



• EDGEWATER •

# Ready to meet your new home?



Perched on the banks of the Bridgewater Canal in Stretford is Edgewater, a modern development of one- and two-bed apartments at Bridgewater Mews, available through shared ownership.

So if you're looking to take your first step on to the housing ladder and need all mod-cons with easy access to the city or countryside, this is the place for you.

Built to a high specification in an enviable location, the building design takes influence from its waterfront surroundings, the industrial heritage of the area and local Art Deco landmark, the 1930s Essoldo Cinema. If you're looking for bricks and mortar by the water, we have the perfect place to start your new life as a homeowner.





Artist's impression of the new Edgewater development.







## Aspire to modern living with your own space in Stretford.

With a space at Edgewater in Stretford you're making the smart choice to get a foot on the housing ladder in one of the Sunday Times' six coolest neighbourhoods to invest in.

Indulge in good grub at one of the suburb's established indie eateries such as Bakehouse 32 - famous for wood-fired pizzas and bagels, or explore the rotating offerings of fresh street food at Stretford Food Hall.

With significant investment in regeneration in the area, including plans for a new central park in Stretford and a reinvigoration of King Street Square, it's clear the area is on the up.



## Bank on Edgewater for all you need in a home.

These one- and two-bedroom apartments come with everything you'll need - a built-in modern kitchen, fully-fitted bathroom and even carpets in the bedrooms.

Built with an eye for detail, each apartment features a dual-aspect open plan kitchen, living and dining spaces, plus brand-new fixtures and fittings. You could soon be putting your feet up in style while looking out at views of the water.

There's allocated parking and you're just a short stroll from Stretford centre where you can get the tram to the city, or explore the indie retail and food and drink scene.



## A home that's yours. It's more than just bricks and mortar.

It's a sanctuary. It's an extension of who you are. It's an investment in your future. With shared ownership you can get started as a home-owner without needing a huge deposit.

Shared ownership works on a part-rent, part-buy basis. You have a mortgage for the share of the property that you own, and pay rent on the rest.

And you only need a deposit for the share that you buy, not the value of the whole place. So it's easier than you think to get on the housing ladder.



## Make a start with shared ownership.

If you feel like owning a home is out of reach, shared ownership might be the perfect answer.

And it isn't only for first-time buyers. If you're in need of a move due to a relationship breakdown you may also qualify.

You get preference if you can show a connection to the local area, and key workers such as people working in the NHS or public sector also get priority.

Having your own space through shared ownership means you make your place your own – decorate the way you want, hang things on the walls, bring your pet!

You can bank on our friendly team for advice about your options for finding your happy place through shared ownership. Just get in touch.

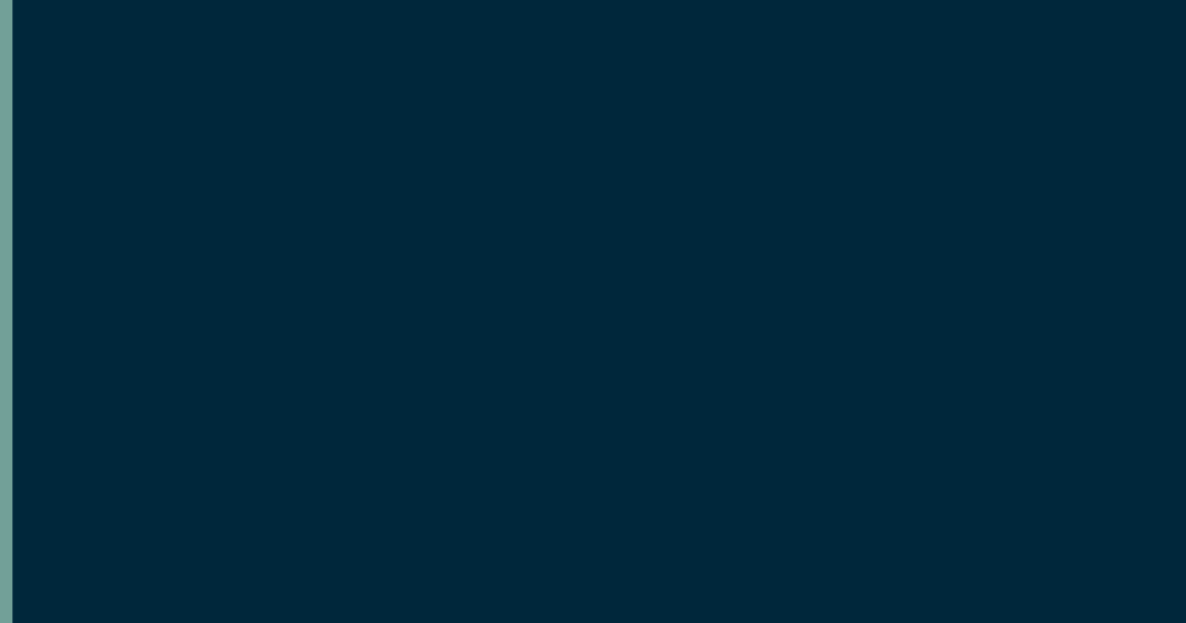
### Get to know GECKO

We're on a mission, driven by the belief that everyone deserves a place to call home. We're a not-for-profit organisation, and everything we do is based on our four core values:

- **Aspiration** – supporting your aspiration to own a quality home you'll love to live in, in an area you want to live
- **Happiness** – providing you with the peace-of-mind, security and joy of waking up in your own home every morning
- **Space** – helping you to claim your own special space in the world, where you live your way, by your rules
- **Creativity** – with our fairly-priced properties, you'll have money left over to put your stamp on your new space







Easy access to city  
or countryside.

