



Fulcrum Global



One Regent

APARTMENTS | MANCHESTER

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1 REGENT ROAD, CASTLEFIELD | MANCHESTER, UNITED KINGDOM



One Regent

APARTMENTS | MANCHESTER

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CASTLEFIELD

– THE SPIRIT OF MANCHESTER

Take a short 5 minute walk from **One Regent**, along the Bridgewater Canal towpath and you will find yourself in the heart of beautiful Castlefield. Handsome and assured in many ways Castlefield encapsulates the essence of Manchester overtime.



“Coningsby” by Benjamin Disraeli, 1844

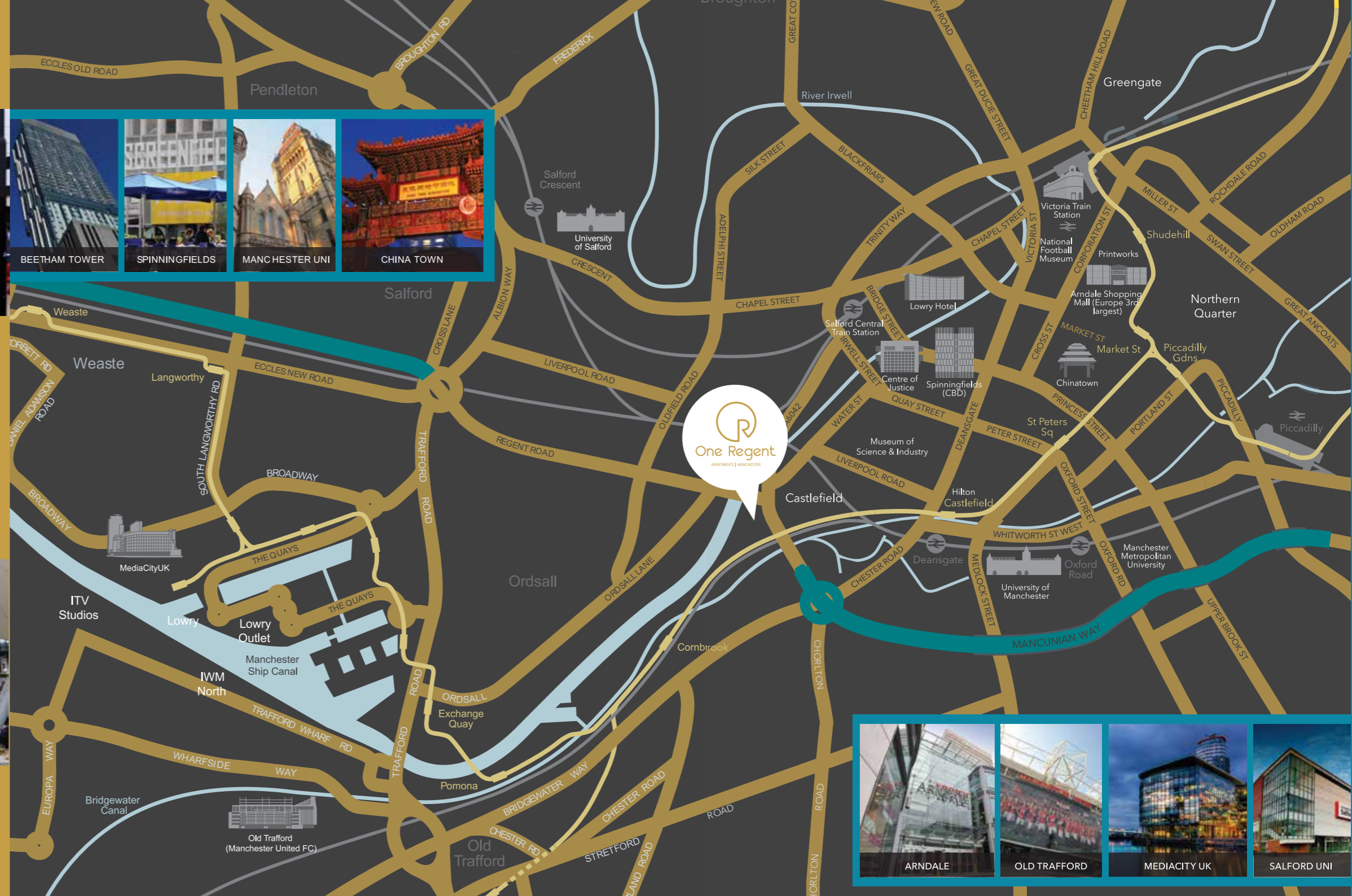
“Certainly Manchester is the most wonderful city of modern times.”



Now one of Manchester’s most fashionable neighbourhoods, **Castlefield** is enriched with fascinating museums, artists studios, performance spaces and a bustling commercial area. A living, breathing microcosm of Manchester as a whole.



An enchanting gateway through which to discover the rest of the city, to Deansgate, to Spinningfields, to First Street.



