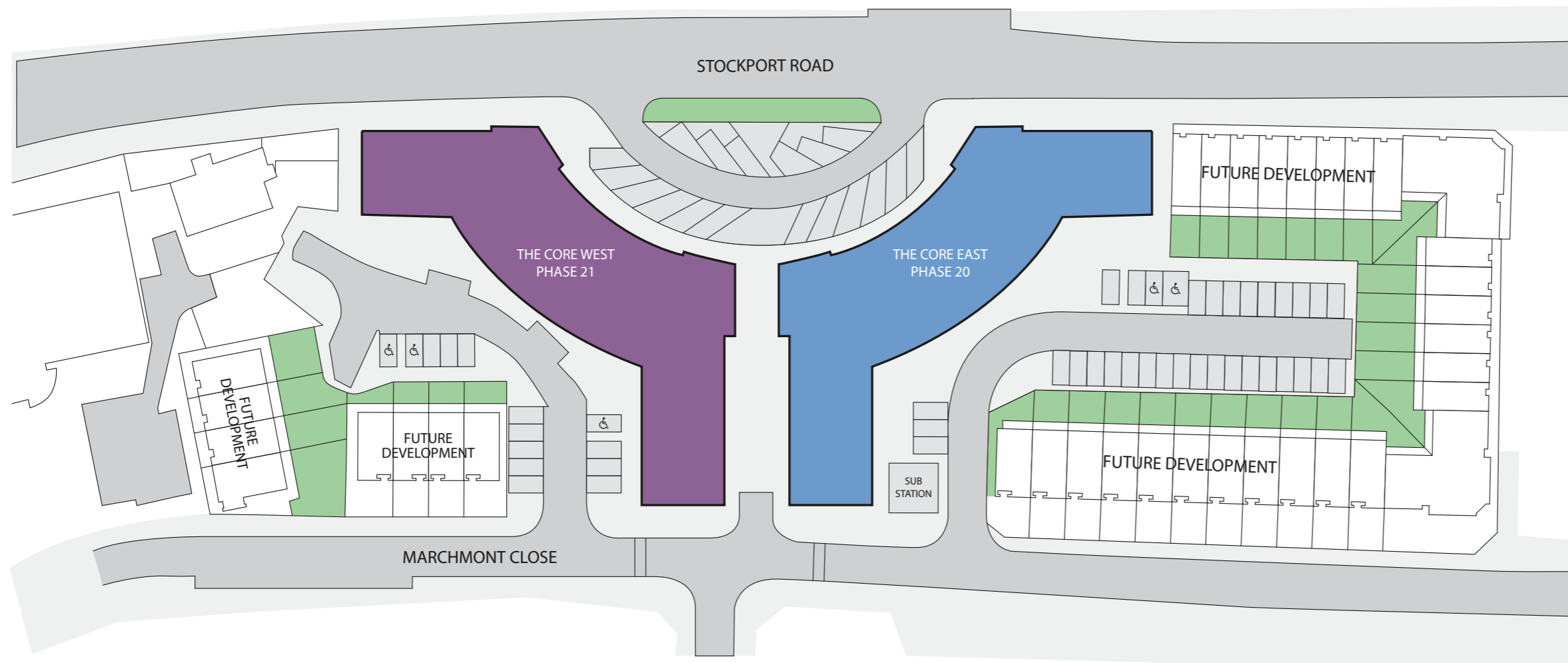
After work, there's so much to do and see. Ardwick Leisure Centre, Swinton Park and Manchester Aquatics centre all have great facilities, the latter boasting water chutes and an Olympic size pool. The famous Apollo theatre in nearby Chorlton on Medlock plays regular host to a range of impressive international

acts, while the Bushmoor Walk family centre offers excellent nursery/play facilities. The City of Manchester Stadium, host of the Commonwealth Games, and now home to Manchester City Football Club, is also nearby.

Great shops are within easy reach too. There's a giant Asda just down the road – the largest superstore in Europe – as well as an eclectic range of boutiques, Harvey Nichols, Selfridges and so much more in the heart of the city.



Site Plan



This plan is not to scale. It is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Highway details are subject to Local Authority approval. Gleeson reserve the right to change the layout of the development and housetypes without prior notice.

