



# AMPLIFY

APARTMENTS



**LATIMER**  
*by Clarion Housing Group*





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# BROUGHT TO YOU BY LATIMER HOMES

**Latimer is the private sale home building arm of Clarion Housing Group, developing homes for private sale in thriving mixed use communities.**

Clarion Housing Group is the UK's largest provider of affordable housing, owning over 125,000 homes with over 350,000 residents across the country. Being part of Clarion Housing Group gives it an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum.

We build communities that work for the long-term and we have been developing for over 100 years. The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£175million in today's money) to build affordable housing across the major cities in the UK. We have been delivering on his legacy ever since.

The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create thriving places for families to enjoy and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short-term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years.

If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.



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## Our Developments



### NOMA - Westminster, London

NOMA enjoys an enviable City of Westminster address, where Maida Vale meets the transformation of Kilburn.

Ideally placed amongst the wide, tree-lined avenues and picturesque canals of Maida Vale with excellent amenities and transport connections, NOMA is located just 12 minutes from Oxford Circus and moments from everything Central London has to offer.

Brand new two, three and four bedroom homes, ready to move into, put you at the heart of this world-class London lifestyle.

### Conningbrook Lakes - Ashford, Kent

Conningbrook Lakes is a new development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to live in this unique environment.

These two, three and four bedroom homes are nestled within Conningbrook Country Park, a popular family-oriented nature reserve featuring lakes, ponds, woodland and grassland.





# Viewpoint - Battersea, London

Our stunning new development of one, two and three bedroom apartments for sale in Battersea is conveniently situated just moments away from Wandsworth Bridge. Each home features a private balcony or terrace and is surrounded by landscaped gardens.



# The Boulevard - Southwark, London

A boutique collection of one, two and three bedroom apartments located in the heart of Blackfriars Road, one of London's only true boulevards. An exclusive Zone 1 development, The Boulevard is moments from Southwark Station and the South Bank with the best creative, cultural and social experiences London has to offer.

A grand art-deco concierge and three landscaped communal roof top terraces complete this high-quality metropolitan living experience.

# Unity Gardens - Ebbsfleet Garden Village, Kent

Latimer in joint venture with Countryside properties PLC are developing over 2,500 new homes and apartments, a brand new community on the banks of the Thames.

Designed according to the original 'Garden City' principles, Ebbsfleet combines the best of both worlds: acres of glorious green space with only a short 17-minute rail journey into central London - and the shops, restaurants and entertainment venues of Bluewater on your doorstep.

This is town and country in perfect harmony.



# The Lexicon - Islington, London

At 36-storeys high, this City Road development stands as Islington's tallest building. The City Basin waterside apartments, moments from Angel tube and Silicon Roundabout, feature unrivalled views, a spa, a lounge and a 24hr concierge service.

Lexicon, delivered by the engineers behind the world's tallest building, Dubai's Burj Khalifa - is situated in a prime location bordering Angel, Shoreditch, Clerkenwell, and Farringdon. Its 36-storey structure defines the spirit of the development, while its 146 one, two and three bedroom private apartments take their lead from the culture and energy of the Lexicon's location. No other development in EC1 Islington is taller, bolder or more inspiring.





# A HOME TO CALL YOUR OWN

**A distinctive collection of one, two and three bedroom apartments and duplex townhouses within the very heart of Salford Quays.**

Amplify Apartments offers superior, high-spec, contemporary living spaces. Including onsite concierge and a private residential roof top garden, this is a development like no other. Enjoy city living whilst having your own tranquil oasis next to The Quays.

These exceptional homes are rich in history, and are now setting out a new modern way of living for the future.

Find your space here.



