



# THE FOUNDRY

MONTON



LUXURY  
ONE & TWO  
BEDROOM  
APARTMENTS

M A D E I N M O N T O N



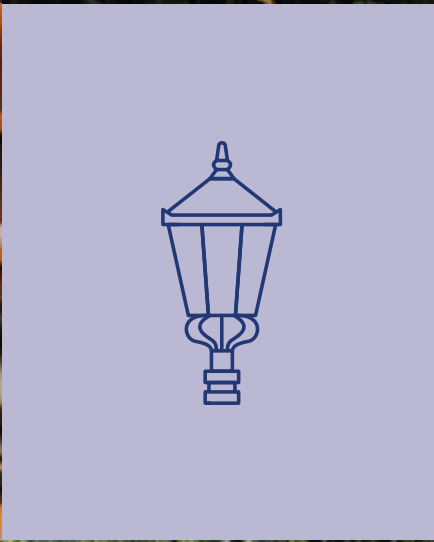
**The Foundry is a stunning new development located in the heart of Monton, one of the fastest growing property hot spots in the North West.**

It comprises of 36 beautifully designed one and two-bedroom apartments each with an open plan layout to maximise space and natural light, along with clean modern finishes and a high specification throughout.

Within walking distance of Monton Village and with a wealth of exceptional amenities close by, The Foundry is unrivalled in terms of its location and design.







# WELCOME TO THE NEIGHBOURHOOD

**Artisan. Individual. Convenient. Vibrant.**

The name Monton is of Saxon origin. Formerly called Mawinga after an Anglo-Saxon warrior who lived in a settlement in the area in 1214, it was changed to Mawnton then later Monton.

Today, Monton village is one of Manchester's most creative and vibrant communities noted for its bustling high street full of independent bars, restaurants and boutique shops. Having recently been dubbed 'Monton Carlo', there is always something going on whether it's enjoying a great choice of international cuisine, live entertainment or just taking a stroll around the many parks and green spaces.

AN EXCLUSIVE DEVELOPMENT  
WITH FIVE APARTMENT TYPES  
IN VIBRANT MONTON  
DESIGNED FOR MODERN LIVING



BEDROOM | PLOT NO. 4 | GROUND FLOOR



KITCHEN / DINING | PLOT NO. 30 | FLOOR 3



THE FOUNDRY, MONTON | 08

# THE WINSOR

## TYPE A



### ONE BEDROOM APARTMENT

49.1 M<sup>2</sup> / 528 FT<sup>2</sup>

Kitchen / Dining | 10.5m<sup>2</sup>

Living Room | 12.6m<sup>2</sup>

Bedroom | 12.7m<sup>2</sup>

Bathroom | 4.0m<sup>2</sup>

# THE HALE

## TYPE B



### TWO BEDROOM APARTMENT

69.7 M<sup>2</sup> / 750 FT<sup>2</sup>

Kitchen / Dining | 11.7m<sup>2</sup>    Living Room | 12.1m<sup>2</sup>    Bedroom 1 | 13.3m<sup>2</sup>

En Suite | 2.8m<sup>2</sup>    Bedroom 2 | 14.2m<sup>2</sup>    Bathroom | 4.0m<sup>2</sup>



BEDROOM WITH EN SUITE | PLOT NO. 30 | FLOOR 3





# THE FARADAY

## TYPE C



### TWO BEDROOM APARTMENT

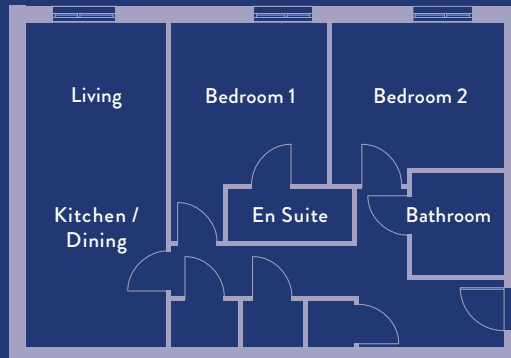
67.8 M<sup>2</sup> / 729 FT<sup>2</sup>

Kitchen / Dining | 9.6m<sup>2</sup>    Living Room | 10.6m<sup>2</sup>    Bedroom 1 | 11.7m<sup>2</sup>

En Suite | 2.7m<sup>2</sup>    Bedroom 2 | 11.9m<sup>2</sup>    Bathroom | 4.0m<sup>2</sup>

# THE SWANN

## TYPE D



### TWO BEDROOM APARTMENT

69.6 M<sup>2</sup> / 749 FT<sup>2</sup>

Kitchen / Dining | 9.6m<sup>2</sup>    Living Room | 11.0m<sup>2</sup>    Bedroom 1 | 12.6m<sup>2</sup>

