NORTHILL
APARTMENTS

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The images provided in this document are intended as a guide and could be subject to change

Northill Apartments

The fourth phase of the flagship Fortis Quay development is Northill Apartments, located in the heart of Salford Quays. The previous phases have been a tremendous success, showing the huge demand for prime luxury residential homes in Salford.

The images provided in this document are intended as a guide and could be subject to change

The brand-new development is comprised of 264 apartments spread over a 27 storey tower, with a selection of spacious studios and premium one, two and three bedroom apartments available. Each of the stunning apartments will be meticulously designed to the highest possible standard, providing residents with a luxury modern living experience. Facilities will include a landscaped communal garden and an on-site gymnasium to further enhance the rental experience for tenants.

Northill Apartments will be a fantastic addition to this thriving area, which includes MediaCityUK, an iconic modern hub which is home to world-class corporations such as BBC and ITV studios and is at the forefront of the digital economy. Overlooking this world-leading media and technology centre where there is a chronic undersupply of high-quality homes, Northill Apartments is sure to be popular with both investors and future tenants.

Salford is predicted to generate more than £4bn GVA in the next 20 years

Greater Manchester Property Guide 2016

Example **Bedroom**

Why Northill Apartments?

- Salford Quays is one of the UK's top property hotspots
- Luxury apartments close to Manchester city centre
- Stunning views of Salford's waterfront from many apartments
- Apartments fully let and managed by an experienced lettings company

External - Northill Apartments

Purchase Process

Step 1: Speak to a Property Consultant

Step 2: Choose your perfect apartment and pay the deposit

Step 3: Both sets of solicitors are instructed and the legal documents and sales packs are dispatched

Step 4: 30% of balance is payable upon exchange of contracts

Step 5: The remaining balance is payable on completion of the development

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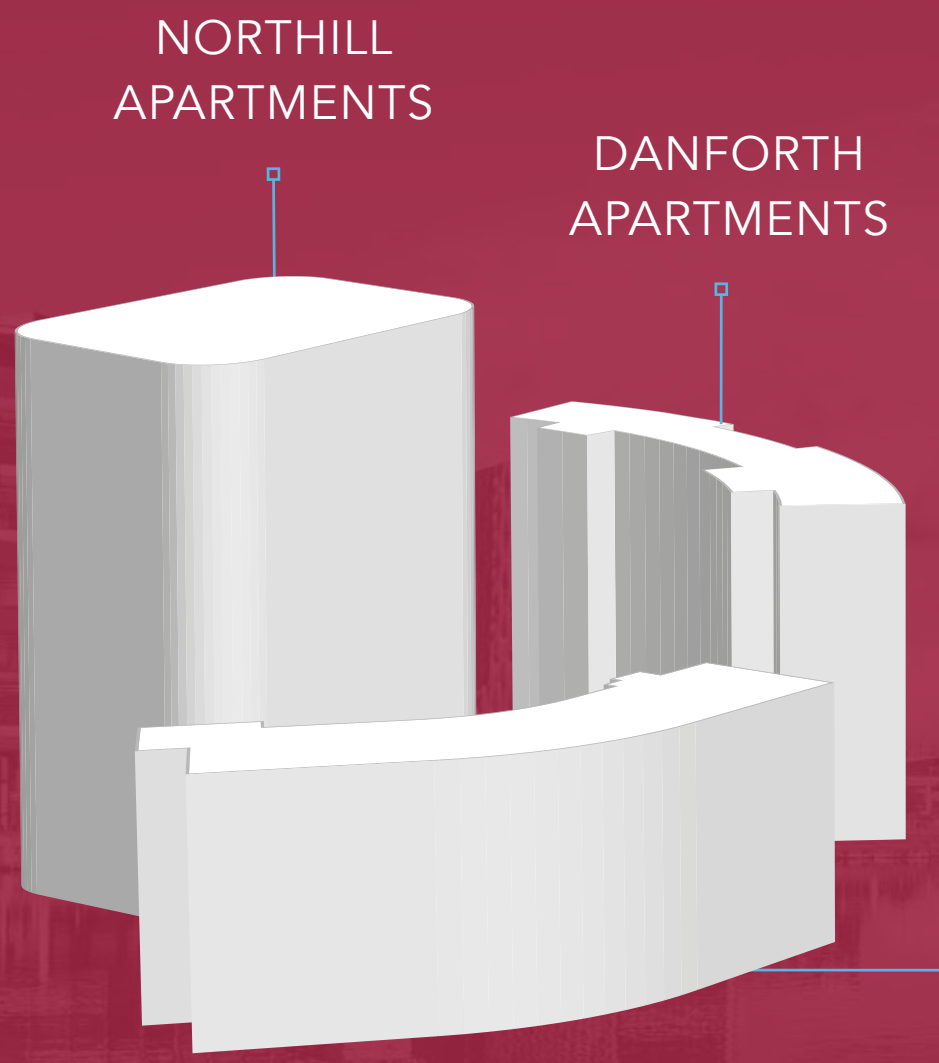
fortis QUAY