CGI shows penthouse living space





# AMPLIFY APARTMENTS

MediaCityUK

Amplify Apartments  
Car Park Spaces

WIDER  
DEVELOPMENT

AMPLIFY  
APARTMENTS

Roof Garden

Amplify Apartments  
Car Park Spaces

The  
Quays

Old Trafford

Trafford Road

Manchester City Centre





# SALFORD QUAYS IS ON THE RISE

**Salford Quays has put itself on the map as a waterfront community.**

It was 1894 when Queen Victoria opened up Salford Docks as part of the larger Manchester Docks and it was thriving. So much so that it became the third busiest dock in the country with many of the cargo and sometimes, even passengers travelling to and from Canada.

Fast forward nearly 90 years later, three years after the docks had closed, the Salford Quays Development Plan was introduced which cleaned up the water in the canal, brought fish to improve the ecosystem and concentrated on creating better links to the city centre. The result? It's now flourishing with businesses and activities that are transforming the area, making it a desirable place to call home.

Salford Quays is home to the BBC and ITV Studios, making the world famous Coronation Street, Salford University, MediaCityUK, one of the North West's best cultural, sporting and leisure destinations and the famous Lowry Theatre.



# TAKE A RIDE OR TAKE A STROLL

In the heart of Salford Quays, Amplify Apartments is perfectly placed to make the most of what's in the area and further afield. There's lots to see on your doorstep and the close tram link can help take you anywhere around the city.

Take a stroll from your front door and get to The Lowry in under 15 minutes, giving you the choice of the theatre, cinema and shopping and the iconic Old Trafford football stadium.

For keen cyclists, Salford Central station is a 13 minute bike ride away from the station which has secure bike parking, making it perfect for commuters.

Your nearest tram stop, Salford Quays, is less than a 5 minute walk away and you can make it to St Peter's Square in 13 minutes, putting you in the heart of Manchester city centre. Getting the bus? You're surrounded by plenty of nearby stops. The two closest bus stops to Amplify Apartments, Ontario Basin and Dock Office take you to Stretford and Cheetham Hill.

If you're a road user, there's great connectivity with the M60 and M62 nearby and A57 if you need to get around Manchester. A 20 minute drive will take you to Manchester Airport, or just under an hour if you go via the trams, making it easily accessible for getting away for a long weekend or an annual holiday.

Whatever you're looking for, Amplify Apartments is just the start of your Salford Quays adventure.







# WELCOME TO YOUR NEIGHBOURHOOD

From watersports to the war museum, galleries or green spaces, shopping and tram hopping, with Amplify Apartments you get city living within a waterfront, community-driven area. Welcome to unexpected Salford Quays.



