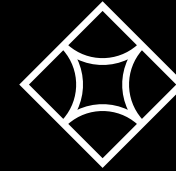


THE  
CHAMBERS

14 EXTRAORDINARY APARTMENTS  
IN A PRESTIGIOUS CITY CENTRE LOCATION







## THE CHAMBERS

On Chapel Walks off Cross Street - right in the thick of all the buzz, colour and culture for which the great city of Manchester is famous - you will find The Chambers.

House Crowd Developments has cleverly (and sensitively) united the interiors of three neighbouring 19th Century buildings to create 14 contemporary style one, two and three bedroom apartments.

Painstaking restoration and redevelopment has produced a collection of individual apartments that incorporate many characterful period features; from early 19th Century timber roof beams and New York style fire escapes to restored period windows and an elaborate stone carved facade complete with its own 'grotesques'.

Added to this is a luxurious specification for easy every day living, and the convenience of having the city's shopping, leisure and cultural delights right on your doorstep.

Few opportunities arise to make a home within buildings that have stood at the heart of a great city and watched it rise and, sometimes quite literally, fall around them.

If these walls could talk they'd tell you tales of commerce and industry from the days when silk merchants, architects, solicitors and pub landlords resided within them.

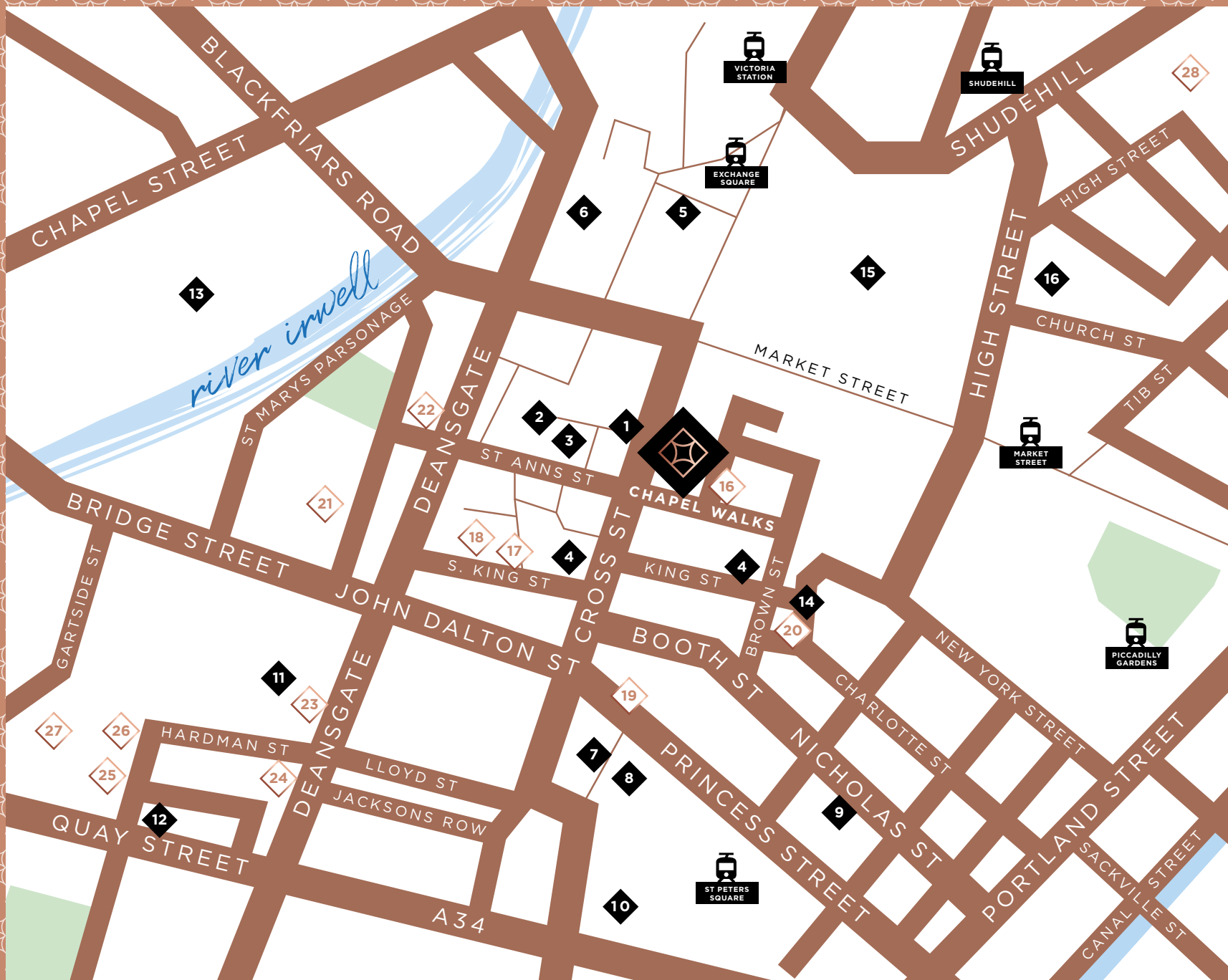
They'd even tell you of a charmed day in the early 1980's when a determined young musician (Johnny Marr) met the man who would manage one of Manchester's most famous bands, The Smiths, and turn him into a music legend.

Now it's time for a new chapter in their story, and one where you could play a leading role.