Fortis Quay is a premier residential destination in the heart of Salford Quays comprising four unique developments which, when combined, create the perfect village environment - a go-to destination to live, work and play.



Welcome to the Quays

Greater Manchester is one of the top property hotspots in the UK and, within the region, Salford is leading the way. This has been particularly apparent at Salford's waterfront which has been injected with £560m worth of investment, regenerating the site from underused docklands into a business hub with world-class facilities and a rich cultural offering.

In Salford, prices shot up from £127,918 to £144,614

Manchester Evening News

The regenerated Salford Quays area is an enormous success, with not only Salford, but Greater Manchester as a whole benefitting from the first phase of the booming MediaCityUK site. Key features include the University of Salford's on-site presence, occupying a 100,000 sqft site, as well as a beautiful waterside piazza which is perfect for accommodating large-scale events for up to 4,000 people.

With planning permission granted in 2006, Phase 2 of MediaCityUK is now well underway, and will feature additional residential, commercial and leisure developments as well as more open public spaces. The second phase of MediaCityUK will complement the infrastructure that is already in place with buildings linked together by the spacious community public areas which define MediaCityUK as a premier destination to live, work and invest.

The approved plans to double the size of MediaCityUK reflect the enormous potential of the area and show why so many people are eager to live in such a vibrant area.

MediaCityUK

Salford Quays

The Lowry Outlet

Local Transport Connections

MediaCityUK	1 MIN	Harbour City	2 MINS	Anchorage	2 MINS	Salford Quays	2 MINS	Exchange Quay	2 MINS	Pomona

MediaCityUK

Situated on the picturesque Salford Quays waterfront, MediaCityUK is home to the BBC and ITV studios, as well as over 200 businesses and a stunning outdoor piazza.

The Lowry Theatre

Perfectly complementing the Salford Quays area, the Lowry Theatre is an iconic tourist destination, named Greater Manchester's most visited tourist attraction in 2010 and 2011.

NORTHILL APARTMENTS AT fortis QUAY

Old Trafford Football Stadium

Manchester United's football stadium attracts millions of visitors every year, keen to experience the atmosphere in the home of one of the world's most famous football clubs.

Cornbrook — 3 MINS — Deansgate — 2 MINS — St Peter's Square — 2 MINS — Manchester Piccadilly — 2 HOURS 8 MINS — London Euston Station

Beetham Tower

Beetham Tower epitomises luxury both inside and out—the glass-fronted exterior hosts a luxury Hilton hotel and Cloud 23, a bar that offers unparalleled city views from the 23rd floor.

Manchester Central

Manchester Central has been a recognisable landmark to the city for many years, providing Manchester with over 23,000 square meters of flexible space for events and exhibitions.

Manchester Piccadilly

With over 23 million passengers passing through the station every year, Manchester's Piccadilly train station is the fourth busiest station in the United Kingdom.