First & Second Floor

Although every care has been taken to ensure its accuracy, the information in this brochure is for guidance only and does not constitute a contract, part of a contract or warranty. Floorplans and computer generated image depict typical apartments at The Core. All dimensions are approximate and should not be used when ordering carpets and soft furnishings. Gleeson reserve the right to alter any individual property or part of the development. For SAP energy ratings, please ask the Homes Consultant.

Apartment Type A

Living/Dining Room	4.25m max. x 3.23m min. 13'11" max. x 10'7" min.
Kitchen	3.51m x 1.57m 11'6" x 5'1"
Bedroom	4.24m x 2.58m 13'10" x 8'6"

Apartment Type B

Living/Dining Room	5.31m x 3.02m 17'5" x 9'10"
Kitchen	2.96m x 1.78m 9'8" x 5'10"
Bedroom	5.31m max. x 2.82m max. 17'5" max. x 9'3" max.

Apartment Type C

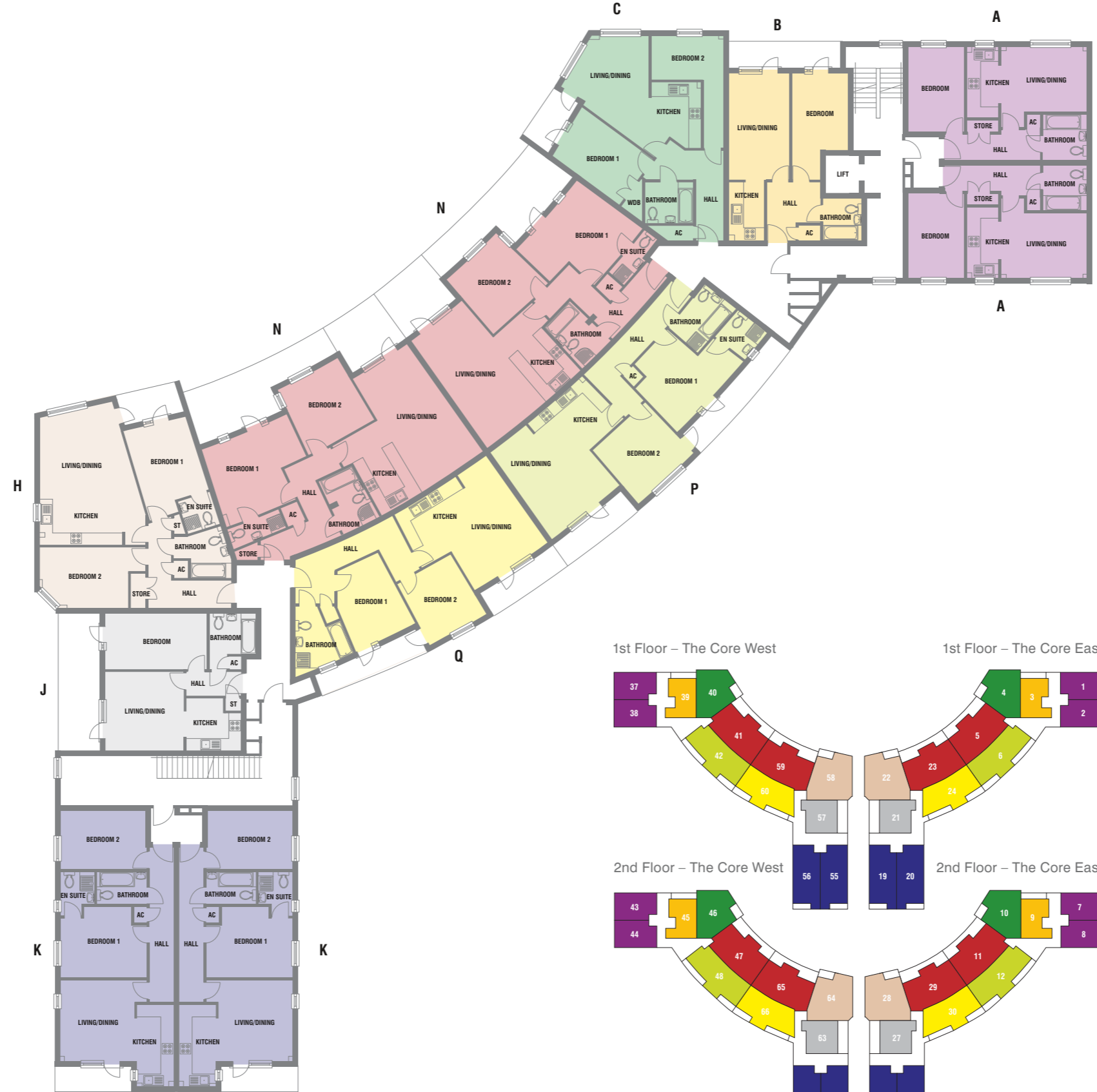
Living/Dining Room	5.91m max. x 5.05m max. 19'4" max. x 16'6" max.
Kitchen	3.19m max. x 2.53m max. 10'5" max. x 8'3" max.
Bedroom 1	4.33m max. (excl. wdb.) x 2.75m 14'2" max. (excl. wdb.) x 9'0"
Bedroom 2	3.69m max. x 2.27m min. 12'1" max. x 7'5" min.