SITE PLAN



Water Street

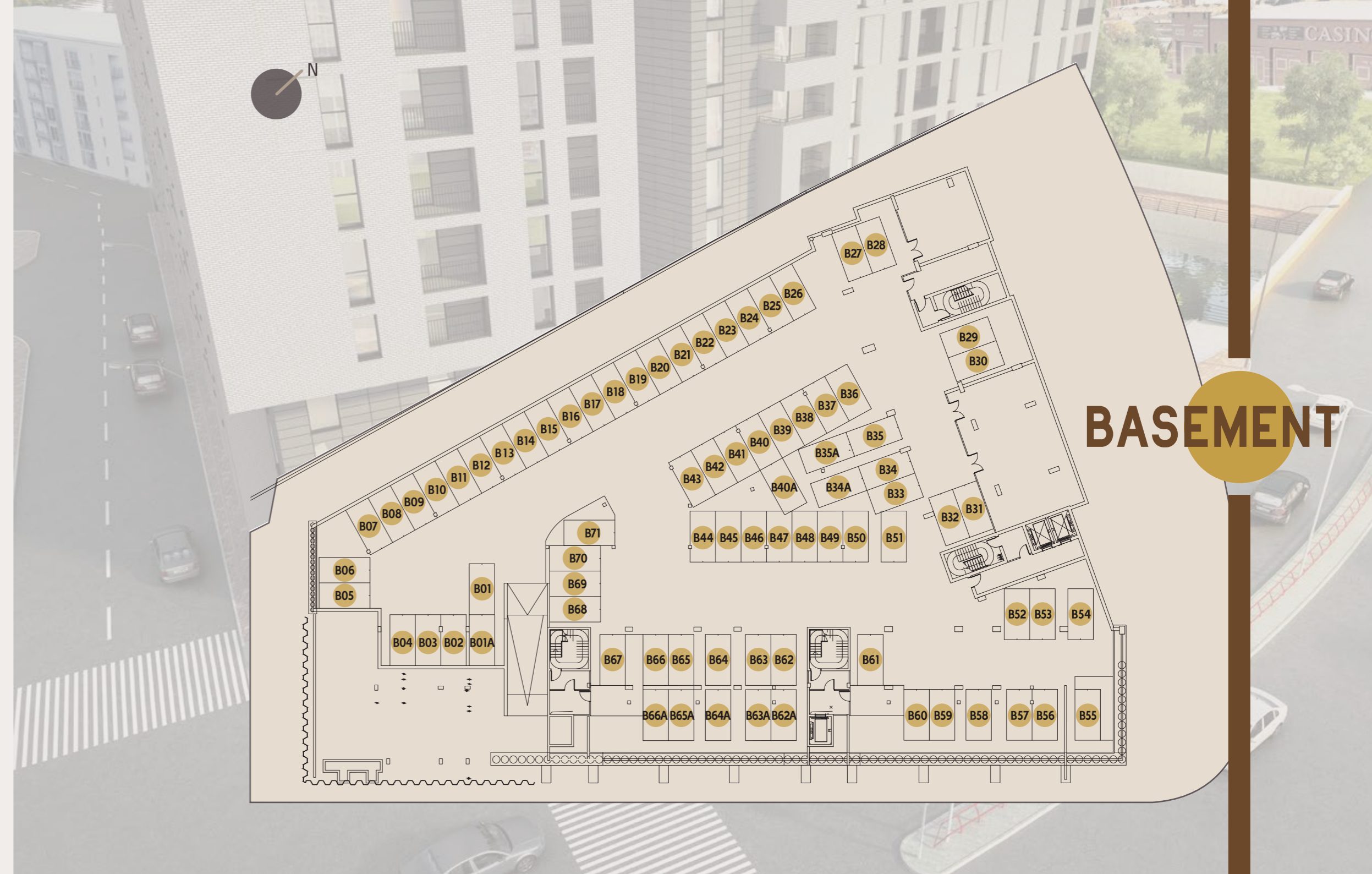


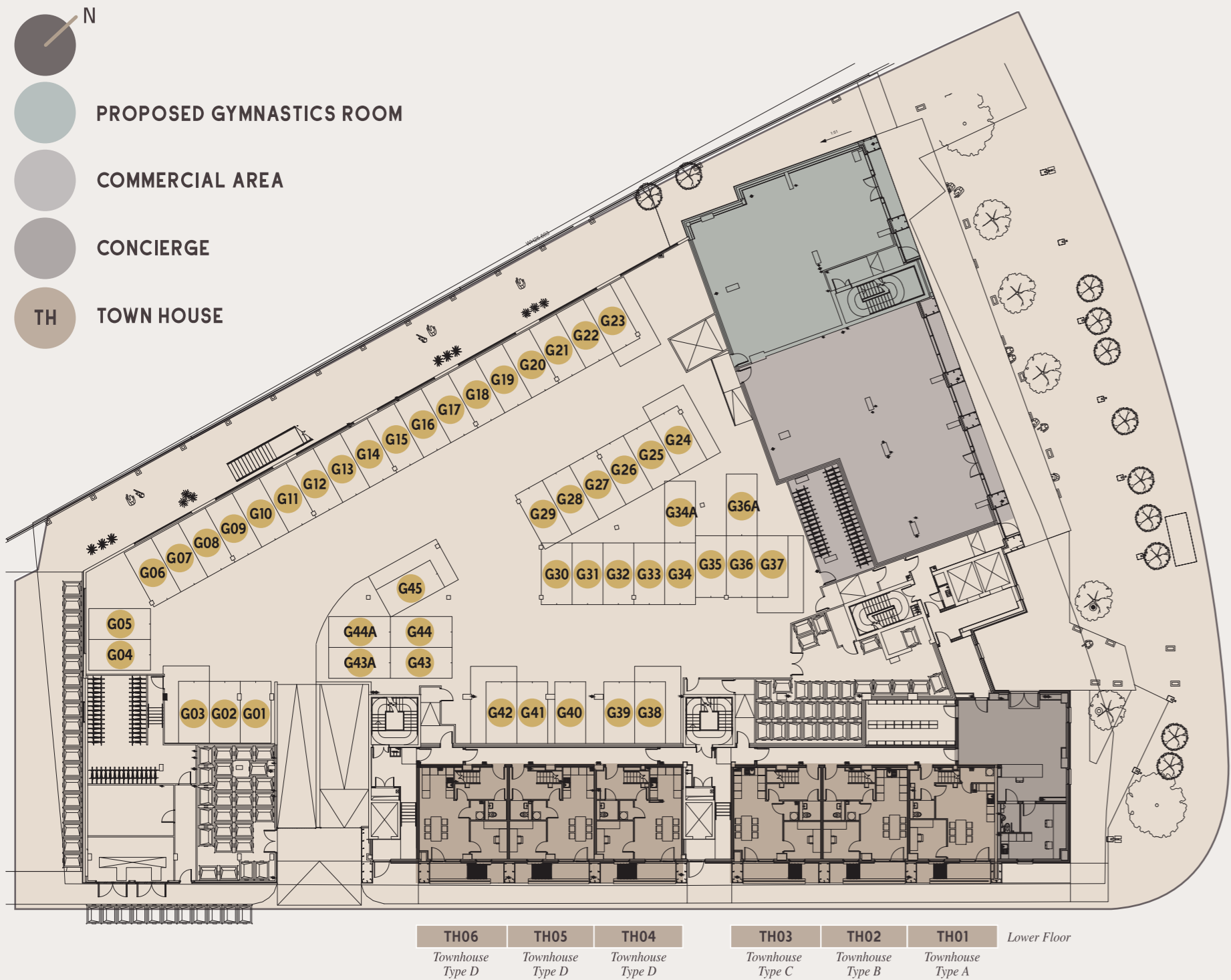


CAR PARK ALLOCATION

BASEMENT
80 PARKING SPACES
(#B01 - #B71)

GROUND
49 PARKING SPACES
(#G01 - #G45)