## What's nearby?

Just minutes from up-and-coming Stretford, you'd be making a wise choice to invest in a space of your own at Edgewater.

Everything you need is on your doorstep, with a thriving inde retail, food and drink scene as well as easy connections to Manchester and beyond.

Get active at one of the area's gym, health and fitness clubs - choose from Stretford Sports Village, PureGym, NRG Gym or Longfords Health and Fitness. And explore the local area with a stroll down the towpath (which runs right past your front door) or by following the Old Trafford Arts Trail.

If shopping's more your speed, Stretford's mall could be the place to head via some of the independent shops you can also find in the centre.

Stretford is perfectly positioned for commuting, with its own Metrolink station and trams every few minutes throughout the day. Or you can hop on the train at Trafford Park, which is on the outskirts of Stretford and just 1.5 miles from Edgewater.

If you need to drive, the M60 Manchester ring road is just moments away via the A56, making it easy to commute within the city of head further afield to Chester, Liverpool or Warrington.

City and country are both within touching distance from perfectly-positioned Stretford. So whether you're heading to hustle and bustle of city centre Manchester, or are in the mood for something at a slower speed out in the expansive green spaces of Cheshire, you'll have easy access to both.



# Easy getaways, by car, tram, train or plane.

Stretford boasts great connections to Manchester centre and beyond. With trams every few minutes during the working day, mainline trains on the Altrincham line from close-by Trafford Park, and easy road access via the M60, you'll get where you're going in no time.

For something further afield, take off from Manchester International Airport, which is about 20 minutes' drive away.



## By bus

Stretford is well served by buses, with a circular route running to Lostock and direct services to Piccadilly Gardens, the Trafford Centre, Bury and Altrincham to name a few.