Apartment Type H

Kitchen/Living/Dining Room	7.32m max. x 5.30m max. 24'0" max. x 17'4" max.
Bedroom 1	3.79m min. x 3.29m 12'5" min. x 10'9"
Bedroom 2	5.30m max. x 3.02m max. 17'4" max. x 9'10" max.

Apartment Type J

Living/Dining Room	3.97m x 3.98m 13'0" x 13'0"
Kitchen	2.80m max. x 2.60m max. 9'2" max. x 8'6" max.
Bedroom	5.08m x 2.82m 16'7" x 9'3"



Apartment Type K

Living/Dining Room	4.29m max. x 4.07m 14'0" max. x 13'4"
Kitchen	4.08m x 1.79m 13'4" x 5'10"
Bedroom 1	4.29m max. x 3.53m max. 14'0" max. x 11'6" max.
Bedroom 2	4.29m x 2.89m 14'0" x 9'5"

Apartment Type N

Living/Dining Room	6.48m x 3.65m max. 21'3" x 11'11" max.
Kitchen	2.78m x 2.36m max. 9'1" x 7'8" max.
Bedroom 1	4.71m max. x 4.09m max. 15'5" max. x 13'5" max.
Bedroom 2	3.50m max. x 3.57m 11'5" max. x 11'8"

Apartment Type P

Kitchen/Living/Dining Room	5.94m max. x 5.34m max. 19'5" max. x 17'6" max.
Bedroom 1	4.94m max. x 3.96m max. 16'2" max. x 12'11" max.
Bedroom 2	3.50m x 3.68m max. 11'5" x 12'0" max.

Apartment Type Q

Kitchen/Living/Dining Room	5.39m max. x 5.34m max. 17'8" max. x 17'6" max.
Bedroom 1	4.06m max. x 3.32m max. 13'3" max. x 10'10" max.
Bedroom 2	3.50m x 3.12m max. 11'5" x 10'2" max.

Third Floor

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Apartment Type A

Living/Dining Room	4.25m max. x 3.23m min. 13'11" max. x 10'7" min.
Kitchen	3.51m x 1.57m 11'6" x 5'1"
Bedroom	4.24m x 2.58m 13'10" x 8'6"

Apartment Type B

Living/Dining Room	5.31m x 3.02m 17'5" x 9'10"
Kitchen	2.96m x 1.78m 9'8" x 5'10"
Bedroom	5.31m max. x 2.82m max. 17'5" max. x 9'3" max.

Apartment Type E

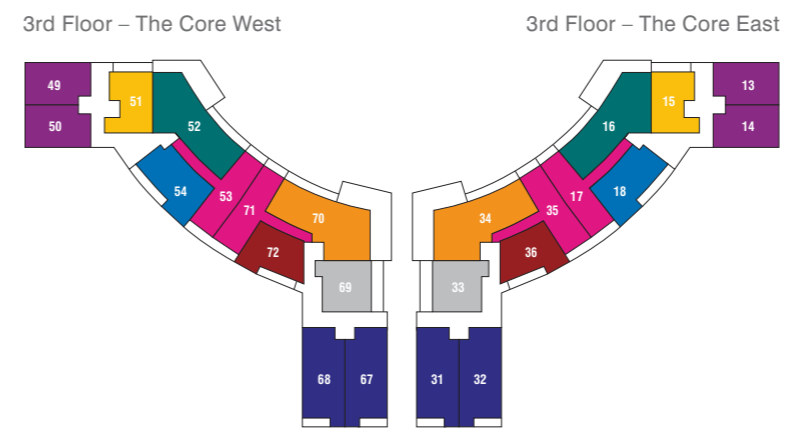
Kitchen/Living/Dining Room	6.55m max. x 3.68m max. 21'5" max. x 12'0" max.
Bedroom 1	3.97m max. x 3.05m max. 13'0" max. x 10'0" max.
Bedroom 2	3.61m max. x 2.86m max. 11'10" max. x 9'4" max.