**HOUSE CROWD**  
DEVELOPMENTS  
Invest. Build. Prosper.



THE CHAMBERS | MANCHESTER



1. The Royal Exchange
2. St Anns Square
3. David M Robinson
4. King Street
5. Selfridges
6. Harvey Nichols
7. Albert Square
8. The Town Hall
9. Manchester City Art Gallery
10. Manchester Library
11. Spinningfields
12. The Opera House
13. The Lowry Hotel
14. Spring Gardens
15. The Arndale
16. The Northern Quarter

16. Sam's Chop House
17. El Gato Negro
18. Tast Catala
19. Piccolino
20. Rosso
21. San Carlo
22. Gaucho
23. Australasia
24. Hawksmoor
25. 20 Stories
26. The Ivy
27. Tattu
28. Mackie Mayor





## THE LOCATION

If you love having smart designer brands, bars, restaurants, theatres, cinemas, art galleries and the ability to travel to every major town and city in the country (or abroad) within a few minutes walk of where you live, you will love living at The Chambers.

Tucked away on historic Chapel Walks close to where it joins Cross Street, The Chambers sits within the Upper King Street Conservation Area and is surrounded by some of the finest examples of the city's architecture, both old and new.

From here you are a mere two minute walk from the Royal Exchange Theatre, three minutes from Selfridges and Harvey Nichols, five minutes from Manchester City Art Gallery, ten minutes from The Ivy at Spinningfields, eleven minutes from Canal Street...need we go on?

For work, MediacityUK is just 26 minutes away on a regular tram service, or you can head off to Altrincham, Bury and all the destinations in between from the Metro stations at Exchange Square or St Peter's Square.

If you're travelling further afield, Manchester Victoria Station is just 8 minutes walk away and offers regular services to Liverpool, Leeds, Preston, York and Manchester Airport and many other destinations. Whilst 15 minutes walk in the opposite direction gets you to Manchester Piccadilly, where you can take advantage of regular departures to London Euston, Birmingham, Southampton, Crewe, Chester, Cardiff, Glasgow, Edinburgh... the list is (nearly) endless.



6



10



11



28



Old Half Moon Chambers (5-7 Chapel Walks)

Chapel Walks Chambers (9-11 Chapel Walks)

Union Buildings (15-17 Chapel Walks)



# THE HISTORY

The Chambers comprises three buildings – Old Half Moon Chambers, Chapel Walks Chambers and Union Buildings – the interiors of which have been skilfully merged whilst retaining each individual and imposing period façade.

As well as being interesting examples of early and late Victorian architecture, these buildings have stood the test of time and have adapted to suit the changing needs of their occupants; providing a base for every kind of trade, from silk merchant to post-punk clothing store.

## OLD HALF MOON CHAMBERS

Old Half Moon Chambers was built in 1870 to a design by prominent Manchester architects, Speakman & Charlesworth. The building incorporates some of the shell of its predecessor, the Old Half Moon Hotel and alehouse, which was 'lost' in 1860.

When built, it provided a replacement public house in the basement and ground floor (known as The Old Half Moon) with office 'chambers' above. In the photograph below (pic 1) from 1914 you can just see the pub's illuminated half moon sign.

The principal façade is loosely commercial Gothic and includes intricate stone carvings with comical animal figures, known as 'grotesques', which keep a watchful eye over the city's visitors.

## CHAPEL WALKS CHAMBERS

This little gem, tucked in between its bigger neighbours, is believed to be of early 19th Century origin and was probably built as a merchant's warehouse. It's a tardis in that it extends quite some distance back and is far broader at the rear.

It was given a 'face lift' in the late 19th Century to reveal the elaborate carved stone façade we see today and, at the same time, the interior was remodelled to become chambers for various Manchester businessmen.

Experts class it as a 'competent example of late Victorian commercial architecture', we think it's rather special.

## UNION BUILDINGS, AKA TUDOR HOUSE

The Great Pretender. Don't let the convincing black and white Tudor façade fool you, Union Buildings was actually built in 1889 in the Tudor style as commercial offices. Just like it's neighbours, the building integrates the shell of a much earlier structure.

It was designed by prominent architects Butler & Ellis and was once three separate units, numbers 13, 15 and 17. It's believed that Manchester music legend and former guitarist and co-writer for The Smiths, Johnny Marr, once worked in a clothes shop in these buildings and that it was here he met Joe Moss, the band's manager, who used 13 Chapel Walks as a warehouse for his clothing brand, Crazy Face. The Smiths (pic 2) used to rehearse here before they landed a record deal and a few years ago, a very rare recording of one of those rehearsals emerged on line.

1



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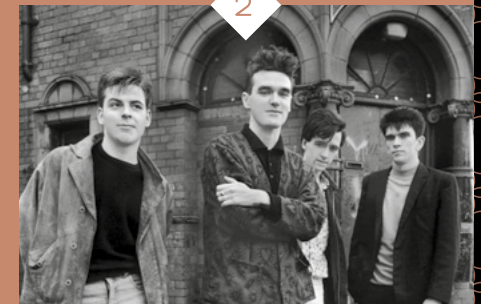


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© Manchester Libraries, Information and Archives

2



© Stephen Wright/www.smithsphotos.com

APARTMENT 12







# THE ACCOMMODATION

Fourteen luxurious apartments have been created within the upper floors of three adjoining historic buildings. Accommodation comprises 3 one-bedroom apartments, 10 two-bedroom apartments and a three-bedroom apartment.