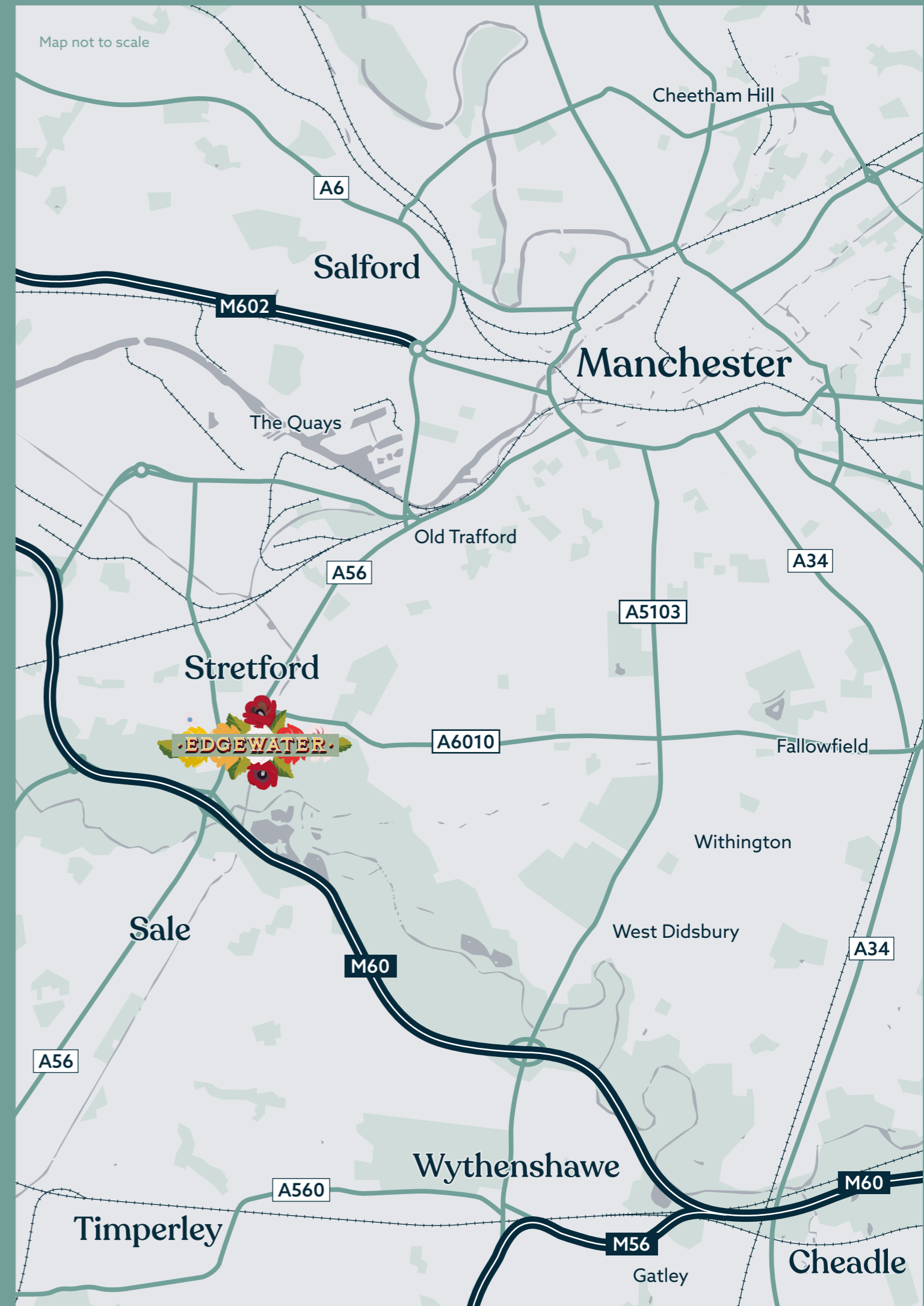
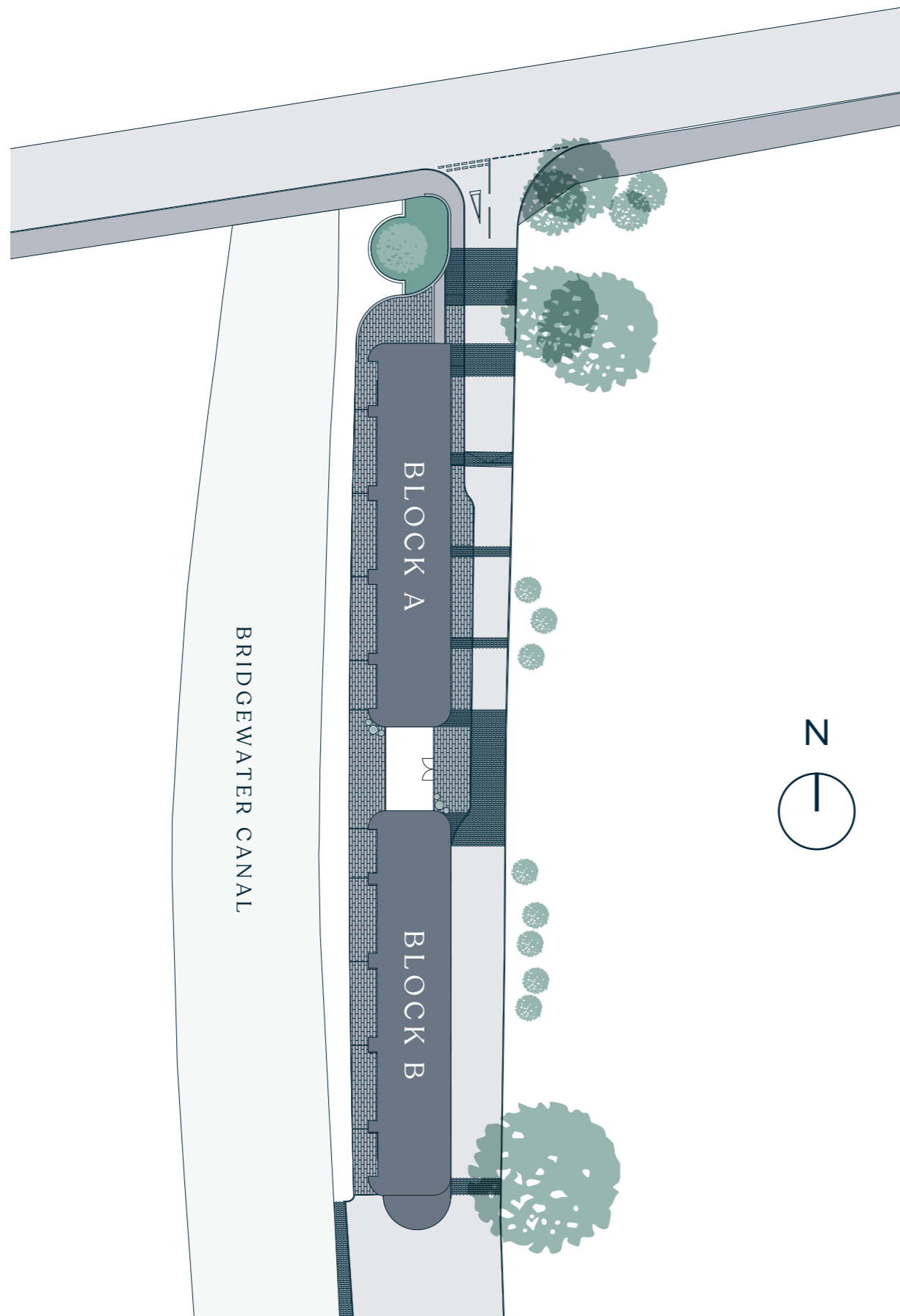
## By plane

With domestic, short and long-haul flights available from Manchester International Airport, the world is a step closer. The airport is less than ten miles from Edgewater, making that early flight or late-night arrival a bit more bearable.

Sources: \*google.com/maps. Times shown are approximate and subject to traffic  
 \*\*thetrainline.com. Times shown are for the fastest travel times, average journeys may be longer



# Development Plan & Location







Designed for easy living, these one - and two-bedroom modern apartments feature fully fitted kitchens and all mod cons. Dual-aspect windows in the open plan kitchen, dining and living space give you views over the Bridgewater Canal.