FLOOR PLANS

MEZZANINE



N



GARDEN



2 BEDROOM



3 BEDROOM



TH TOWN HOUSE



M02

M01

Type M3A

Type M2A

TH06

TH05

TH04

TH03

TH02

TH01

Townhouse Type D

Townhouse Type D

Townhouse Type D

Townhouse Type C

Townhouse Type B

Townhouse Type A

Upper Floor



26TH FLOOR

25TH FLOOR

16TH - 24TH FLOOR

14TH - 15TH FLOOR

11TH - 13TH FLOOR

10TH FLOOR

9TH FLOOR

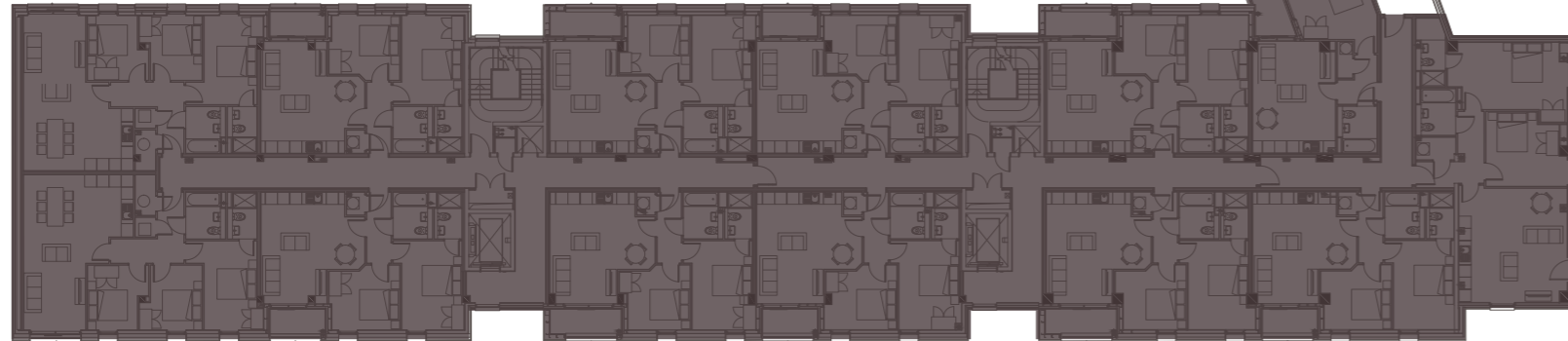
6TH - 8TH FLOOR

3RD - 5TH FLOOR

1ST - 2ND FLOOR

MEZZANINE

1ST FLOOR

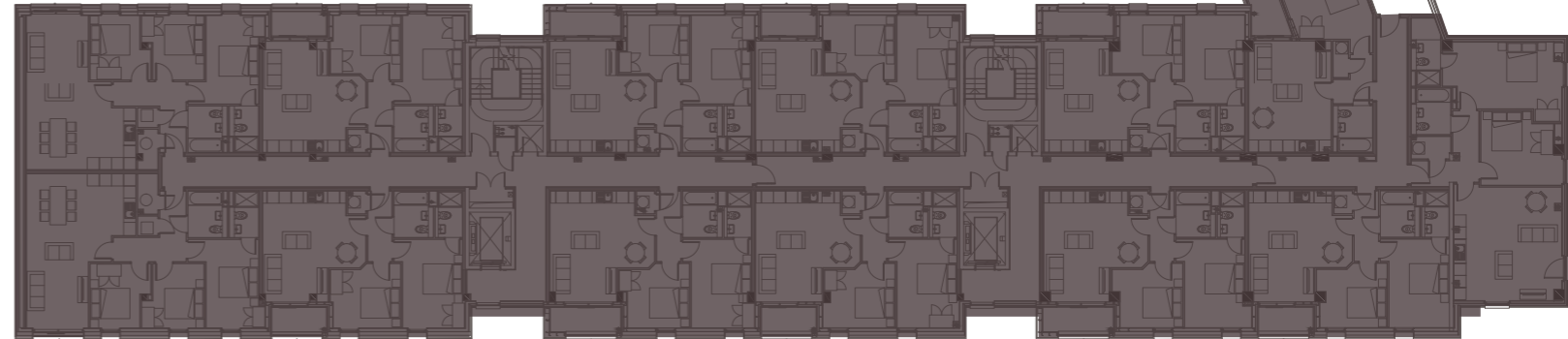


N

2 BEDROOM

3 BEDROOM

2ND FLOOR

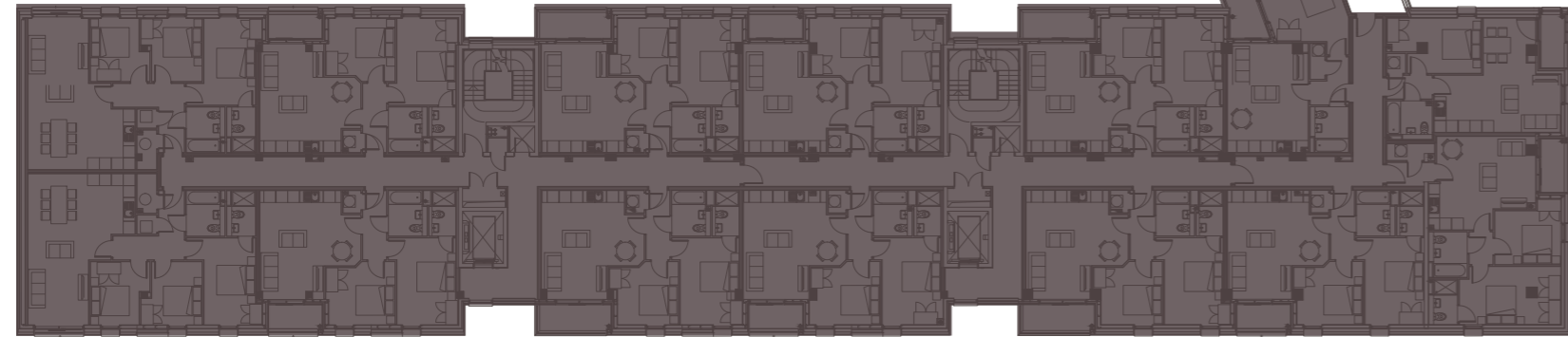


N

2 BEDROOM

3 BEDROOM

3RD FLOOR

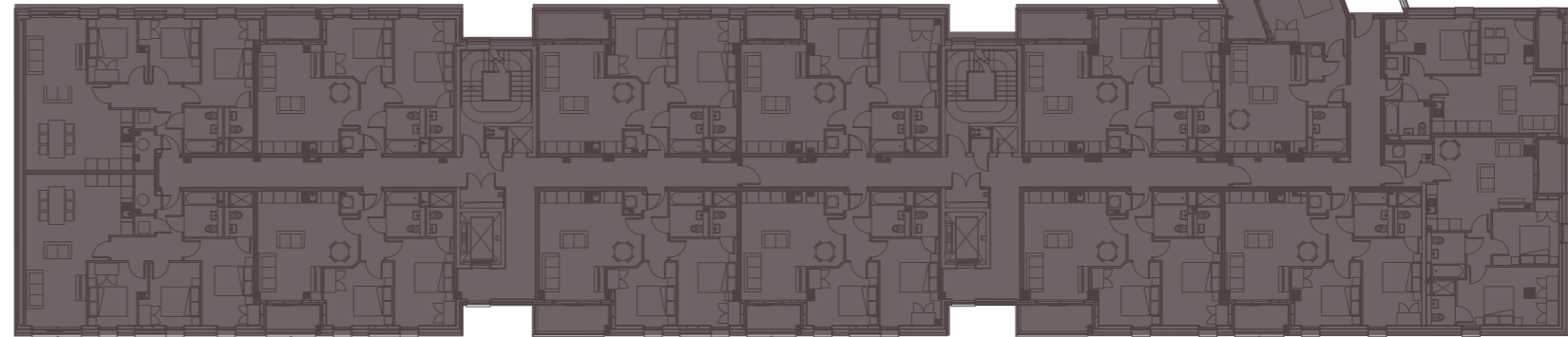


N

2 BEDROOM

3 BEDROOM

4TH FLOOR

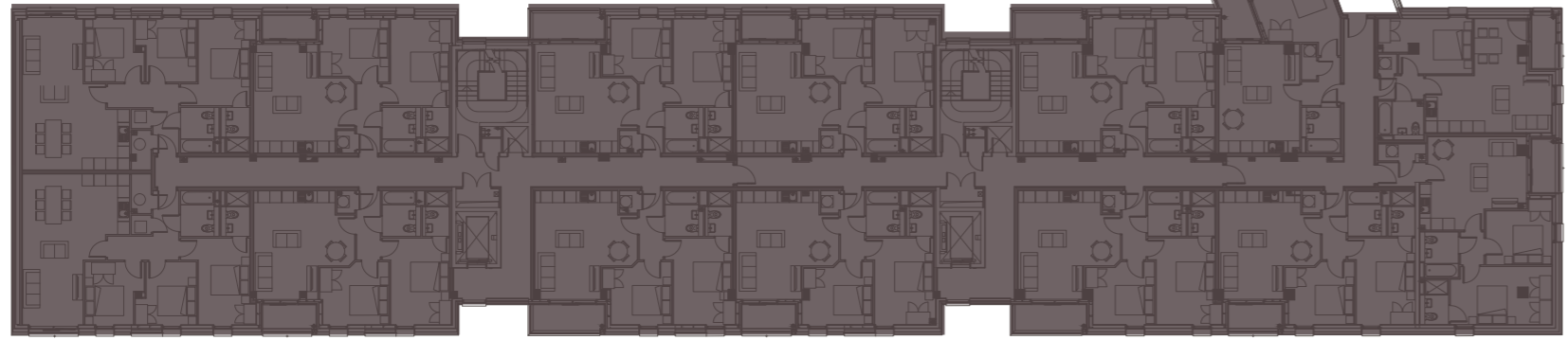