Every apartment has its own bespoke layout and charm, dictated by a desire to maximise space, light and to take advantage of the building's unique period character and architecture. Stylish living spaces are adorned with original features, such as exposed roof beams and vaulted ceilings, original 'nooks and crannies' and shaped walls lovingly incorporated into the modern form along with stunning restored period windows.

The accommodation, however, is very much focused on the 'today' and provides an environment that complements a busy lifestyle.

Provided are sociable open plan kitchen/dining and living areas and spacious double bedrooms which are either en suite or next to a main bathroom. Some one bedroom apartments also offer a dedicated space for a study, accommodating today's requirement for home working.

Apartments within Old Half Moon Chambers and Chapel Walks Chambers benefit from lift access to the upper floors. Whereas Union Buildings has stair only access, with many of the flights featuring restored period hand rails and ironmongery.



FIRST FLOOR  
APARTMENTS 1-4



APARTMENT 1



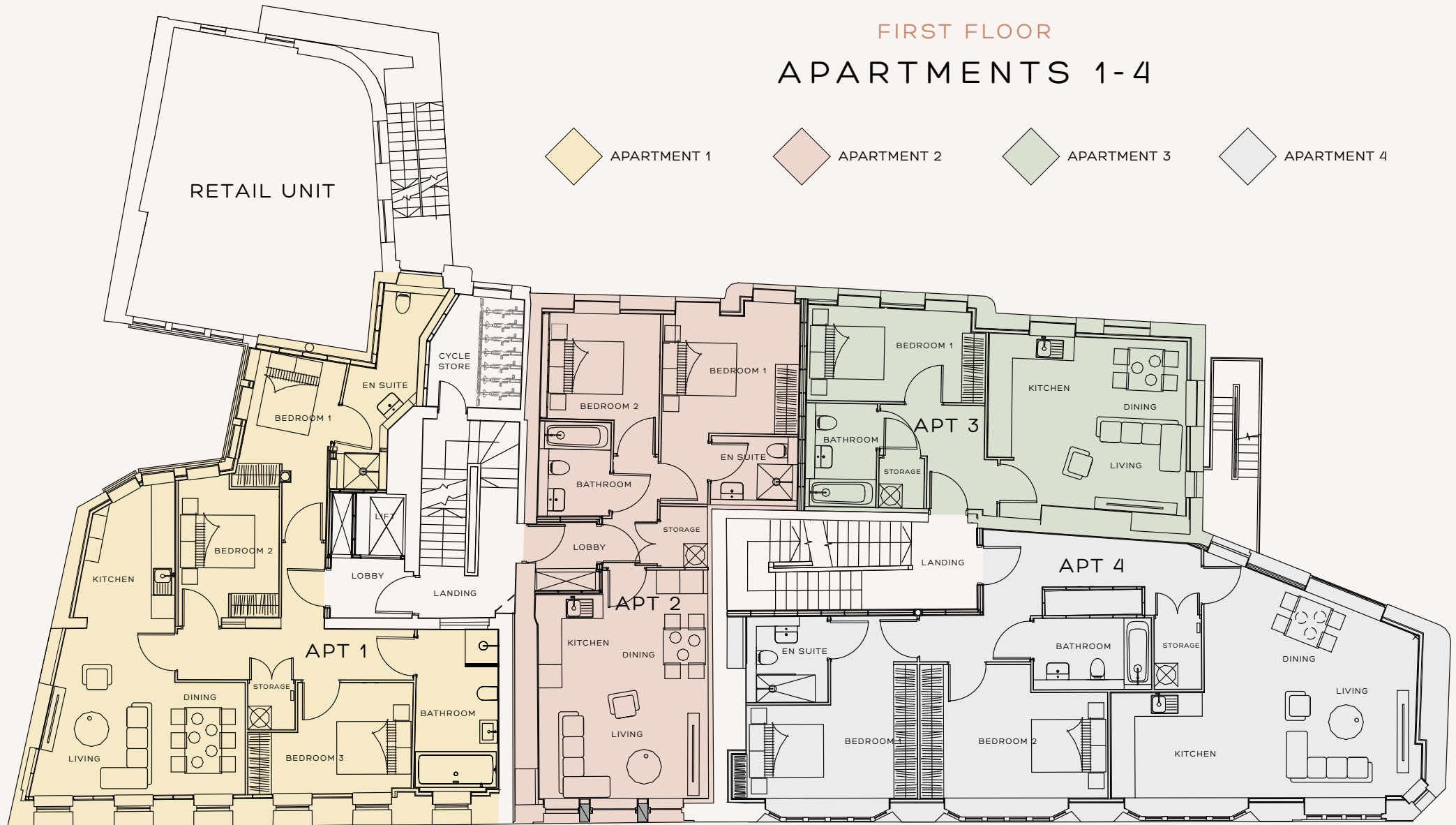
APARTMENT 2



APARTMENT 3



APARTMENT 4



Old Half Moon Chambers (5-7 Chapel Walks)

Chapel Walks Chambers (9-11 Chapel Walks)

Union Buildings (15-17 Chapel Walks)





# THE FLOORPLANS

## APARTMENT 1

- Three-bedroom apartment on the first floor within Old Half Moon Chambers
- Open plan kitchen, dining and living room with impressive arched windows overlooking Chapel Walks
- Master bedroom with en suite
- Two double bedrooms
- Spacious bathroom with shower and freestanding feature bath tub
- Hall storage
- Lift access