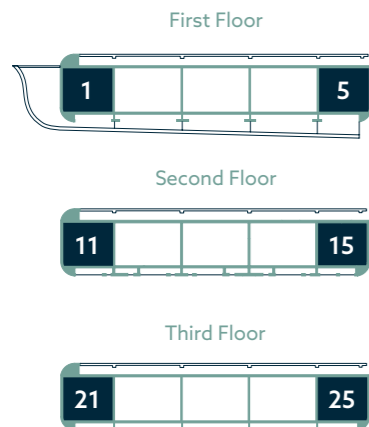
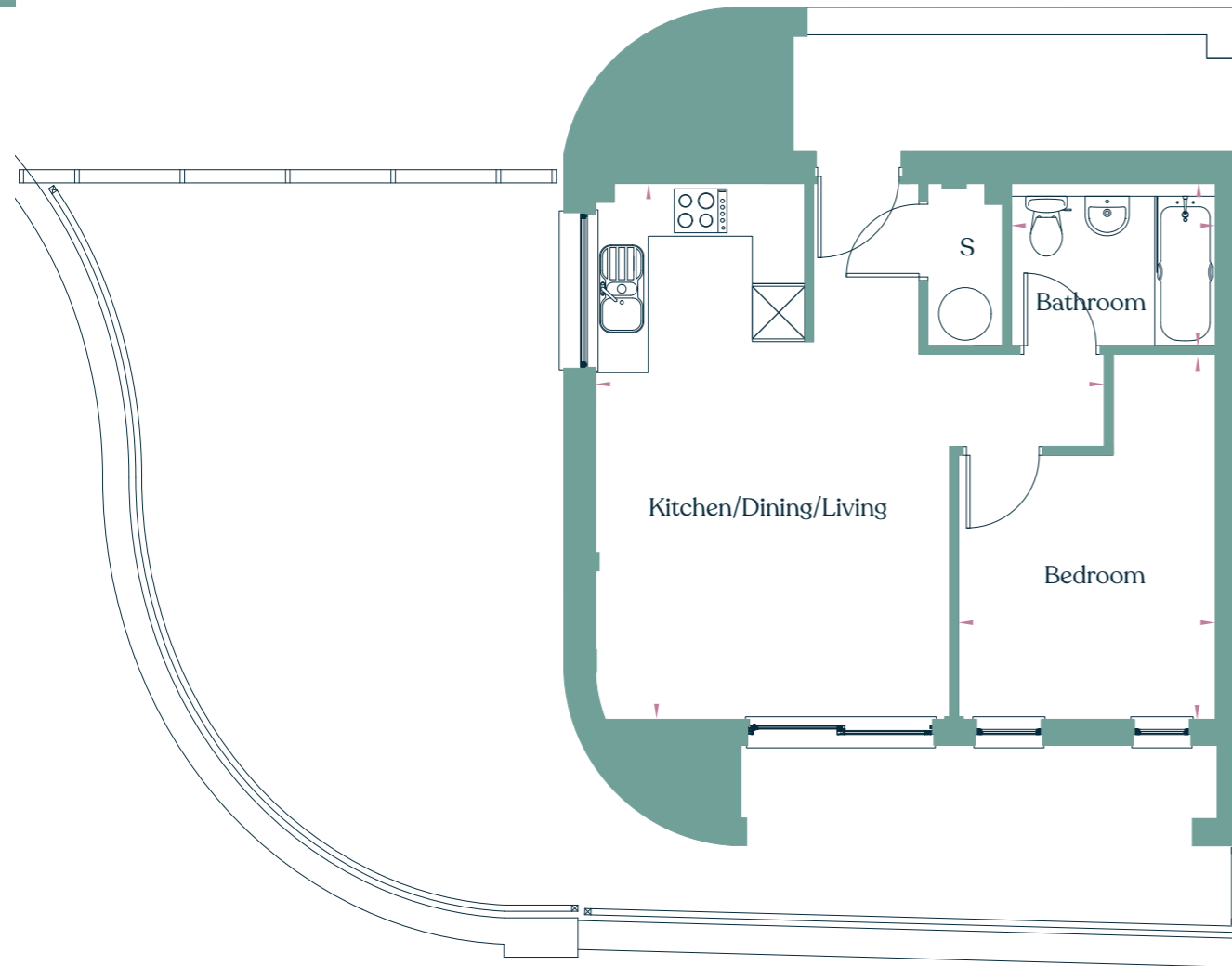
With just a short walk into nearby Stretford - named one of the Sunday Times' six best places to invest - aspiring to a space of your own at Edgewater is sure to be a good idea.