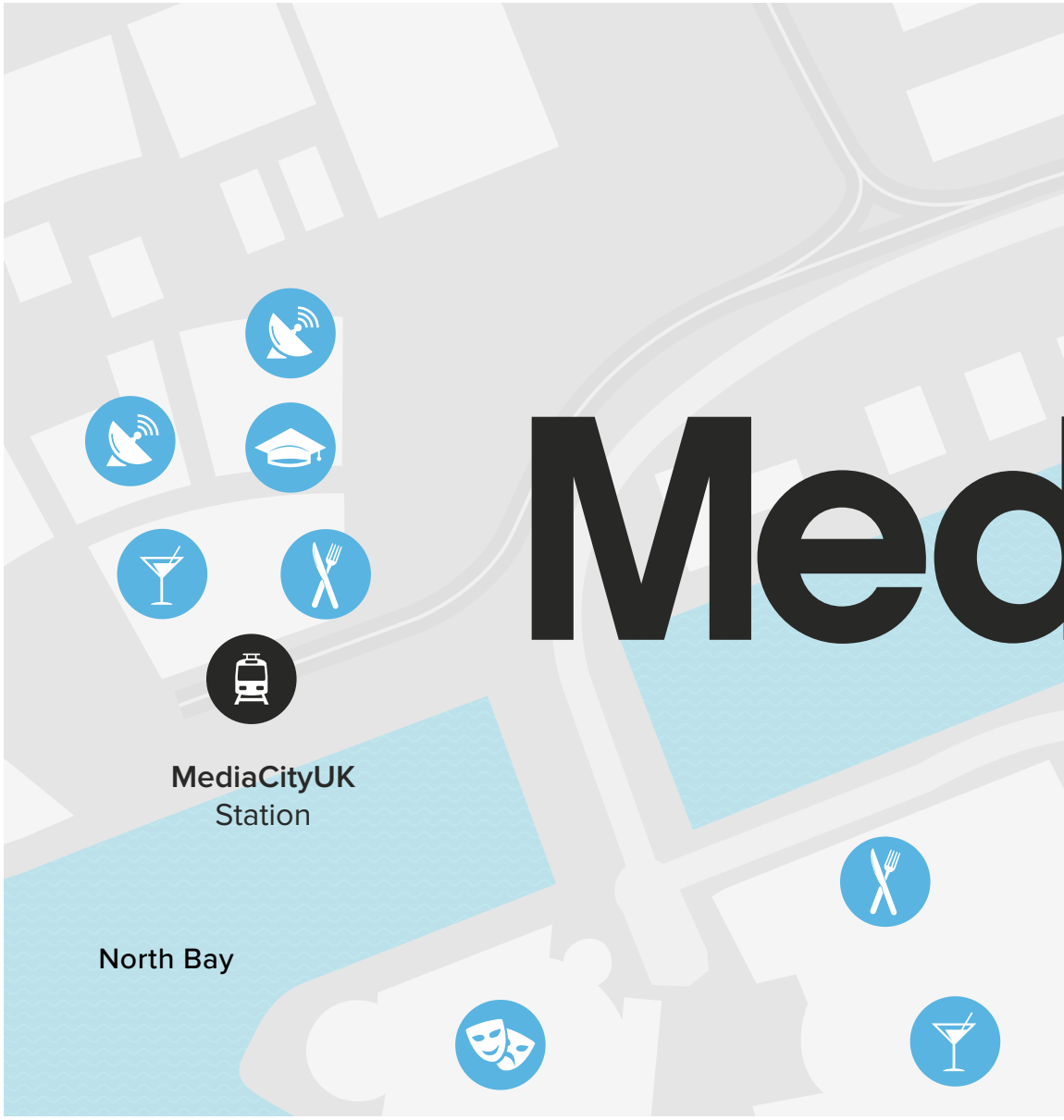
London

The capital of the UK lies just over two hours from Manchester Piccadilly, making it easily accessible for residents of the Northill Apartments.

Salford Quays

- Home to media giants such as the BBC and ITV
- Multi-national companies like BUPA also call MediaCityUK home
- The University of Salford has a specialist media campus on-site
- Dozens of restaurants and bars
- High quality water sports facilities for public use
- Direct public transport network directly to Manchester city centre

- BBC, ITV
- Restaurants
- Bars
- Salford University
- Lowry Theatre
- Virgin Active Gym
- Lowry Outlet
- Helly Hansen Watersports Centre



Harbour City
Station
Erie Basin
Anchorage
Station
Trafford Road
liaCityUK
fortis
QUAY
The Quays
N
Salford Quays
Station
Central Bay

Europe's first bespoke media hub

The birth of MediaCityUK stems back to late 2004 when media giants BBC announced its search for a brand new northern business centre to relocate five of its London-based departments. The eventual move of the BBC, as well as rival broadcaster ITV, has been the catalyst for a multitude of media businesses starting up or relocating to the area, transforming it into the world class digital hub it is today.