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Lounge/Dining	5508mm x 4258mm
Kitchen	2576mm x 3501mm
Bed 1	2276mm x 4745mm
En suite	1868mm x 5088mm
Bed 2	2575mm x 3699mm
Bed 3	4175mm x 2828mm
Bathroom	2141mm x 4046mm
Store	1197mm x 1263mm

## APARTMENT 2

- Two-bedroom apartment on the first floor within Chapel Walks Chambers
- Open plan kitchen, dining and living room with large feature windows overlooking Chapel Walks
- Master bedroom with en suite
- Second double bedroom
- Contemporary style bathroom
- Hall storage
- Lift access

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Lounge/Dining	4340mm x 5835mm
Kitchen	1709mm x 2372mm
Bed 1	3491mm x 4818mm
En suite	2225mm x 1620mm
Bed 2	2817mm x 3565mm
Bathroom	1798mm x 2367mm
Store	1191mm x 1562mm

## APARTMENT 3

- One-bedroom apartment on the first floor within Union Buildings
- Large double bedroom
- Open plan kitchen, dining and living room incorporating a full height picture window with views of the period fire escape, restored and adorned with planters
- Contemporary style bathroom
- Hall storage

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Lounge/Dining	4736mm x 4422mm
Kitchen	2182mm x 3155mm
Bed 1	4589mm x 2446mm
Bathroom	1826mm x 2636mm
Store	1151mm x 1262mm

## APARTMENT 4

- Two-bedroom apartment on the first floor within Union Buildings
- Open plan kitchen, dining and living room with dual aspect through attractive patterned feature windows over Chapel Walks and Back Pool Fold
- Master bedroom with en suite and patterned feature windows
- Second double bedroom with patterned feature windows
- Main bathroom
- Hall storage

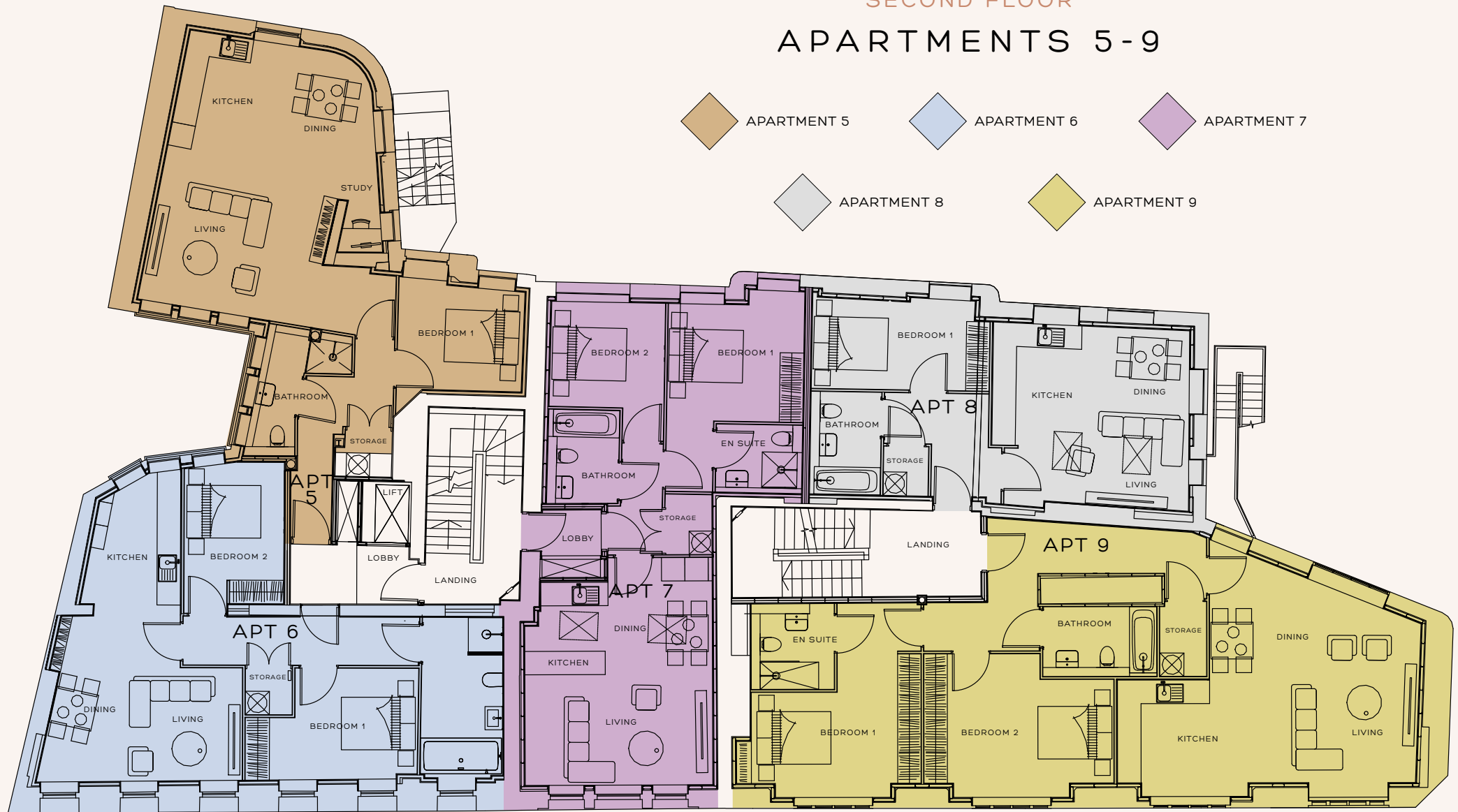
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Lounge/Dining	5554mm x 6322mm
Kitchen	2330mm x 2688mm
Bed 1	4734mm x 4661mm
En Suite	2071mm x 2196mm
Bed 2	4798mm x 3412mm
Bathroom	3019mm x 1821mm
Store	1200mm x 1898mm

Due to the age of the building, some of the apartments and hallways feature steps or ramps. Please ask for details.