# 1 Bedroom Apartment

Apartments 1, 5\*, 11, 15\*, 21 & 25\*

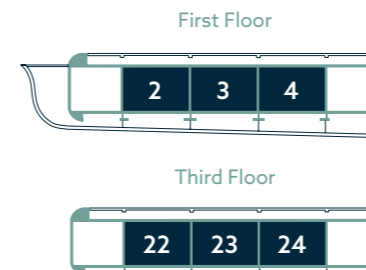
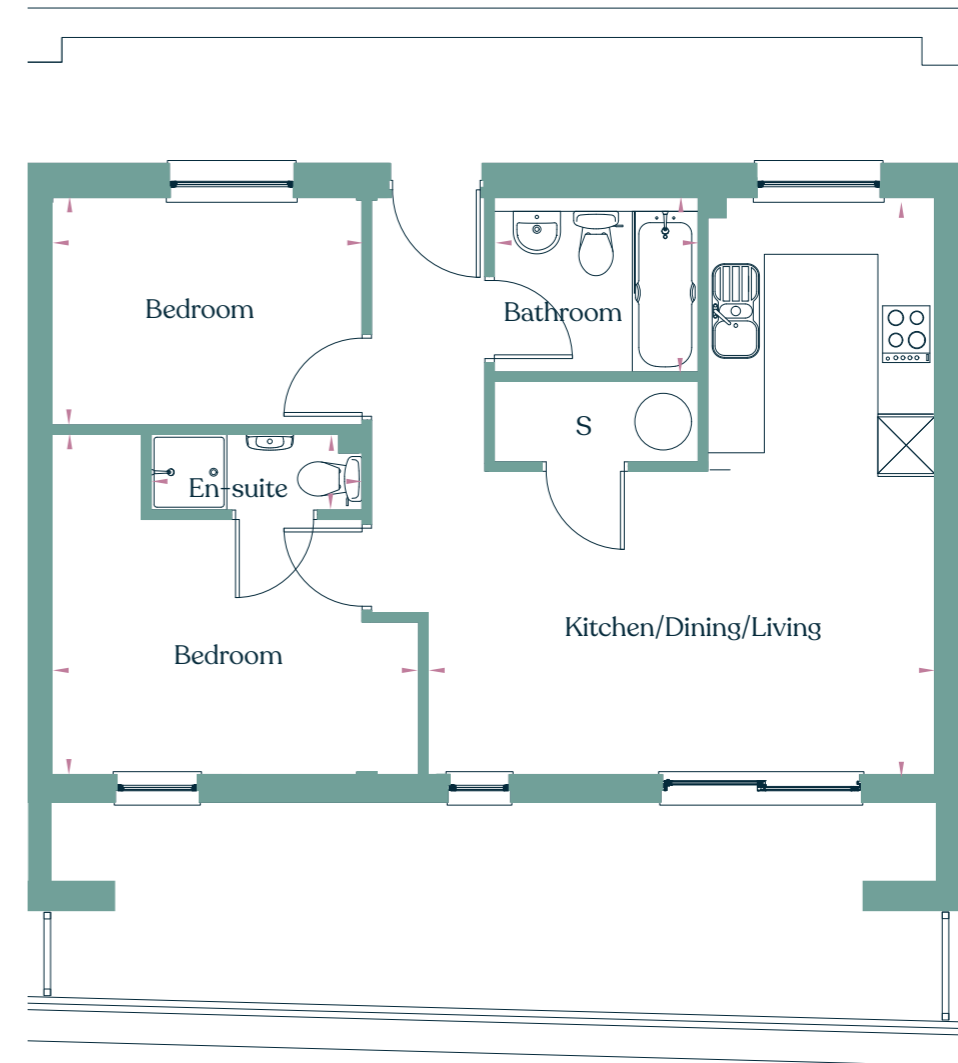


Kitchen/Dining/Living	6.16m x 4.07m
Bedroom	4.20m x 2.97m
Bathroom	1.89m x 2.37m
<b>Total 44.9m<sup>2</sup></b>	

S = Store | \* Handed

# 2 Bedroom Apartment

Apartments 2, 3\*, 4, 22, 23\* & 24



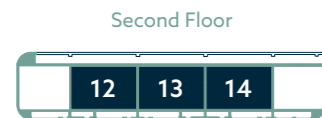
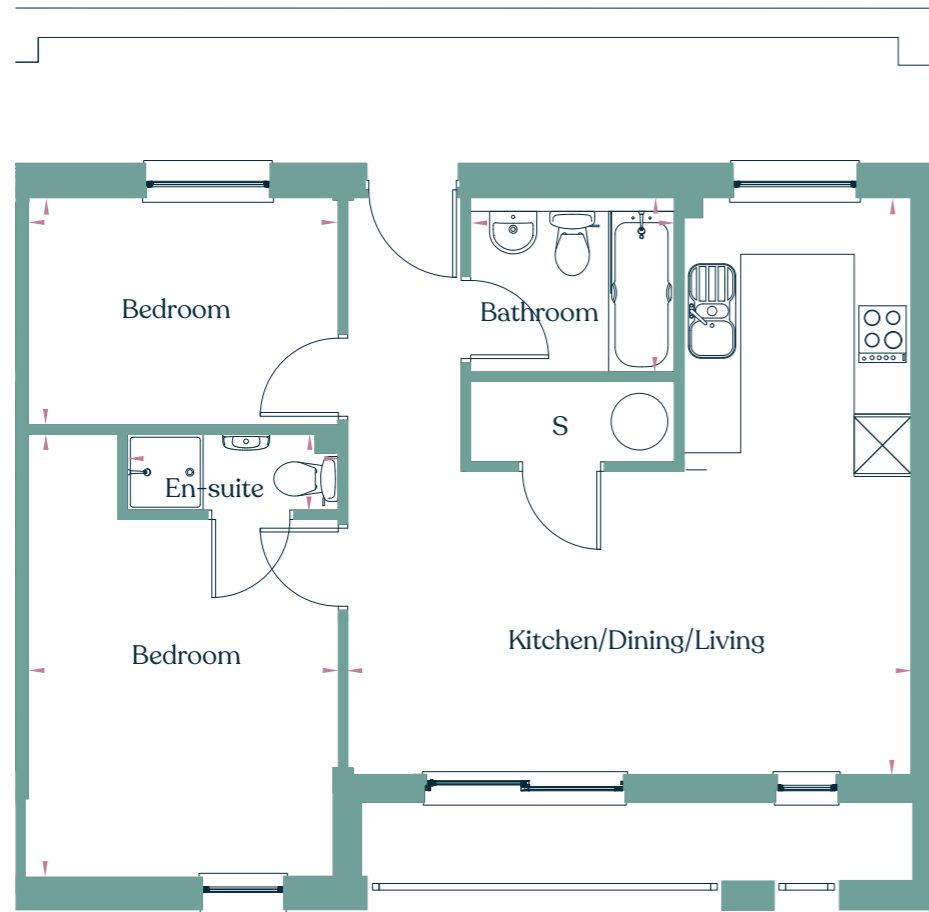
Kitchen/Dining/Living	6.16m x 5.40m
Bedroom 1	3.64m x 3.92m
Ensuite	0.83m x 2.26m
Bedroom 2	2.45m x 3.32m
Bathroom	1.89m x 2.18m
<b>Total 58.9m<sup>2</sup></b>	