Apartment Type F

Living/Dining Room	5.01m max. x 4.11m max. 16'5" max. x 13'5" max.
Kitchen	2.42m x 2.22m 7'11" x 7'3"
Bedroom	5.18m max. x 3.04m 16'11" max. x 9'11"

Apartment Type G

Kitchen/Living/Dining Room	6.48m max. x 4.04m max. 21'3" max. x 13'3" max.
Bedroom	5.28m max. x 3.12m max. 17'3" max. x 10'2" max.



Apartment Type J

Living/Dining Room	3.97m x 3.98m 13'0" x 13'0"
Kitchen	2.80m max. x 2.60m max. 9'2" max. x 8'6" max.
Bedroom	5.08m x 2.82m 16'7" x 9'3"

Apartment Type K

Living/Dining Room	4.29m max. x 4.07m 14'0" max. x 13'4"
Kitchen	4.08m x 1.79m 13'4" x 5'10"
Bedroom 1	4.29m max. x 3.53m max. 14'0" max. x 11'6" max.
Bedroom 2	4.29m x 2.89m 14'0" x 9'5"

Apartment Type L

Living/Dining Room	7.05m max. x 5.44m max. 23'1" max. x 17'10" max.
Kitchen	2.88m x 2.86m 9'5" x 9'4"
Bedroom 1	3.89m x 3.67m min. 12'9" x 12'0" min.
Bedroom 2	4.12m x 3.68m max. 13'6" x 12'0" max.

Apartment Type M

Living/Dining Room	6.77m min. x 3.33m min. 22'2" min. x 10'11" min.
Kitchen	2.86m x 2.86m 9'4" x 9'4"
Bedroom 1	3.89m x 3.68m min. 12'9" x 12'0"
Bedroom 2	3.78m min. x 3.68m 12'4" min. x 12'0"



Typical Interior



Typical Interior



Designs for life

Designs for life – The Core apartments have been thoughtfully designed. Created by blending the very best in contemporary materials, modern technology and traditional skills, these homes offer the ultimate in comfortable, stylish, flexible living. A carefully thought out specification offers everything you need for life at its easiest and most enjoyable.

Beautifully inspired, The Core kitchens boast superb units, and a range of quality appliances; including an integrated oven, hob and hood, fridge freezer, plus plumbing for washing machines and dishwashers where applicable.

Ceramic wall tiles have been selected for their practical and aesthetic qualities. And luxury bathrooms provide a welcoming, relaxing retreat from everyday life; featuring pristine white suites, with a choice of attractive tiles.

For your safety and security, smoke alarms have been fitted as standard, with wiring for an intruder alarm system. TV points are located in both the living room and master bedroom. And last but not least, your home is covered by a 10 Year NHBC Warranty, for even greater reassurance and confidence.

Reputations aren't built overnight

For a hundred years MJ Gleeson Group has pursued the philosophy of building homes – not just houses. This important difference has resulted in a portfolio of designs that reflect our ever-changing lifestyles. We look far beyond mere bricks and mortar to consider how best to create a complete environment, both internally and externally.

Determined to build homes for the 21st century, innovation is high on our agenda, and we take a pro-active approach to introducing new technologies throughout the entire construction process, allowing us to include features that will benefit both the people who live in our homes and the environment which surrounds them.

We also aim to set new building standards, creating homes that are not only better constructed, but also more energy-

efficient and easier and cheaper to maintain. This approach has won Gleeson a number of prestigious industry awards, as well as a reputation of which we are very proud.

And we do not only seek to improve modern buildings, we are equally proud of our restoration developments. A number of Gleeson developments provide a new lease of life for redundant buildings and derelict areas all over the country. The company has been well recognised nationwide for its significant role in inner-city regeneration.

So whether you buy a completely new home or one that we have refurbished, you can rest assured that we build to significantly high standards in order that a Gleeson property will always be a home of distinction.