N

2 BEDROOM

3 BEDROOM

5TH FLOOR

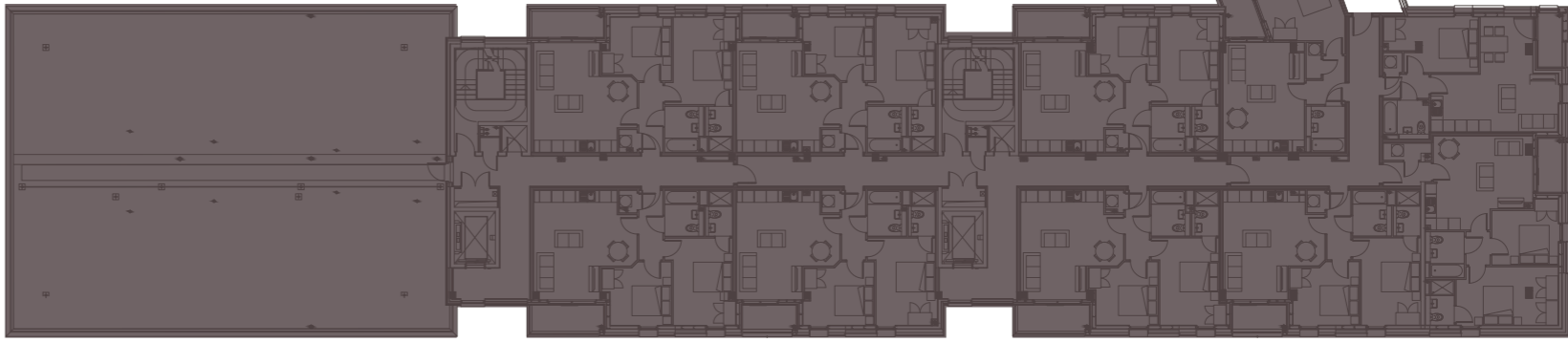


N

2 BEDROOM

3 BEDROOM

6TH FLOOR



N

2 BEDROOM

3 BEDROOM

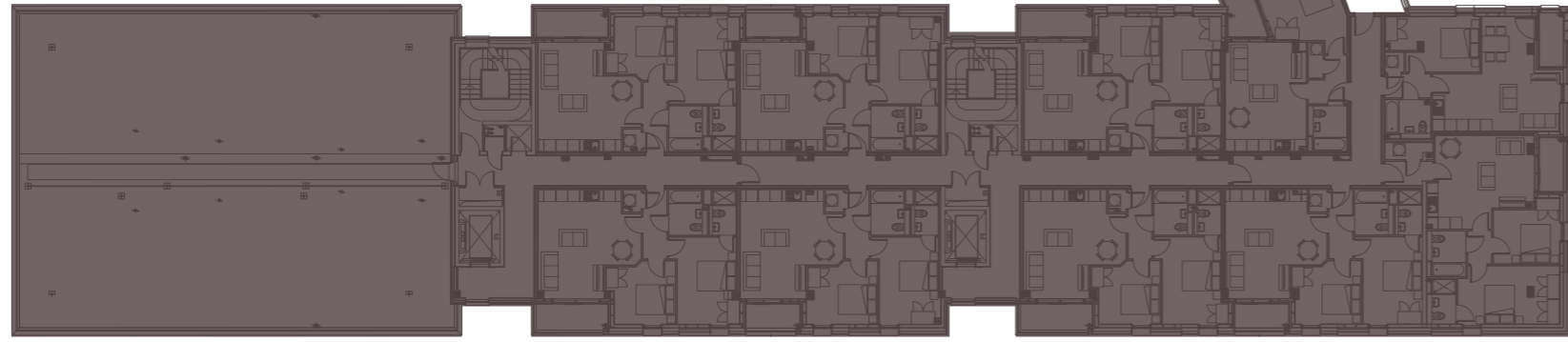
7TH FLOOR



N

2 BEDROOM

3 BEDROOM



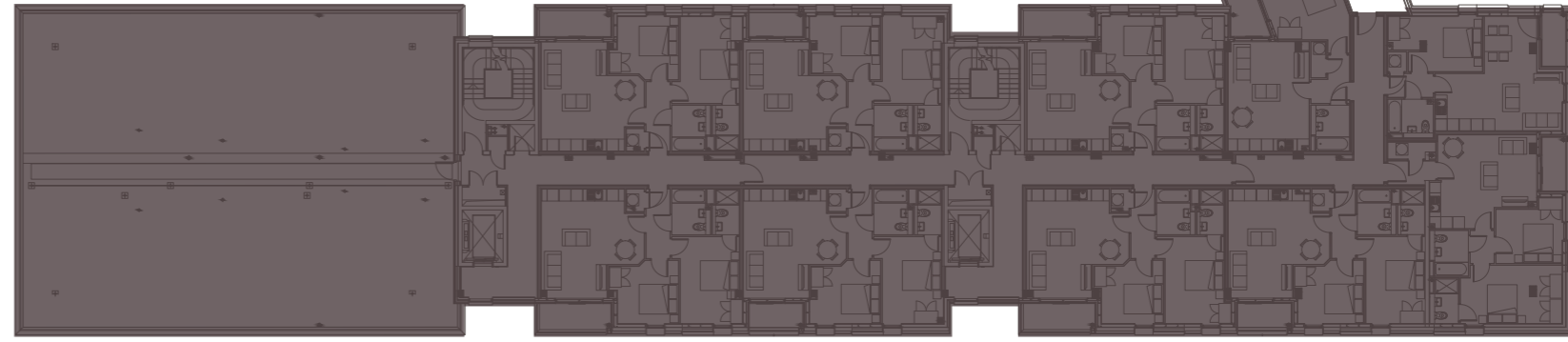
8TH FLOOR



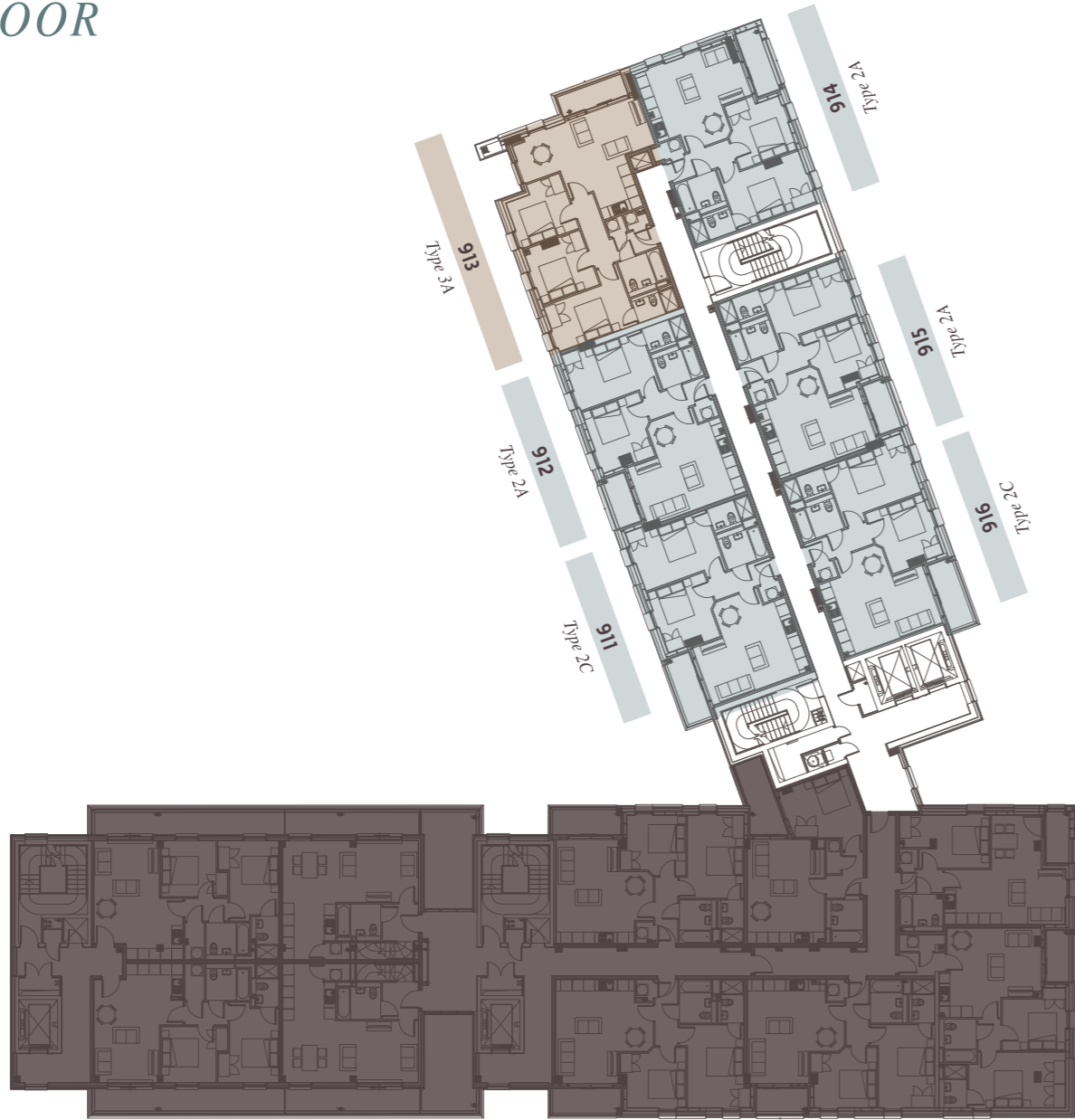
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2 BEDROOM