S = Store | \* Handed



# 2 Bedroom Apartment

Apartments 12, 13\* & 14



Kitchen/Dining/Living	6.16m x 6m
Bedroom 1	4.71m x 3.32m
Ensuite	0.83m x 2.26m
Bedroom 2	2.41m x 3.32m
Bathroom	2.18m x 1.89m
<b>Total 62.2m<sup>2</sup></b>	

S = Store | \* Handed

# 1 Bedroom Apartment

Apartments 31 & 35\*



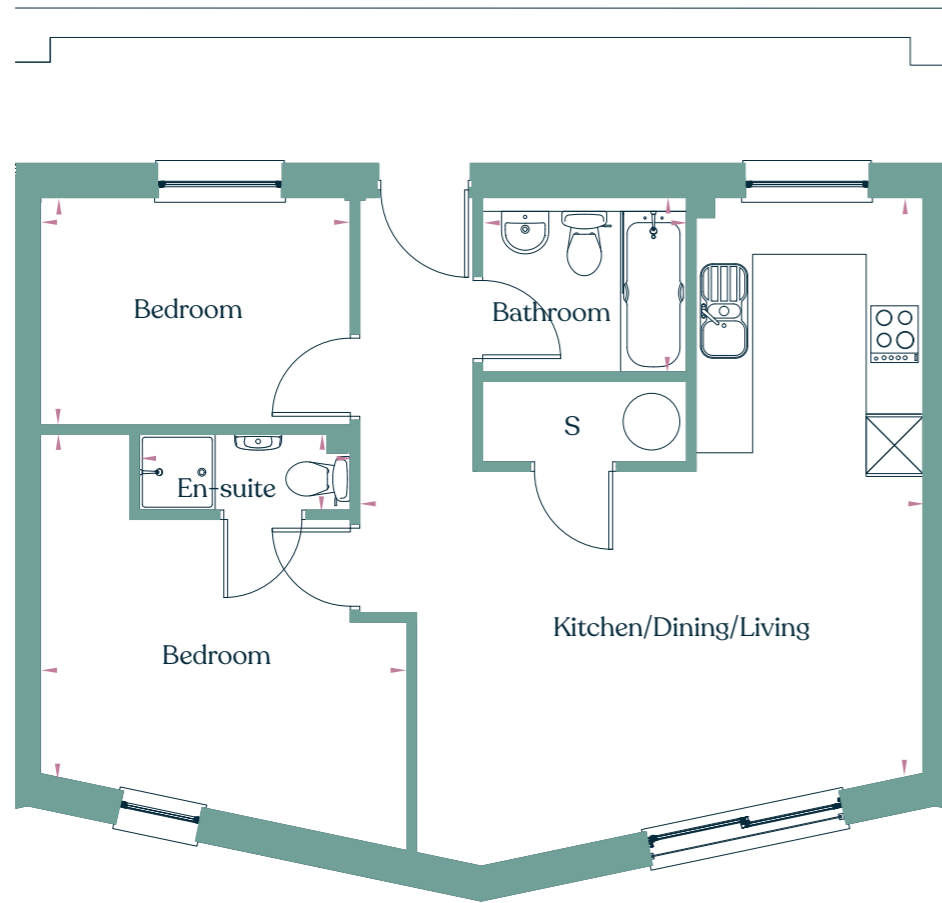
Kitchen/Dining/Living	6.20m x 5.83m
Bedroom	4.13m x 2.97m
Bathroom	1.89m x 2.37m
<b>Total 47.8m<sup>2</sup></b>	

S = Store | \* Handed



# 2 Bedroom Apartment

Apartments 32, 33\* & 34



Kitchen/Dining/Living	6.09m x 5.40m
Bedroom 1	3.57m x 3.92m
Ensuite	0.83m x 2.26m
Bedroom 2	2.45m x 3.32m
Bathroom	1.89m x 2.18m
<b>Total 64.08m<sup>2</sup></b>	