En Suite | 2.8m<sup>2</sup>    Bedroom 2 | 11.7m<sup>2</sup>    Bathroom | 3.9m<sup>2</sup>







# THE SPRENGEL

## TYPE E

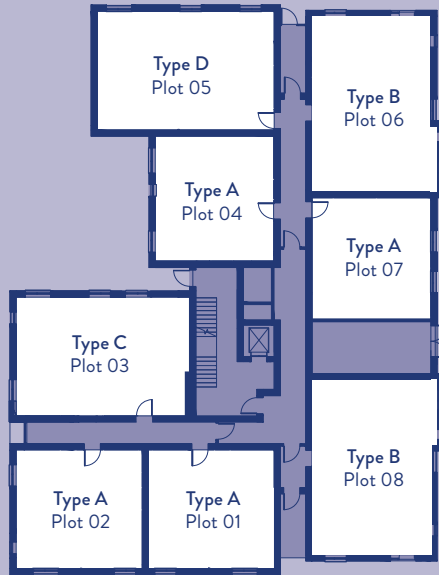


### TWO BEDROOM APARTMENT

69.4 M<sup>2</sup> / 747 FT<sup>2</sup>

Kitchen / Dining | 11.6m<sup>2</sup>    Living Room | 11.9m<sup>2</sup>    Bedroom 1 | 13.8m<sup>2</sup>

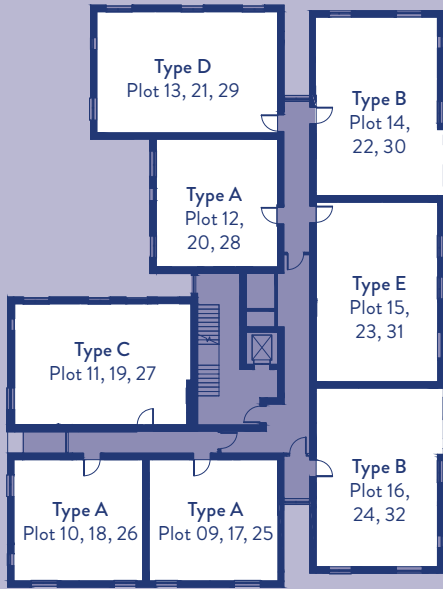
En Suite | 2.8m<sup>2</sup>    Bedroom 2 | 11.6m<sup>2</sup>    Bathroom | 4.4m<sup>2</sup>



**GROUND FLOOR**  
**PLOTS 1-8**

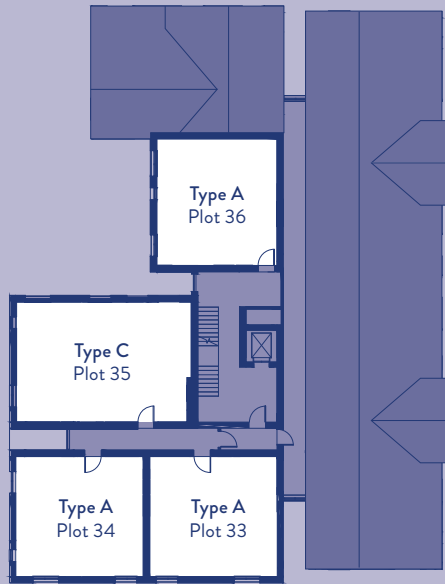
Type A, 1-Bed | 49.1m<sup>2</sup>    Type B, 2-Bed | 69.7m<sup>2</sup>    Type D, 2-Bed | 69.6m<sup>2</sup>





FIRST, SECOND AND THIRD FLOOR  
PLOTS 9-32

Type A, 1-Bed | 49.1m<sup>2</sup>    Type B, 2-Bed | 69.7m<sup>2</sup>    Type C, 2-Bed | 67.8m<sup>2</sup>  
 Type D, 2-Bed | 69.6m<sup>2</sup>    Type E, 2-Bed | 69.4m<sup>2</sup>



**FOURTH FLOOR**  
**PLOTS 33-36**

Type A, 1-Bed | 49.1m<sup>2</sup>    Type C, 2-Bed | 67.8m<sup>2</sup>



## APARTMENT SPECIFICATION

### **Kitchen**

- Fully fitted kitchen by Paula Rosa Manhattan
- Beko integrated oven, hob and extractor fan
- Beko Integrated Combi Fridge Freezer
- Beko Integrated Washer Dryer
- Beko Integrated Dishwasher
- Non slip vinyl flooring
- LED downlights

### **Bathroom / En Suite**

- Over-bath shower with glass screen
- Porcelanosa ceramic wall tiles
- Heated towel rail
- Non-slip vinyl flooring
- LED downlights
- Illuminated LED Bathroom Mirror