Salford has recently been named the top city for start-up growth in the UK, outranking London

Manchester Evening News

The area is home to some of the most popular programmes in UK media, such as Coronation Street, the world's longest-running drama. Leaving its historic central Manchester studios in 2013, Coronation Street has built a state-of-the-art production studio in MediaCityUK, which has proven to be an incredibly popular tourist attraction, as well as a great television facility.

In addition to this, the site now occupies one of Europe's leading digital media service providers, dock10, who have developed a strong relationship with ITV studios. Dock10's purpose-built facilities host some of UK's most loved programmes such as The Voice UK, CBBC, Countdown, and Match of the Day, a legendary football programme beloved of millions. As a leader in the broadcast, gaming and television industry, Satellite Information Services (SIS) also has a huge on-site presence. The company delivers high quality content to the retail betting industry and has partnerships with major associations such the Spanish Football League and other famous sporting events.

With such an influential mix of media corporations, MediaCityUK will continue its rapid growth and will remain a very attractive prospect for young people who are looking to progress in all areas of the media industry. Employment opportunities will certainly be on the rise in the upcoming years as new businesses continue to move into the area.

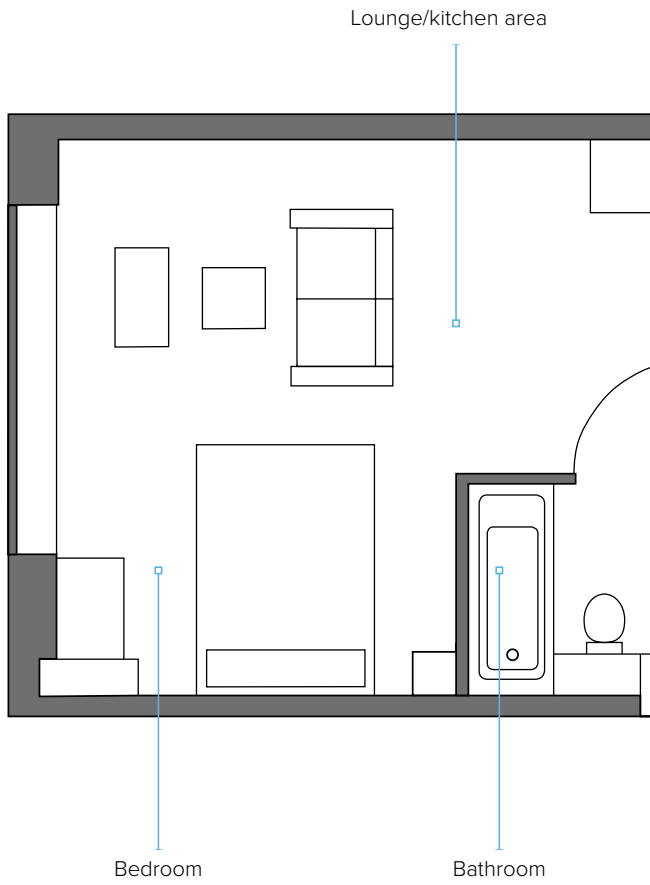
Example Floor Plans

This development comprises **264** apartments, divided as follows:

- Studio apartments **x 56**
- 1 bedroom apartments **x 102**
- 2 bedroom apartments **x 87**
- 3 bedroom apartments **x 8**
- 2 bedroom duplexes **x 4**
- 3 bedroom duplexes **x 7**