3 BEDROOM




9TH FLOOR



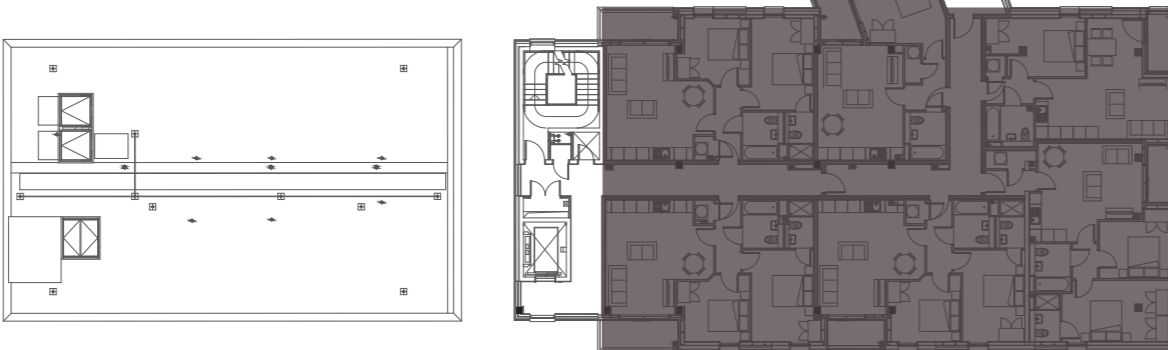
-  N
-  2 BEDROOM
-  3 BEDROOM

10TH FLOOR



-  N
-  2 BEDROOM
-  3 BEDROOM

11TH FLOOR

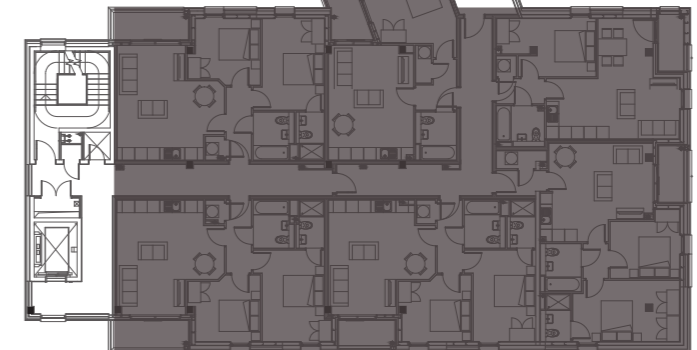


N

2 BEDROOM

3 BEDROOM

12TH FLOOR



N

2 BEDROOM

3 BEDROOM

13TH FLOOR



N

2 BEDROOM

3 BEDROOM

14TH FLOOR






N

2 BEDROOM

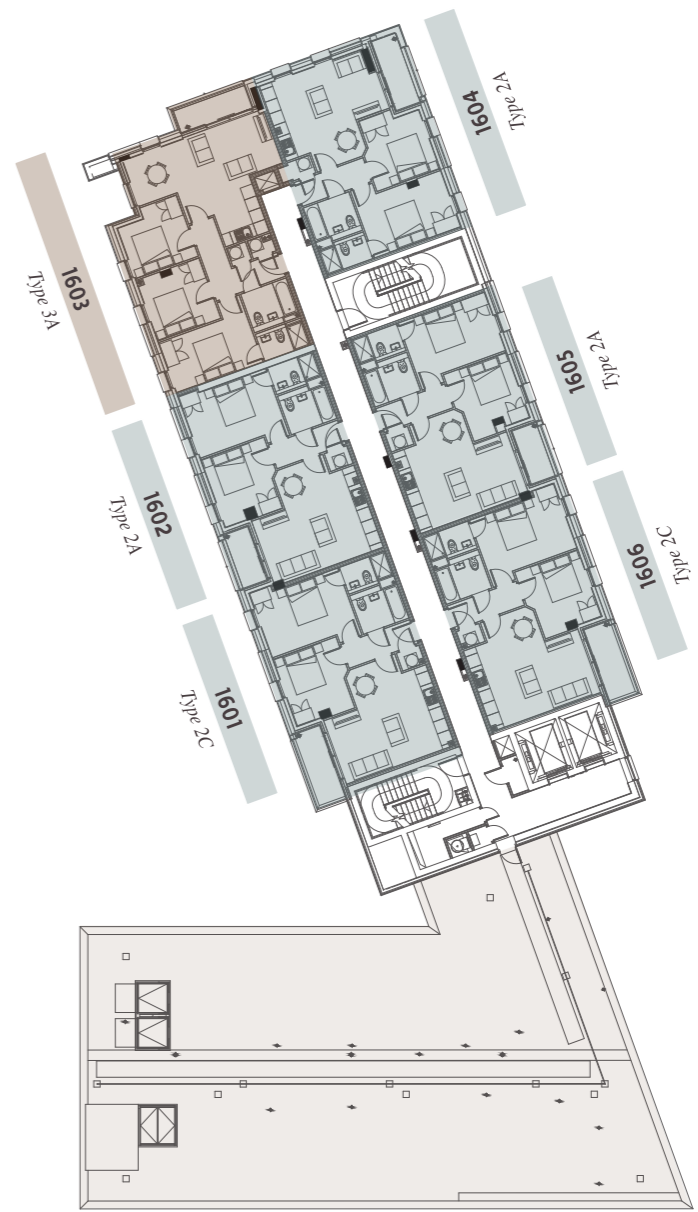
3 BEDROOM

15TH FLOOR



-  N
-  2 BEDROOM
-  3 BEDROOM

16TH FLOOR



-  N
-  2 BEDROOM
-  3 BEDROOM
-  ROOFTOP

17TH FLOOR

18TH FLOOR

19TH FLOOR

20TH FLOOR



N

2 BEDROOM

3 BEDROOM

N

2 BEDROOM

3 BEDROOM

21ST FLOOR

22ND FLOOR

23RD FLOOR

24TH FLOOR



2 BEDROOM

3 BEDROOM



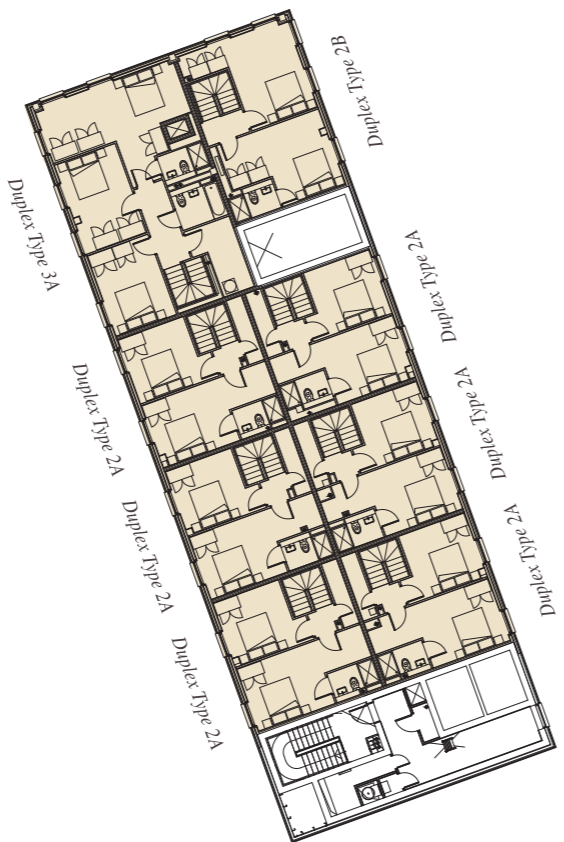
2 BEDROOM

3 BEDROOM

25TH FLOOR
(Lower Floor)



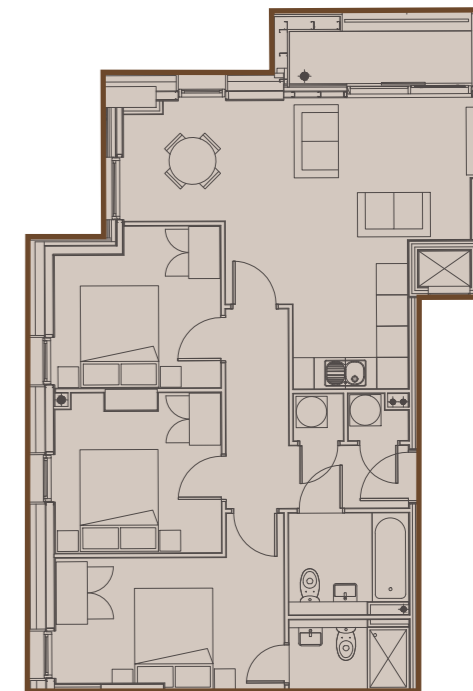
26TH FLOOR
(Upper Floor)



UNIT TYPES

LIVING ROOM + KITCHEN
5858mm MAX. X 3682mm MAX.
BEDROOM 1
3450mm X 2855mm
BEDROOM 2
3229mm X 2681mm