### **General**

- Chrome sockets throughout
- Adax Neo panel heaters
- Modern Jeld Wen Newark doors
- Secure entrance with door entry system
- TV points to living space
- Mains-operated smoke detectors with battery back-up

### **External**

- High quality landscaping
- Secure cycle storage
- Parking available

MONTON  
VILLAGE



LANSDOWNE ROAD

FOUNDRY CLOSE

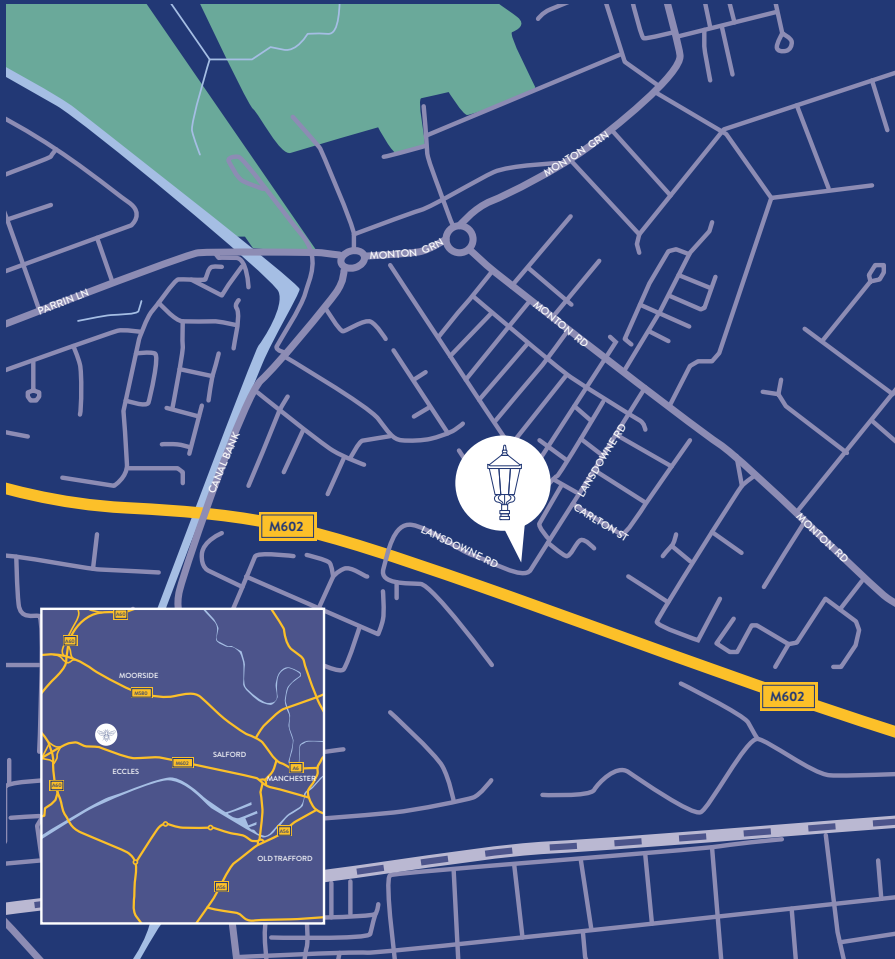
SITE  
PLAN

M602





# LOCATED IN THE HEART OF MONTON



# SHARED OWNERSHIP

**Shared ownership provides a perfect opportunity for first time buyers and those who do not currently own a home to buy a share in one of our newly built, high spec apartments – for The Foundry shares are available to purchase from 40% to 75%.**

Purchase your share in one of our homes with a mortgage and pay a subsidised rent on the remainder, with the option of buying more shares in your home in the future if you wish to.

Shared Ownership means that you only need a mortgage for your share in your home, so the amount you need for a mortgage deposit is generally far less than buying a comparative property outright. The combined mortgage and rent are usually less together than renting privately.

For more information, visit our website or give us a ring. We are always happy to answer any questions you have.



# GECKO HOMES

At Gecko Homes we have a simple aim; to provide a home for every need. We provide you with new, high quality, beautifully designed homes in desirable locations with a range of properties for rent, buy and shared ownership. Our whole process is simple and straightforward.

You are in very capable hands.

We are part of Southway Housing Trust and are based in Manchester so are local to every housing development we have built and know the areas well.

We would really love to hear from you and are always here to help, so don't hesitate to get in touch.



 WELCOMETOGECKO  @GECKOHOMES  WELCOMETOGECKO

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Images used are for illustrative purposes only.

**GECKOHOMES.CO.UK**





# THE FOUNDRY

M O N T O N

Contact us to register your interest

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