S = Store | \* Handed

# 1 Bedroom Apartment

Apartments 6, 10\*, 16, 20\*, 26 & 30\*



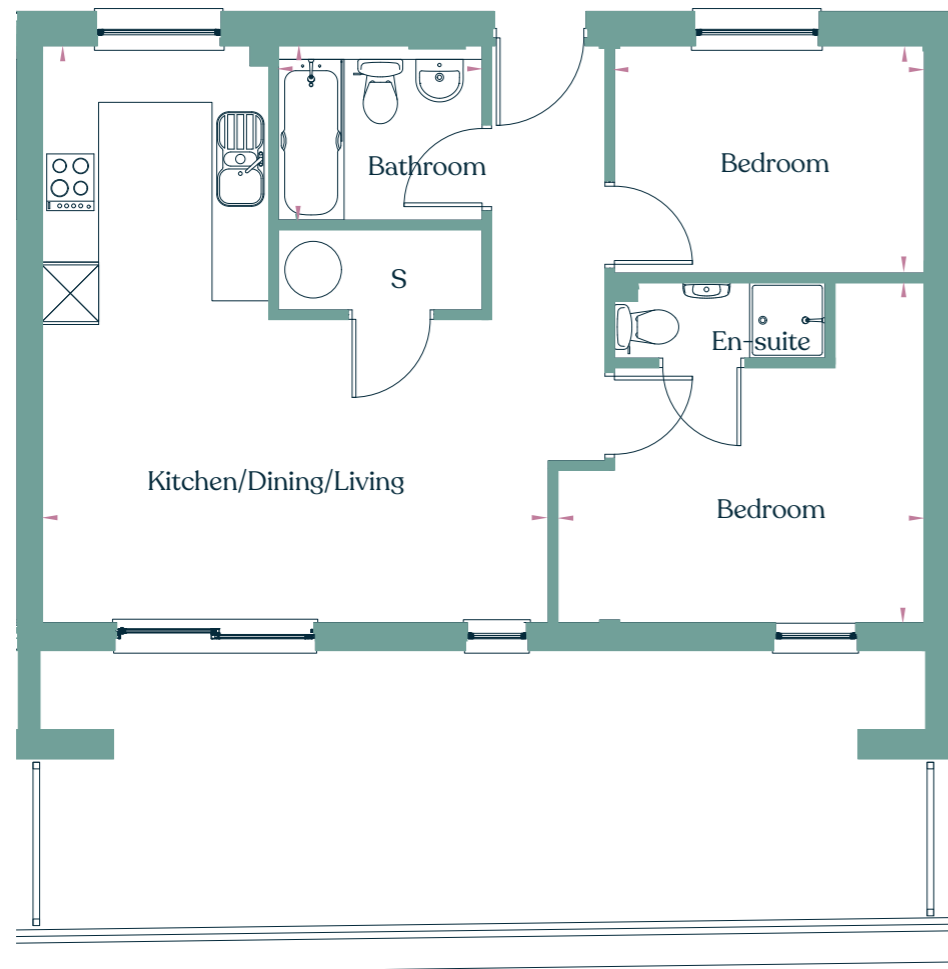
Kitchen/Dining/Living	6.16m x 4.07m
Bedroom	4.20m x 2.97m
Bathroom	1.89m x 2.37m
<b>Total 44.9m<sup>2</sup></b>	

S = Store | \* Handed



# 2 Bedroom Apartment

Apartments 7, 8\*, 9, 27, 28\* & 29

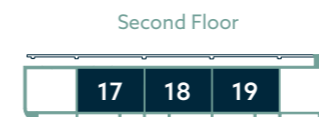
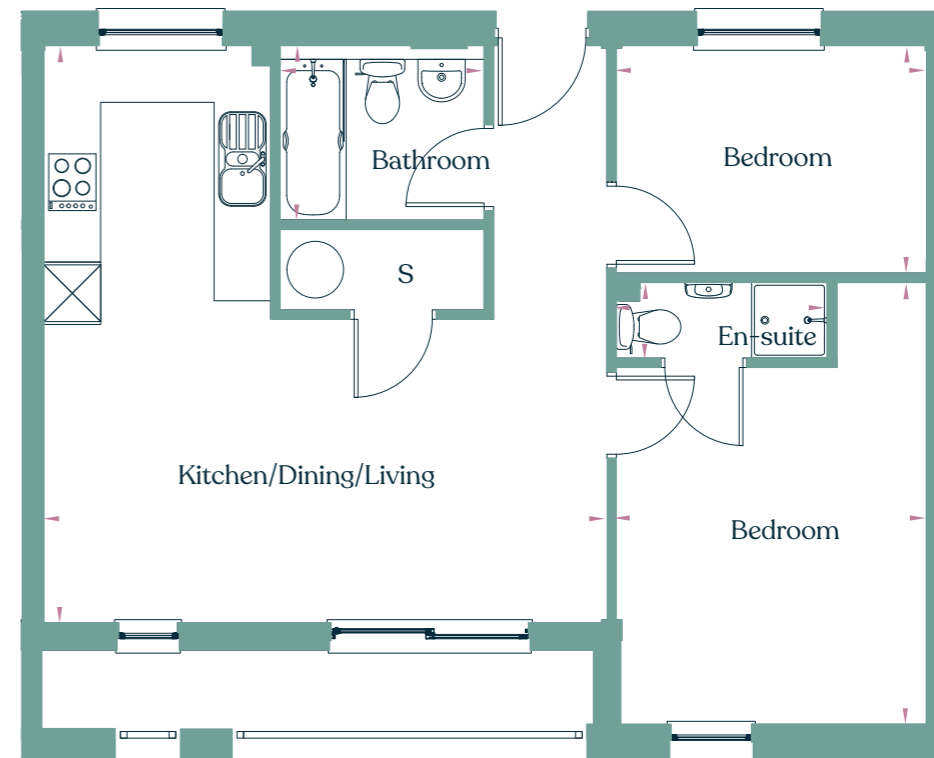