# WHERE LIFE HAPPENS

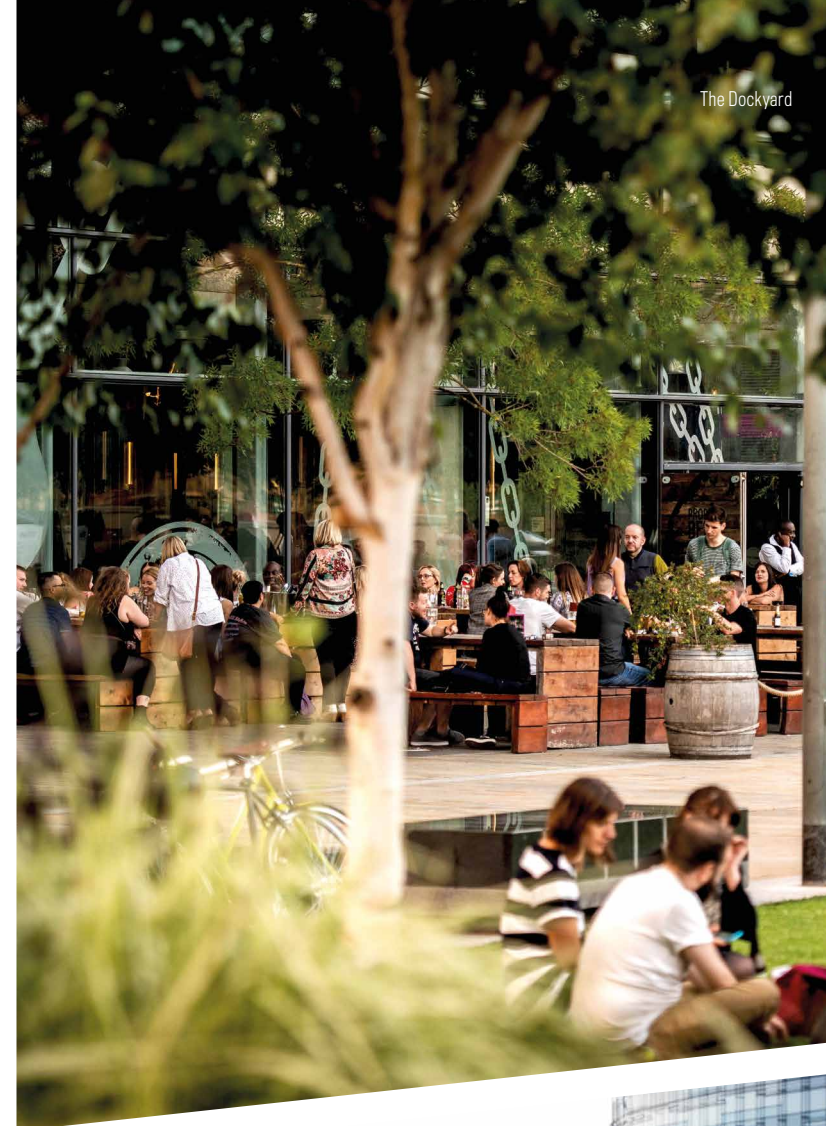
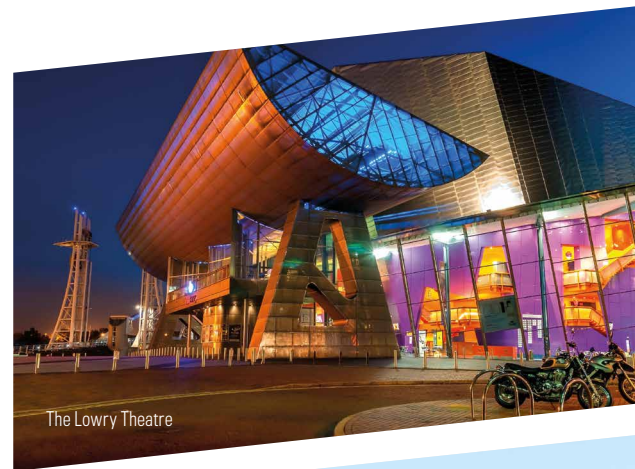
## Embracing its history, Salford Quays is creating an exciting place to live with community at its heart.

The state-of-the-art Imperial War Museum and Salford Museum & Art Gallery provide a fascinating insight into local and national history, while bars such as The Alchemist and Lime Bar, provide fantastic waterfront views that will make you feel you're looking at the Riviera rather than the River Irwell.

Get adventurous and take part in a wakeboarding session down at Helly Hansen Watersports Centre.

Pier Eight at The Lowry serves up British fine dining dishes, while Penelope's Kitchen is a great spot for lunch too.

The Lowry has everything covered for the culture lovers with live performances and shows, while the nearby cinema in The Lowry Outlet has the latest releases as well as fantastic shops and restaurants.





# TAKE THE PLUNGE

## DAVE QUARTERMAIN DIRECTOR OF USWIM

**We spoke to Director of Uswim, David Quartermain about the fantastic opportunities for open water swimming at Salford Quays.**

### Tell us briefly about Uswim

Uswim is a specialist open water swimming operator established in 2002 to meet the demand for organised swimming amongst the sporting community in Manchester and Cheshire. Since then we have run regular open water swim sessions in Salford Quays and Boundary Water Park, Cheshire as well as running nine events each Season (April-September). These events include the Greater Manchester Swim! and Salford Triathlon which attract over 1,000 competitors. In 2019 we welcomed over 20,000 visits and 5,000 people to our swims and have established a reputation for being one of the most visited, safest, most exciting place to swim in the UK.