## SECOND FLOOR APARTMENTS 5-9



Old Half Moon Chambers (5-7 Chapel Walks)

Chapel Walks Chambers (9-11 Chapel Walks)

Union Buildings (15-17 Chapel Walks)





# THE FLOORPLANS

## APARTMENT 5

- One-bedroom apartment on the second floor within Old Half Moon Chambers
- Spacious open plan kitchen, dining and living room incorporating separate home office space
- Views of the period feature fire escape from window
- Large double bedroom
- Modern bathroom
- Hall storage
- Lift access

## APARTMENT 6

- Two bedroom apartment on the second floor within Old Half Moon Chambers
- Open plan kitchen, dining and living room with feature arched windows overlooking Chapel Walks
- Master bedroom with feature windows
- Second double bedroom
- Large contemporary style bathroom with shower and feature bathtub
- Hall storage
- Lift access

## APARTMENT 7

- Two bedroom apartment on the second floor within Chapel Walks Chambers
- Open plan kitchen, dining and living room with vaulted ceiling, exposed timber roof trusses, dual velux windows and feature windows overlooking Chapel Walks
- Master bedroom with en suite
- Second double bedroom
- Main bathroom
- Hall storage
- Lift access

## APARTMENT 8

- One-bedroom apartment on the second floor within Union Buildings
- Open plan kitchen, dining and living room with dual roof lanterns
- Full height picture window with views of the period fire escape, restored and adorned with planters
- Large double bedroom
- Contemporary style bathroom
- Hall storage

## APARTMENT 9

- Two-bedroom apartment on the second floor within Union Buildings
- Open plan kitchen, dining and living room with dual aspect through feature windows over Chapel Walks and Back Pool Fold
- Master bedroom with en suite
- Second double bedroom
- Main bathroom
- Hall storage
- Stunning views of Manchester Town Hall clock tower from the living room and bedroom 2

Lounge/Dining	6678mm x 7094mm
Kitchen	1645mm x 3003mm
Bed 1	3238mm x 3533mm
Bathroom	2330mm x 3174mm
Store	1448mm x 1278mm
Study	1157mm x 1329mm

Lounge/Dining	5286mm x 4250mm
Kitchen	2568mm x 3460mm
Bed 1	4409mm x 2722mm
Bed 2	2563mm x 3707mm
Bathroom	2126mm x 4147mm
Store	1211mm x 1275mm

Lounge/Dining	4814mm x 5838mm
Kitchen	2212mm x 2370mm
Bed 1	3507mm x 2992mm
En Suite	1959mm x 1622mm
Bed 2	2919mm x 3539mm
Bathroom	1577mm x 2366mm
Store	1185mm x 1567mm