Kitchen/Dining/Living	6.16m x 5.40m
Bedroom 1	3.64m x 3.92m
Ensuite	0.83m x 2.26m
Bedroom 2	2.45m x 3.32m
Bathroom	1.89m x 2.18m
<b>Total 58.9m<sup>2</sup></b>	

S = Store | \* Handed

# 2 Bedroom Apartment

Apartments 17, 18\* & 19



Kitchen/Dining/Living	6.16m x 6m
Bedroom 1	4.71m x 3.32m
Ensuite	0.83m x 2.26m
Bedroom 2	2.41m x 3.32m
Bathroom	1.89 x 2.12
<b>Total 62.2m<sup>2</sup></b>	

S = Store | \* Handed



# 1 Bedroom Apartment

Apartments 36 & 40\*

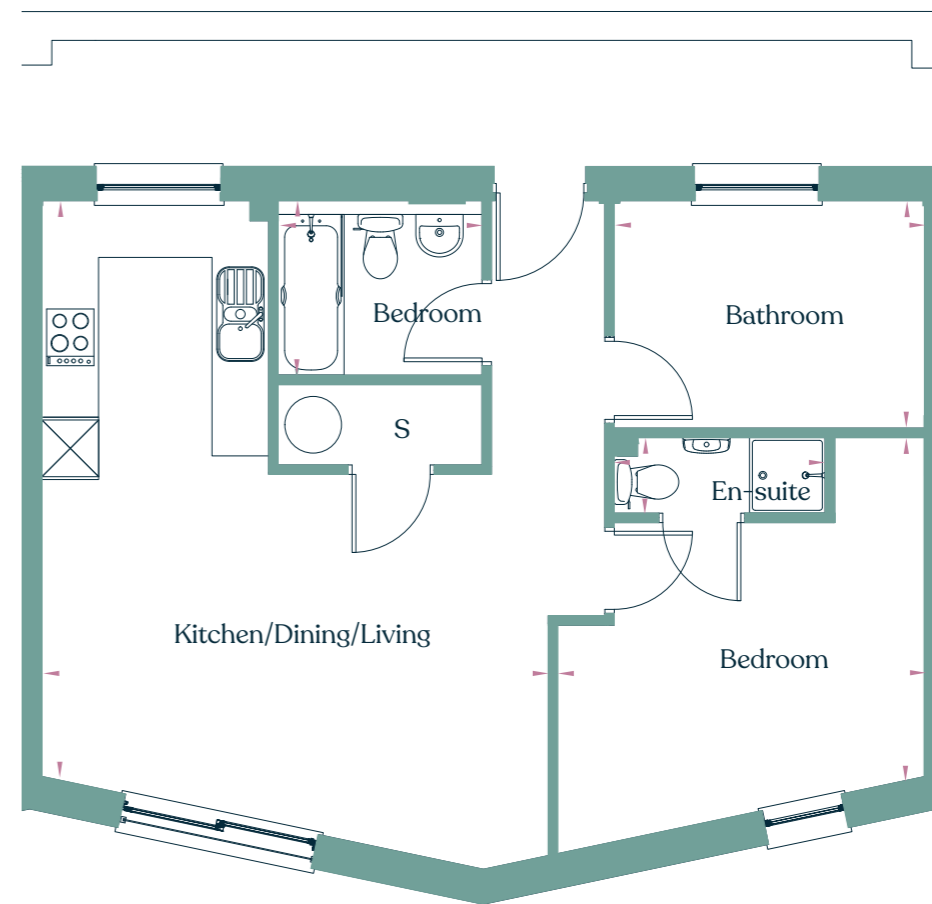


Kitchen/Dining/Living	6.72m x 5.83m
Bedroom	4.24m x 2.97m
Bathroom	1.89m x 2.37m
<b>Total 47.8m<sup>2</sup></b>	

S = Store | \* Handed

# 2 Bedroom Apartment

Apartments 37, 38\* & 39



Kitchen/Dining/Living	6.20m x 5.40m
Bedroom 1	3.57m x 3.92m
Ensuite	0.83m x 2.26m
Bedroom 2	2.45m x 3.32m
Bathroom	1.89m x 2.18m
<b>Total 64.08m<sup>2</sup></b>	

S = Store | \* Handed



# Specification



## Kitchen and Living Area

- Fully-fitted kitchen – Magnet Clerkenwell in charcoal, navy, white or Reed green
- Fitted worktops and upstands
- Integrated electric fan assisted oven
- Integrated 50/50 fridge freezer
- Glass splashback to the cooker
- LED downlights
- Carpets included in bedrooms (no flooring included in the kitchen, dining and living area)

## Bathroom

- Tiled bathroom floor
- Tiled bathroom walls surrounding bath and shower
- Heated towel rail
- LED downlights

## External

- Landscaped gardens with communal patio and seating area
- Allocated car parking
- Bicycle Store

## Electrical

- Extractor fans in kitchen, bathroom, and en-suite (where applicable)
- TV points in the living space
- Mains-operated smoke detectors with battery back-up



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