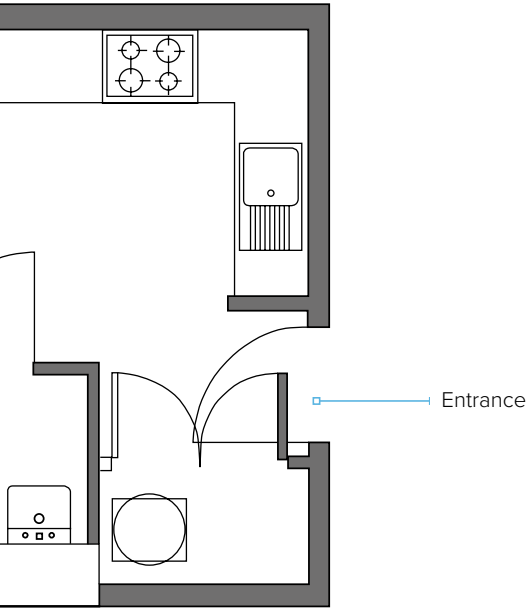
EXAMPLE **STUDIO APARTMENT**

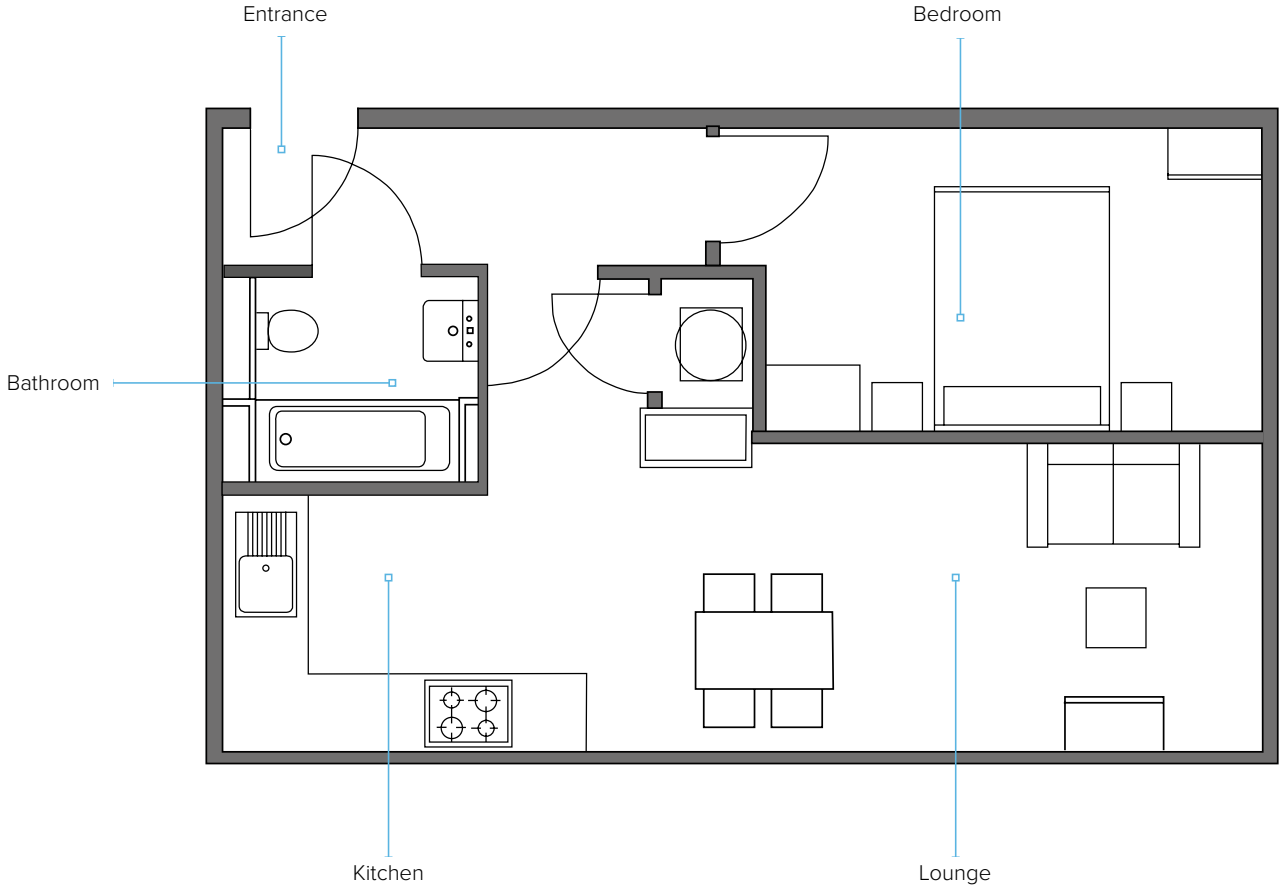
Average apartment size:
381.2 sqft/35.41 sqm