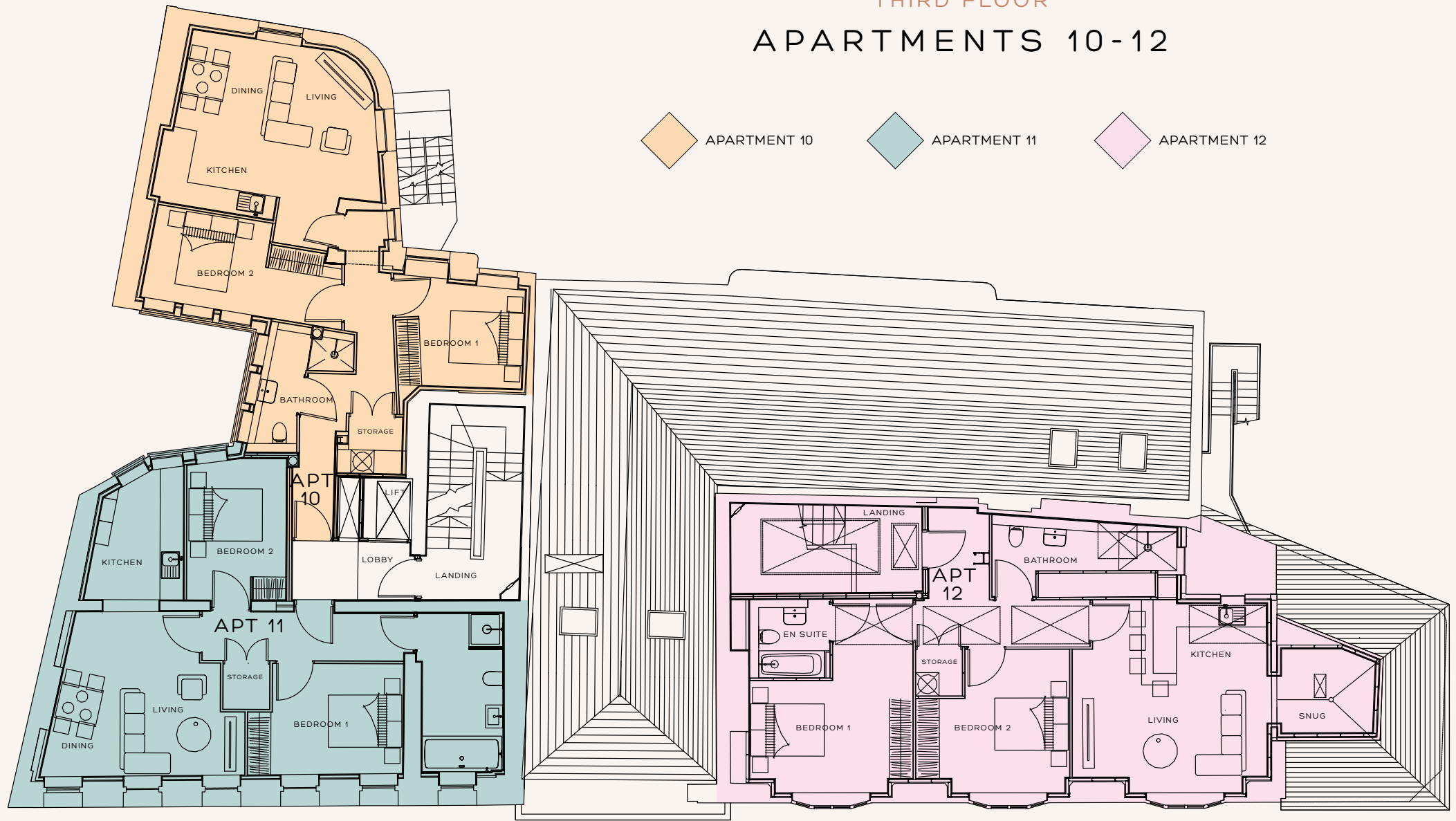
Lounge/Dining	4727mm x 4631mm
Kitchen	2269mm x 3140mm
Bed 1	4553mm x 2463mm
Bathroom	1699mm x 2632mm
Store	1151mm x 1268mm

Lounge/Dining	5397mm x 6249mm
Kitchen	2364mm x 2640mm
Bed 1	4732mm x 4986mm
En Suite	2131mm x 2206mm
Bed 2	4872mm x 3686mm
Bathroom	2924mm x 1700mm
Store	1200mm x 1919mm

Due to the age of the building, some of the apartments and hallways feature steps or ramps. Please ask for details.



# THIRD FLOOR APARTMENTS 10-12



Old Half Moon Chambers (5-7 Chapel Walks)

Chapel Walks Chambers (9-11 Chapel Walks)

Union Buildings (15-17 Chapel Walks)



## THE FLOORPLANS

### APARTMENT 10

- Two-bedroom apartment on the third floor within Old Half Moon Chambers
- Open plan kitchen, dining and living room
- Views of the period fire escape from the window
- Large master bedroom
- Second double bedroom with dressing area
- Main bathroom
- Lots of natural light
- Hall storage
- Lift access

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Lounge/Dining	5375mm	x	2553mm
Kitchen	3256mm	x	1945mm
Bed 1	3377mm	x	2797mm
Bed 2	5262mm	x	2420mm
Bathroom	340mm	x	3381mm
Store	1659mm	x	1450mm

### APARTMENT 11

- Two-bedroom apartment on the third floor within Old Half Moon Chambers
- Open plan kitchen, dining and living room overlooking Chapel Walks
- Master bedroom with views over Chapel Walks
- Second double bedroom
- Large bathroom with shower and feature bath tub
- Hall storage
- Lift access

---

Lounge/Dining	5292mm	x	4241mm
Kitchen	2564mm	x	3460mm
Bed 1	3997mm	x	2834mm
Bed 2	2561mm	x	3643mm
Bathroom	2225mm	x	4099mm
Store	1200mm	x	1263mm

### APARTMENT 12

- Two-bedroom penthouse on the third floor within Union Buildings
- Open plan kitchen and living room off which is a snug perfect for a dining area or home office
- Exposed roof trusses and high level feature windows in the kitchen/diner/living room
- Spectacular master bedroom with en suite, skylight and high level feature windows
- Second double bedroom with high level feature windows
- Modern bathroom
- Feature roof lights to entrance hall
- Views over Chapel Walks and out to Manchester Town Hall