### What made you take up open water swimming?

As one of the fastest growing sports in the UK, open water swimming has proven mental and physical health benefits. Its exhilarating, challenging and exciting in equal measure. Take the plunge!

### What do you enjoy most about Salford Quays?

Its fantastic to see the 'evolution' of Salford Quays from its heavily industrial heritage as 'Manchester Docks' to the vibrant action packed place it is now. In the 1980's nobody would have dreamed that people would be safely swimming in the Quays just ten years later and that we'd be holding big events like the 2002 Commonwealth Games here.

### Is there more of a community feel in Salford Quays compared to Manchester city centre?

There's a growing sense of community in Salford Quays with more restaurants, shops and night-time venues being developed for local residents. Its a 'happening' place to be.

You've got a really friendly mix of people living here including Coronation Street stars, media professionals and the rest of us! Its a 'compact' place to live and work with more chance of bumping into the same people regularly as opposed to the city centre which is much larger and possibly more anonymous.

### What would you say to people who are looking to move to Salford Quays?

Prepared to be surprised! We gets lots of local residents swimming with us who are amazed that people can swim outdoors in Dock 9. A hidden benefit of living in one of the most exciting places in the UK.

### Can you tell us something 'Unexpected' about Salford Quays?

To ensure the water in Dock 9, Salford Quays meets EU bathing regulations, we treat it with a harmless Maldives blue dye (to stop weed growth) and oxygenate it using big underwater pumps. If you look at the Dock you'll see big bubbles coming to the surface where these pumps are located. This promotes plant life and encourages fish to flourish here and helps keep the excellent water quality.

### Is there anything else you'd like to add?

In 2019 Dock 9, Salford Quays was voted as one of the best places to swim in the UK by 'Outdoor Swimmer' magazine. We welcome lots of local people to our regular swims so if you want to give it a go, learn to swim outdoors or fancy a challenge then come on down!



Find out more at [www.uswimopenwater.com](http://www.uswimopenwater.com)



Uswim open water team member



# MAKING WAVES OR RIDING WAVES

The water activities are what make Salford Quays unique, so for the more adventurous, Helly Hansen Watersports Centre is around the corner. Activities include wakeboarding and paddleboarding, perfect for beginners and more advanced learners.

Become part of the community and join the local Agecroft Rowing Club who you can find on the water most days. In the summer freshen up your Saturday mornings and take part in a Uswim session.





Visit The Lowry Theatre for a captivating performance



# CULTURE ON YOUR DOORSTEP

The Lowry presents a diverse programme of theatre, opera, musicals, dance and music as well as hosts events and activities that appeal to everyone.

The Maker's Market at The Lowry Outlet comes to town the last weekend of every month. With everything from food and drink, art and design and modern and vintage crafts from local independent businesses and artisans, it's not to be missed.



The Makers Market



CGI shows typical open plan living space



# SPACE FOR EVERYONE OR SPACE FOR YOU

Full-height windows fill the living spaces with natural light, offering views out over Salford Quays on the higher floors.





CGI shows typical bathroom

**Our bedrooms and bathrooms are designed to help you start every day with a kick in your step.**



CGI shows typical bedroom

CGI shows penthouse bedroom







CGI shows duplex living space

**Host friends or enjoy a quiet night in your open-plan living kitchen area, with contemporary units and integrated appliances making life easier.**

**Relax and enjoy the stunning views on a summers evening on the private, communal rooftop garden.**



CGI shows rooftop garden



# SPECIFICATION

## Kitchen Area

- Contemporary kitchen units in Woodbury High Gloss White with chrome handles and soft closing doors
- Contemporary Chalet Oak Laminate Worktop with matching upstand
- Bosch integrated oven and hob with extractor
- Full height splashback to hob area
- Integrated Bosch dishwasher
- Integrated Bosch fridge freezer
- Integrated Bosch washing machine
- Stainless steel sink with chrome finish mixer tap
- Vinyl wood effect flooring
- LED downlights
- Brushed nickel effect lighting under wall units
- White slimline sockets with chrome appliance control plate