EXAMPLE **1 BEDROOM APARTMENT**

Average apartment size:
503.4 sqft/46.8 sqm





* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

FAQs Answered

Am I buying freehold or leasehold?
250 years leasehold

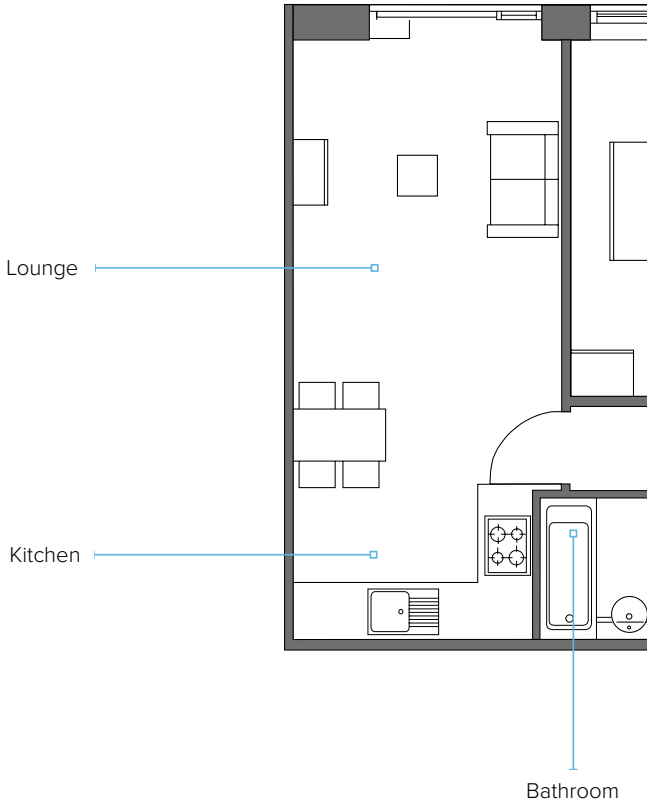
What is the address of the site?
Northill Apartments, Fortis Quay, Salford, M50 3XA

Is Northill Apartments a new-build or conversion project?
This project is a new-build development which will be furnished to the highest standard

Are there any restrictions if I want to sell?
No, Northill Apartments is a residential development, and can be sold on the open market. However only after practical completion