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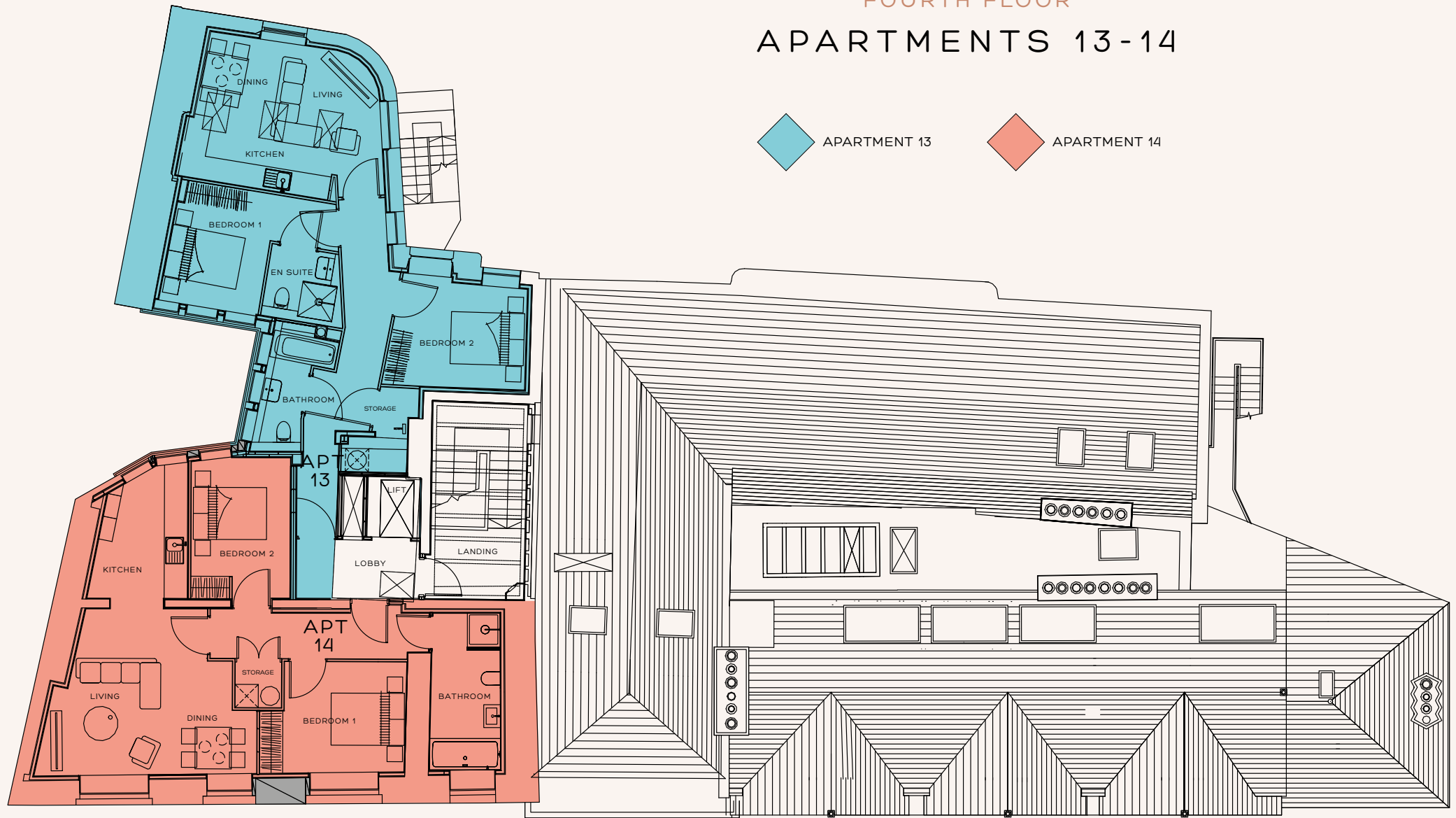
Lounge/Dining	5029mm	x	2058mm
Kitchen	3537mm	x	2500mm
Bed 1	4214mm	x	4645mm
En Suite	2069mm	x	2031mm
Bed 2	3972mm	x	3333mm
Bathroom	4775mm	x	2132mm
Store	1200mm	x	1275mm
Snug	2420mm	x	2169mm

Due to the age of the building, some of the apartments and hallways feature steps or ramps. Please ask for details.





FOURTH FLOOR  
APARTMENTS 13-14



Old Half Moon Chambers (5-7 Chapel Walks)

Chapel Walks Chambers (9-11 Chapel Walks)

Union Buildings (15-17 Chapel Walks)



## THE FLOORPLANS

### APARTMENT 13

- Two-bedroom penthouse on the fourth floor within Old Half Moon Chambers
- Open plan kitchen, dining and living room with triple roof lantern
- Full height picture window with views of the period fire escape, restored and adorned with planters
- Master bedroom with en suite overlooking Chapel Walks
- Second double bedroom
- Main bathroom
- Hall storage
- Lift access

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Lounge/Dining	4954mm x 2170mm
Kitchen	3988mm x 1638mm
Bed 1	3856mm x 3151mm
En Suite	2142mm x 1869mm
Bed 2	3714mm x 2943mm
Bathroom	1738mm x 3453mm
Store	1700mm x 2191mm

### APARTMENT 14

- Two-bedroom penthouse on the fourth floor within Old Half Moon Chambers
- Open plan kitchen dining and living room overlooking Chapel Walks
- Master bedroom with views over Chapel Walks
- Second double bedroom
- Main bathroom
- Hall storage
- Lift access

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Lounge/Dining	5760mm x 4295mm
Kitchen	2600mm x 3533mm
Bed 1	3740mm x 2895mm
Bed 2	2550mm x 3635mm
Bathroom	1850mm x 4050mm
Store	1200mm x 1200mm

Due to the age of the building, some of the apartments and hallways feature steps or ramps. Please ask for details.





APARTMENT 7



# THE SPECIFICATION

## KITCHENS

Working with leading kitchen designers and manufacturers, House Crowd Developments has created an individual kitchen scheme for each apartment.

The apartments feature contemporary kitchens in a choice of finishes from German manufacturers, Beckermann, a leading long-established kitchen brand renowned for its clean lines, appealing aesthetics and environmental credentials. An ample supply of spacious wall and base units are topped with durable Duropol laminate work surfaces in complementary colourways and illuminated with under unit LED lighting.