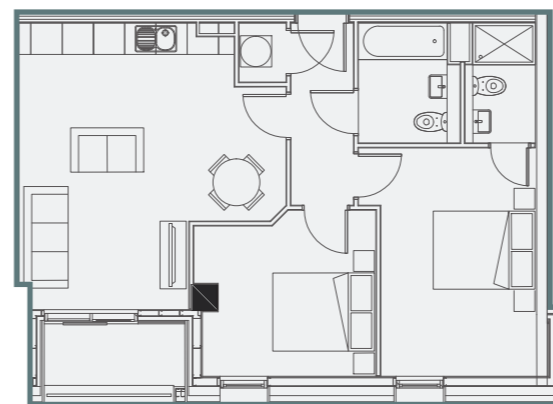
3 BEDROOM



Type 3A
APPROX.
841-851 SQFT

LIVING ROOM + KITCHEN
7150mm MAX. X 5586mm MAX.
BEDROOM 1
3282mm X 2550mm
BEDROOM 2
3072mm X 3187mm
BEDROOM 3
2544mm X 3187mm

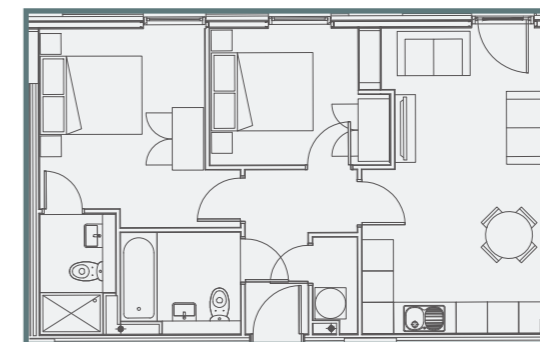
2 BEDROOM



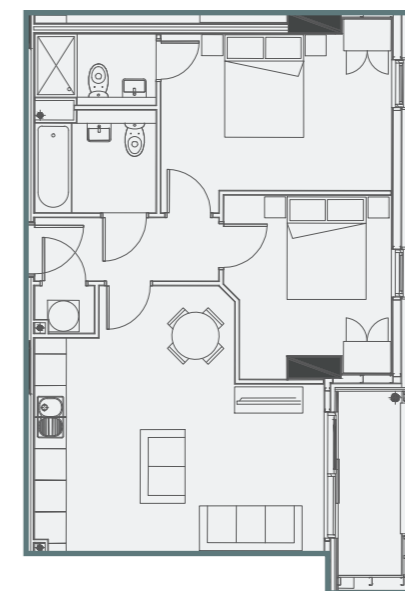
LIVING ROOM + KITCHEN
5498mm MAX. X 5184mm MAX.
BEDROOM 1
4382mm X 3091mm
BEDROOM 2
3512mm X 2884mm

Type 2A
APPROX.
661-696 SQFT

*Layouts and size are provisional and may vary
** Balcony size is excluded
*** Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. These images are for general guidance only and are not intended to form part of any contract or warranty.



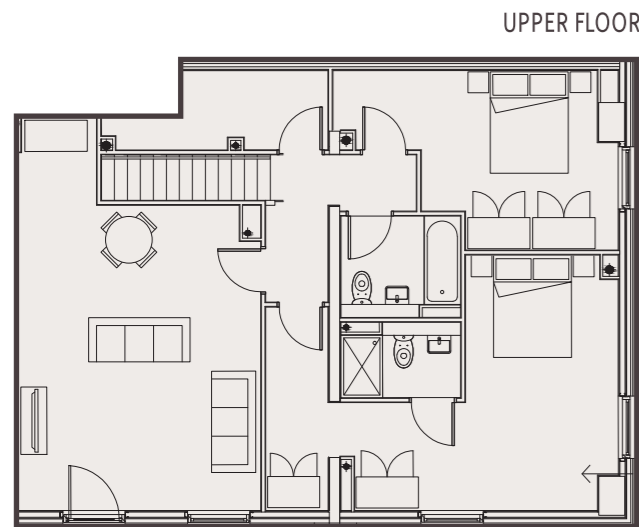
Type 2B
APPROX.
606-621 SQFT



Type 2C
APPROX.
660-689 SQFT

LIVING ROOM + KITCHEN
5498mm MAX. X 5158mm MAX.
BEDROOM 1
4382mm X 2967mm
BEDROOM 2
3494mm X 2884mm

**TOWNHOUSE
(2 BEDROOM)**



UPPER FLOOR

Type A

APPROX.
1373 SQFT

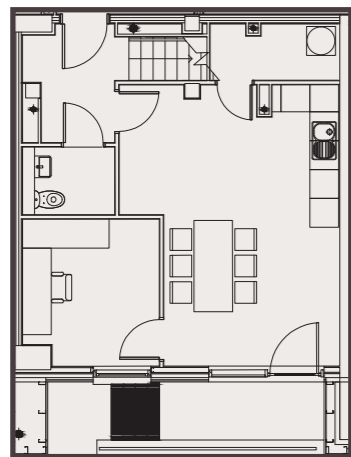
TH01

LIVING ROOM
5808mm X 4665mm

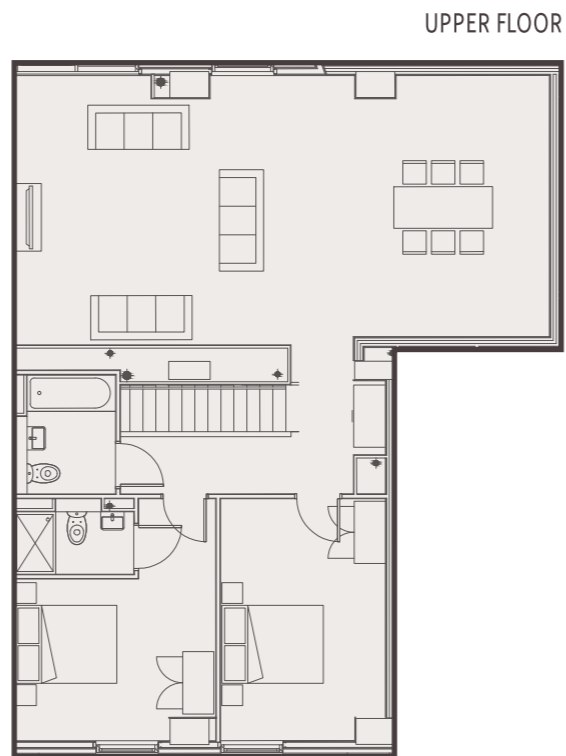
KITCHEN
6576mm MAX. X 3863mm MAX.

BEDROOM 1
6576mm MAX. X 3579mm MAX.

BEDROOM 2
6715mm MAX. X 3554mm MAX.