## Bathrooms

- Contemporary white Roca sanitaryware
- Thermostatic shower over bath
- Clear glass shower screen
- White Roca floor mounted WC with concealed cistern and dual flush plate
- White Roca ceramic washbasin and chrome finish mixer tap and wall hung vanity units
- Hanover Antracita floor tiling
- Hanover Grey wall tiling with chrome edging strips – full height around bath, half height to other walls
- Heated towel rail
- Shaver point
- Mirror with demister pad
- Chrome toilet roll holder
- Extractor

## En-Suites

- Walk in shower with toughened glass panel
- White Roca floor mounted WC with concealed cistern and dual flush plate
- White Roca ceramic washbasin and chrome finish mixer tap
- Hanover Antracita floor tiling
- Hanover Grey wall tiling with chrome edging strips – full height around shower, half height to other walls
- Shaver point
- Mirror with demister pad
- Chrome toilet roll holder
- Extractor
- Downlighters

## Living Area

- Vinyl wood effect flooring
- Pendant light fitting
- White slimline sockets
- Media Plate and BT sockets – (dependent upon apartment type)
- BT and 4th Utility broadband connection (subject to purchaser subscription)
- Balconies (incl. Juliette) dependent upon apartment type

## General

- Fitted wardrobe to master bedroom
- Telephone and TV Points to master bedroom
- Wall mounted electric panel heaters
- Floor tiles to communal hall entrance lobbies with recessed matting to doorways
- Mains connected smoke alarm
- Sprinkler system
- Solid core internal doors with chrome handles
- Parking available to selected apartments at an additional cost
- BTL building warranty
- Video door entry system
- Storage area with pendant light fitting



## Communal Areas and Entrance Lobby

- Secure main entrance doors with video entrance system
- Hard wearing carpets to communal hallways
- Concierge desk located on ground floor
- Lifts to all levels
- Lockable cycle storage
- Communal post boxes to entrance area
- Roof terrace

\*Specifications detailed above should be taken as indicative only, final specifications will be confirmed at point of exchange of contracts with your solicitor.