Integrated into the scheme are high-quality energy efficient appliances including a stainless steel single oven, microwave and black glass induction hob from Bosch, and an extractor hood, fridge freezer, dishwasher and washer/dryer from Zanussi.

Finishing this space are attractive ceramic floor tiles in complementary colour ways.

## BATHROOMS

All bathrooms and en suites at The Chambers feature contemporary furniture and brassware by Italian inspired designers, Tissino.

A bespoke scheme has been crafted for each space incorporating high quality sculptural sanitaryware with luxurious finishing touches, such as soft close seats, sleek storage solutions and minimalist shower units with rain shower heads and dual controls.

Complementing each scheme are striking architectural style glazed ceramic tiles in chic colour choices. Each bathroom and en suite features ceramic floor tiles with full height wall tiling to the shower and bath areas, and half height tiling elsewhere.





# THE SPECIFICATION

## ELECTRICAL

- Generous supply of power sockets in brushed chrome, with USB ports in each bedroom and in the kitchen and dining area
- White plastic sockets located behind integrated kitchen appliances and in store rooms, where provided
- Light switches in brushed chrome, including some with dimmer switches
- Inset LED lighting finished in white to kitchens/dining/living areas, bathrooms and en suites (adjustable in some apartments)
- Fixed inset LED lighting finished in white to landings, hallways and dressing rooms
- Fixed inset LED lighting in the master bedrooms with wall mounted adjustable bedside reading lights in satin/brushed chrome

## DECORATION

- Internal walls finished in a neutral shade of emulsion
- Ceilings smooth finished and painted in white emulsion

## DOORS & WOODWORK

- Woodwork finished in white gloss
- Cotswold grey cottage style internal doors with polished chrome handles and fittings
- Contemporary profiled skirting and architrave throughout

## COMMUNICATIONS

- TV points in all properties capable of delivering digital terrestrial and Sky Q (subject to relevant subscriptions)
- BT telephone points in the hallway and living area (subject to relevant subscriptions)
- Pre-wired for up to 100mb fibre broadband with heavily discounted contracts available to residents (subject to subscription)

## HEATING

- Thermostatically controlled electric panel heaters
- Tissino wall mounted ladder radiators in anthracite in all bathrooms and en suites
- MVHR (Mechanical Ventilation with Heat Recovery) system fitted in selected apartments

## SAFETY & SECURITY

- Audio entry door system with fob access to your apartment building
- Mains operated smoke alarms with a battery back-up throughout each property and in all communal areas
- Fire alarm systems to apartment buildings
- CCTV to each main entrance, backed up to the cloud

## INTERNAL COMMUNAL AREAS

- High quality durable carpets to the hallways
- Secure post boxes located in the entrance lobby for each apartment

## FLOOR COVERINGS

- Large format ceramic floor tiling to kitchen and all bathrooms and en suites

## TENURE & SERVICE CHARGE

- Leasehold
- A service charge applies to all homes at The Chambers for the ongoing maintenance of all internal communal areas and services within the buildings, please ask for details

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## WARRANTY

The properties are protected by a 10 year warranty. Please ask for further details. This is in addition to the two-year defects period provided by House Crowd Developments.

This specification is provided as a guide to the quality of finish offered within the apartments at The Chambers and may be subject to change as build progresses. Please ask our sales agents for the most up-to-date specification guide.



APARTMENT 4



APARTMENT 4



APARTMENT 5



APARTMENT 13







# HOUSE CROWD DEVELOPMENTS

House Crowd Developments is based in Hale and specialises in high-quality, aspirational homes in prime locations across the North West, with a focus on Manchester and Cheshire. In the last two years the company has delivered over 200 new homes in prominent towns and villages such as Wilmslow, Alderley Edge, Altrincham, Sale, Frodsham, Mossley, Rudheath, Oldham, Sandbach and Crewe.

Developments are funded via The House Crowd's cutting-edge peer-to-peer property lending platform, placing an even greater importance on ensuring homes are the best they can be so as to deliver target returns to valued investors.

House Crowd Developments works closely with the leading experts in architecture, planning and development delivery to create contemporary homes perfectly suited to modern living.

Meticulous market research, careful site selection and intelligent and innovative design are combined with high quality build craftsmanship and an extensive specification to produce highly desirable homes that respond to the requirements of local homebuyers.

[housecrowd-developments.com](https://housecrowd-developments.com)



**HOUSE CROWD**  
DEVELOPMENTS  
Invest. Build. Prosper.



## INVEST & PROSPER

House Crowd Developments is unique due to the way its developments are crowdfunded. Based on the principles of 'houses for the people, funded by the people'; the platform offers simple debt-based investments where investors are, in effect, 'the bank' lending to developers with all the security that usually entails. Investors can receive up to 10% a year on their investments\* and most investments can be made through an ISA or SIPP wrapper for tax-free returns.

Visit  
[thehousecrowd.com](https://thehousecrowd.com)  
for further information.

\*Capital at risk



## HOW TO FIND THE CHAMBERS

**5 - 17 CHAPEL WALKS  
MANCHESTER  
M2 1HN**

## ENQUIRIES

To find out more or register your interest:

**Call: 0161 244 7705**

**Email: [ManchesterRDS@savills.com](mailto:ManchesterRDS@savills.com)**



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