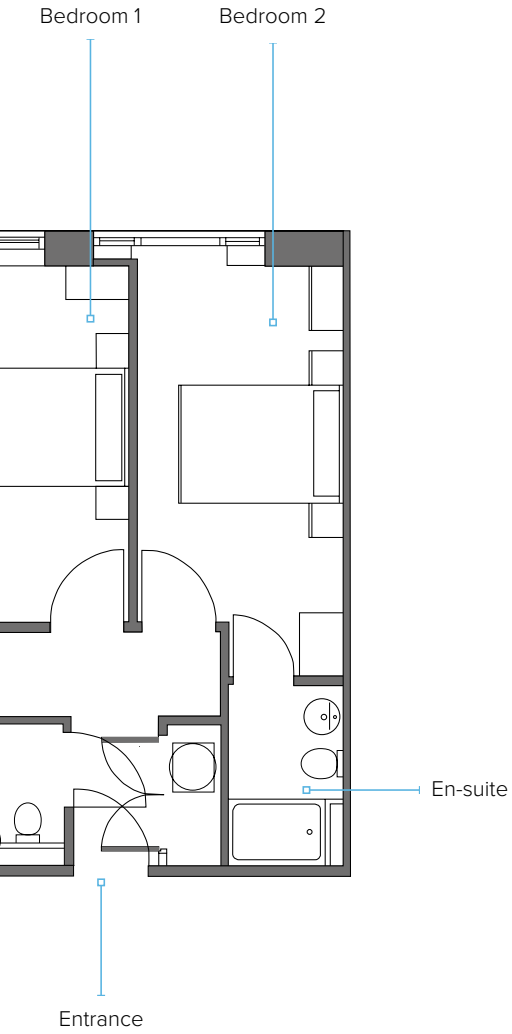
EXAMPLE **2 BEDROOM APARTMENT**

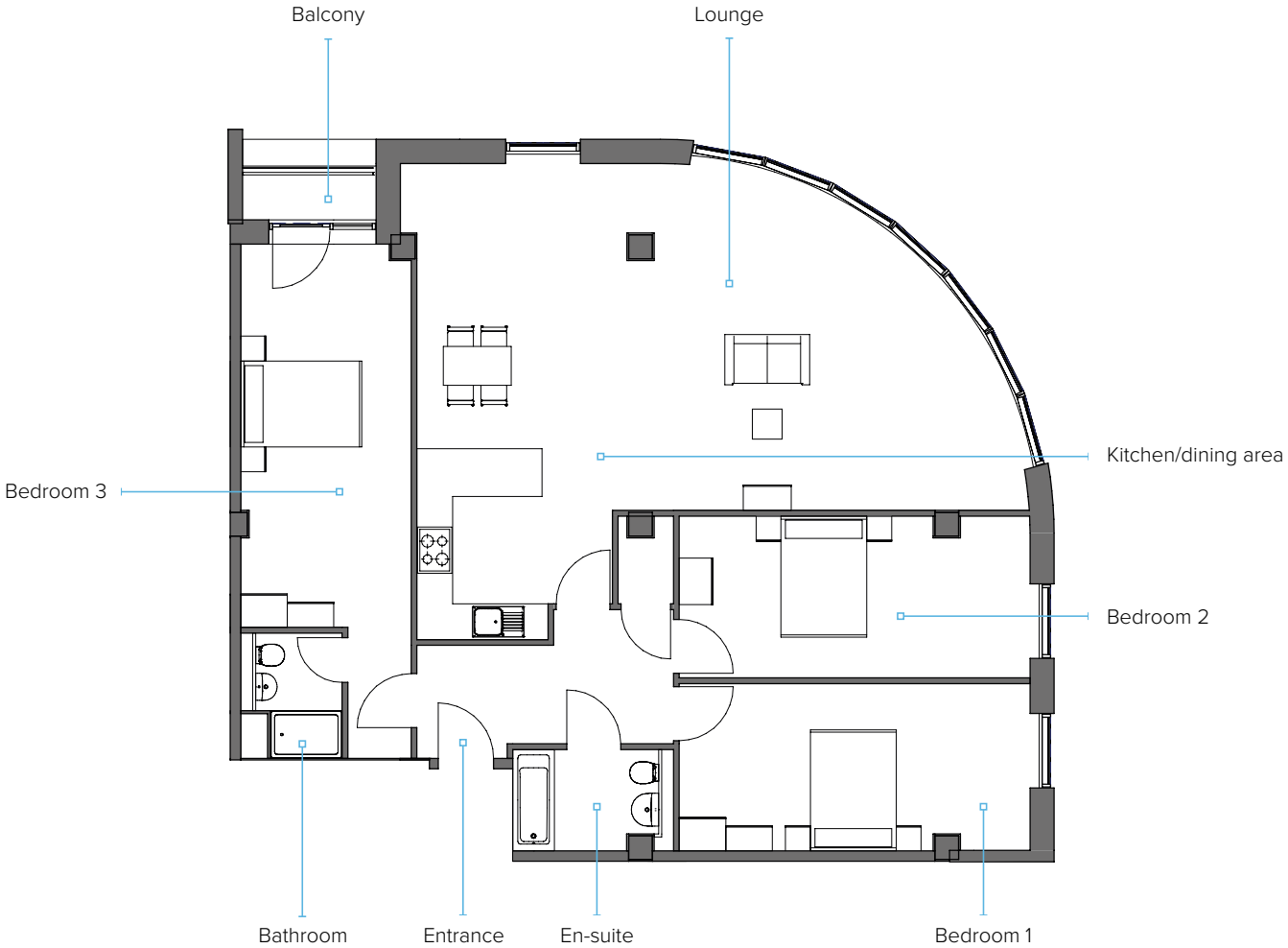
Average apartment size:
747.2 sqft/69.4 sqm



EXAMPLE **3 BEDROOM APARTMENT**

Average apartment size:
1141.5 sqft/106.0 sqm





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Developer Profile

Fortis Developments Ltd. is one of the fastest growing development companies in the UK, providing luxury developments to achieve and surpass the growing standards in the UK rental marketplace.