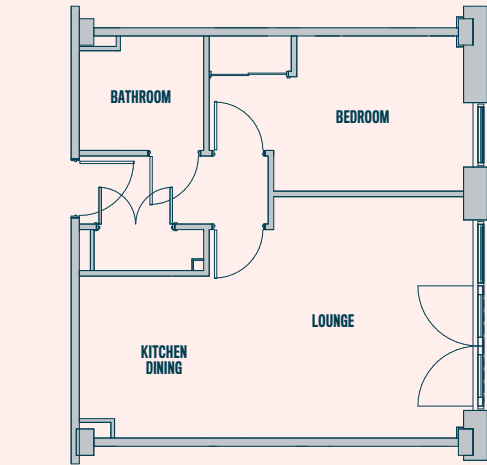




# TYPICAL FLOORPLANS

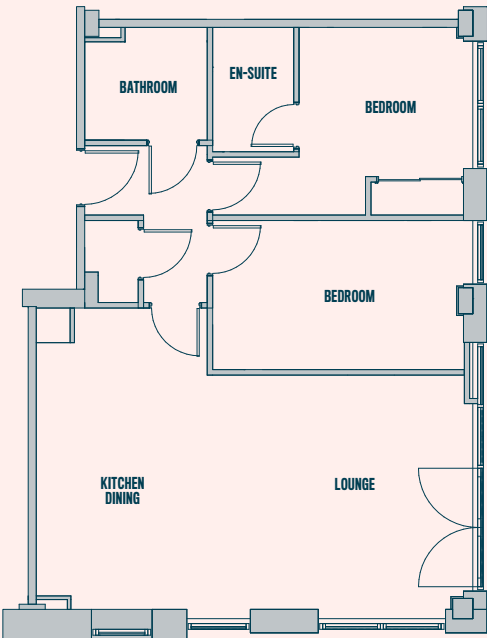
## TYPICAL 1 BEDROOM APARTMENT

SQ FT	From 407 sq ft to 594 sq ft
SQ M	From 38 sq m to 55 sq m



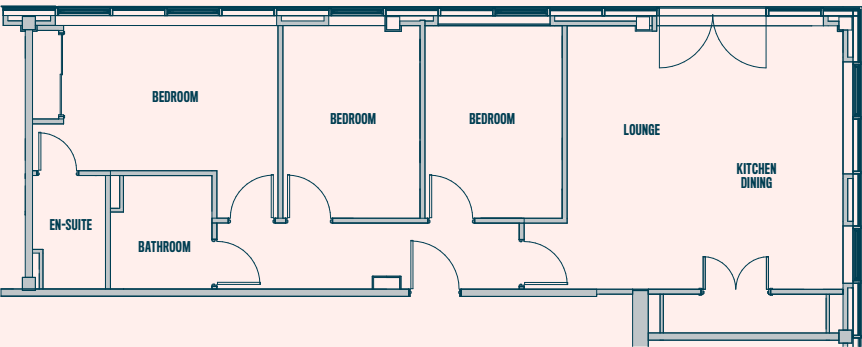
## TYPICAL 2 BEDROOM APARTMENT

SQ FT	From 527 sq ft to 810 sq ft
SQ M	From 49 sq m to 75 sq m



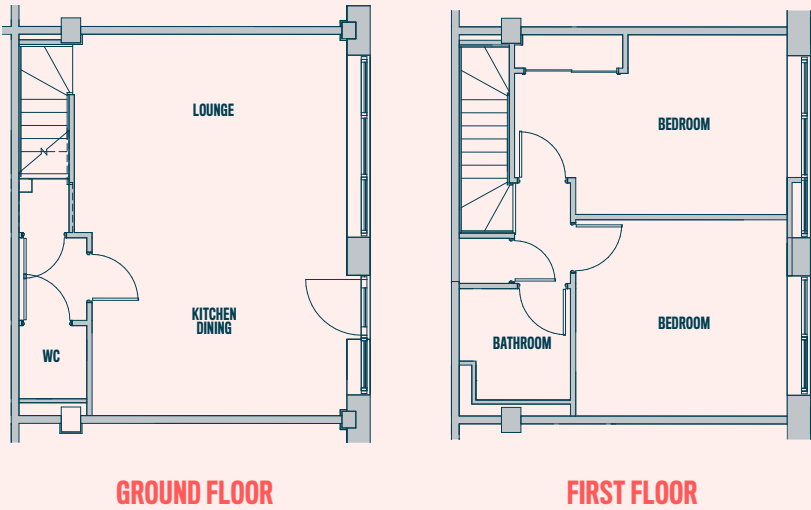
## TYPICAL 3 BEDROOM APARTMENT

SQ FT	From 764 sq ft to 1,052 sq ft
SQ M	From 71 sq m to 98 sq m



## TYPICAL 2 BEDROOM DUPLEX TOWNHOUSE

SQ FT	From 587 sq ft to 871 sq ft
SQ M	From 55 sq m to 81 sq m



GROUND FLOOR

FIRST FLOOR



# GET IN TOUCH

It's a big decision, we know that and we're here to help. If you want a chat, to view the marketing suite or you've already decided your next home is at Amplify Apartments, get in touch with us. It's no nonsense with our agents, let's just talk and take it from there.

**Visit our marketing suite at Salford Quays - For more information visit [amplifyapartments.co.uk](https://amplifyapartments.co.uk) or call our agents below.**



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Find out more about Latimer by visiting [latimerhomes.com](https://latimerhomes.com)

## AGENTS



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