Fortis Developments is firmly established at the forefront of the industry as one of the most experienced large-scale developers of luxury apartments in the UK. Their expertise also extends to high-quality regeneration schemes and student accommodation in some of the most desirable locations nationwide.

The cornerstone of Fortis Developments' success is a combination of creativity and functionality, and they impart these qualities onto their developments.

Fortis Residential Lettings is the lettings subsidiary of Fortis Developments which fully lets and manages each apartment across the extensive Fortis portfolio.

Fortis Residential is a highly experienced lettings agency which is perfectly placed to attend to the needs of every tenant and landlord, assuring that the property and the renter are well cared for at all times.

GRAPNEL APARTMENTS

Grapnel Apartments is the third phase of the stunning Fortis Quay development, comprising of 272 luxury apartments. Located in prime location close to Salford's waterfront, the apartments have attracted both investors and tenants alike.

DANFORTH APARTMENTS

Danforth Apartments is phase 2 of Fortis Quay and is a prime luxury residential development offering residents easy access to the MediaCityUK waterfront and Manchester city centre.

HERRESHOFF APARTMENTS

The first phase of Fortis Quay, Herreshoff Apartments has proven incredibly popular on the investor market, thanks to the development's incredible location close to Salford's MediaCityUK and Manchester's Spinningfields.

ADELPHI WHARF PHASE 3

Situated just off Chapel Street, the gateway between Manchester and Salford, Phase 3 of Adelphi Wharf is a luxury residential development bringing stunning apartments with waterfront views to market.

SILKHOUSE COURT

Silkhouse Court will add 193 much-needed apartments to a vastly in-demand and undersupplied rental market in the city of Liverpool, providing prime city centre accommodation for the city's influx of young professionals.

ADELPHI WHARF PHASE 2

An award-winning development overlooking Salford's iconic River Irwell, the second phase of Adelphi Wharf has attracted investors keen to take advantage of Salford's buoyant buy-to-let market.

MAID MARIAN HOUSE

Maid Marian House is an opportune student property investment in the heart of Nottingham. Investors here have the choice between classic, superior and premium studio apartments.

BRIDGEWATER POINT

Situated on Ordsall Lane, Bridgewater Point is the sister development of Bridgewater Gate. With 220 striking apartments, it is the perfect addition to Salford's thriving property market.

Previous Developments

DUNN HOUSE
Sold Out & Tenanted!

BARD HOUSE
Sold Out & Tenanted!

MINERVA HOUSE
Sold Out & Tenanted!

ST ANDREW'S COURT
Sold Out & Tenanted!

CENTRAL HOUSE
Sold Out & Tenanted!

MEREBANK COURT
Sold Out & Tenanted!

ALL SAINTS
Sold Out & Tenanted!

REDE HOUSE
Sold Out & Tenanted!

DEVONSHIRE HOUSE
Sold Out & Tenanted!

ROBERT OWEN HOUSE
Sold Out & Tenanted!

BURGESS HOUSE
Sold Out & Tenanted!

CHRONICLE HOUSE
Sold Out & Tenanted!

SOVEREIGN HOUSE
Sold Out & Tenanted!

NEW BANK HOUSE
Sold Out & Tenanted!

EAST POINT
Sold Out & In Construction!

AVALON COURT
Sold Out & Tenanted!

ADELPHI WHARF PHASE 1
Sold Out & In Construction!

STANLEY COURT
Sold Out & Tenanted!

BRIDGEWATER POINT
Sold Out & In Construction!

MAID MARIAN HOUSE
Sold Out & Tenanted!

ADELPHI WHARF PHASE 2
Sold Out & In Construction!

BRIDGEWATER GATE
Sold Out & In Construction!

SILKHOUSE COURT
Sold Out & In Construction!

ADELPHI WHARF PHASE 3
Sold Out & In Construction!

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