LOWER FLOOR



UPPER FLOOR

Type B

APPROX.
1681 SQFT

TH02

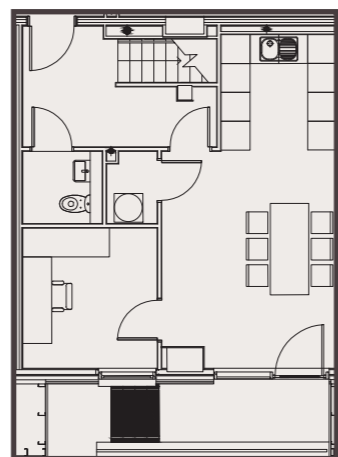
LIVING ROOM
10299mm X 4982mm

KITCHEN
6858mm MAX. X 3586mm MAX.

BEDROOM 1
3876mm X 4583mm

BEDROOM 2
4575mm X 3509mm

STUDYROOM
2847mm X 2845mm



LOWER FLOOR

**TOWNHOUSE
(2 BEDROOM)**

Type C

APPROX.
1508 SQFT

TH03

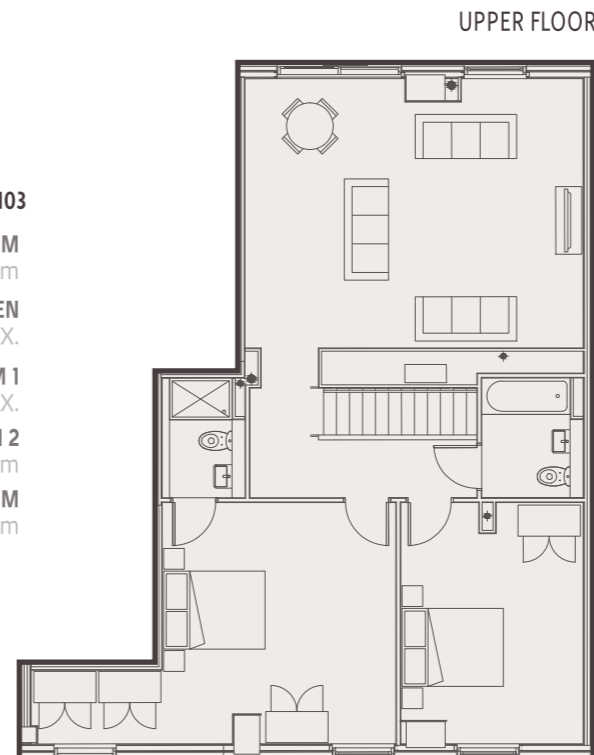
LIVING ROOM
6507mm X 5118mm

KITCHEN
7140mm MAX. X 3800mm MAX.

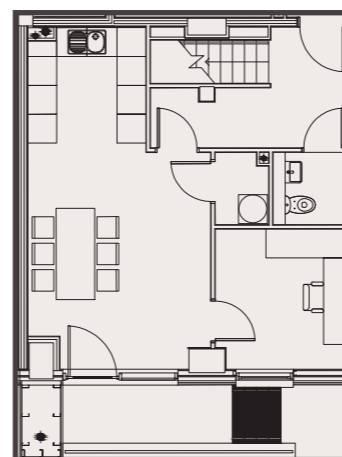
BEDROOM 1
4575mm MAX. X 7018mm MAX.

BEDROOM 2
4575mm X 3509mm

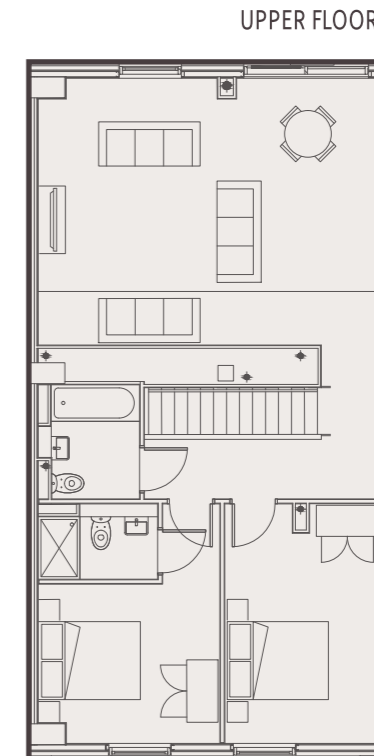
STUDYROOM
2875mm X 2845mm



UPPER FLOOR



LOWER FLOOR



UPPER FLOOR

Type D

APPROX.
1444 SQFT

TH04-06

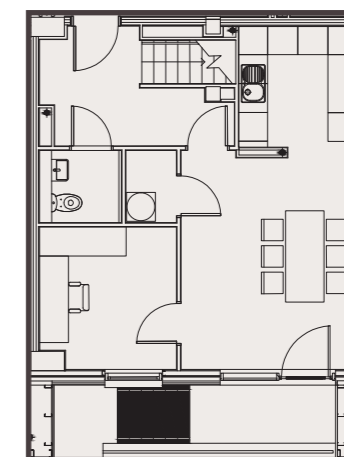
LIVING ROOM
6556mm X 5135mm

KITCHEN
6952mm MAX. X 3615mm MAX.

BEDROOM 1
3495mm X 4546mm MAX.

BEDROOM 2
4546mm X 2986mm

STUDYROOM
2896mm X 2845mm



LOWER FLOOR

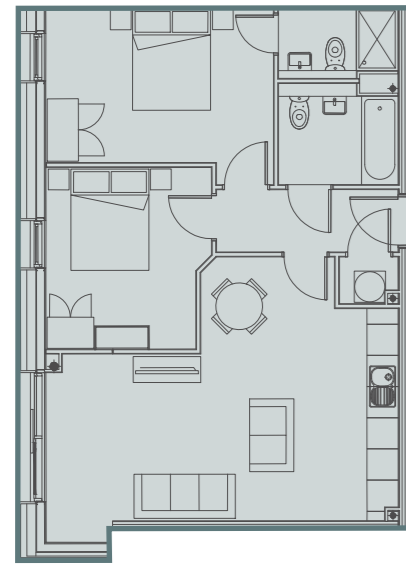
Type M2B

APPROX.
701 SQFT

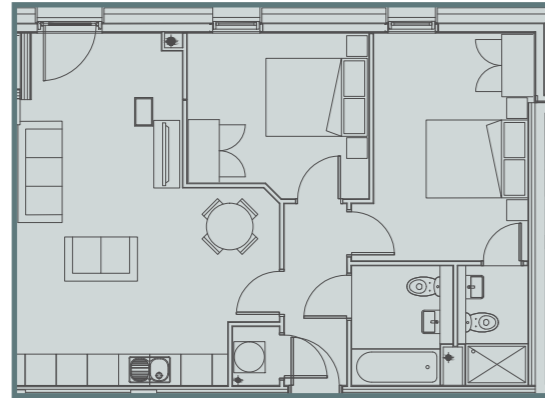
LIVING ROOM + KITCHEN
6777mm MAX. X 5078mm MAX.
BEDROOM 1 4382mm X 2950mm
BEDROOM 2 3493mm X 3282mm

Type M2C

APPROX.
741-745 SQFT



MEZZANINE (2 BEDROOM)

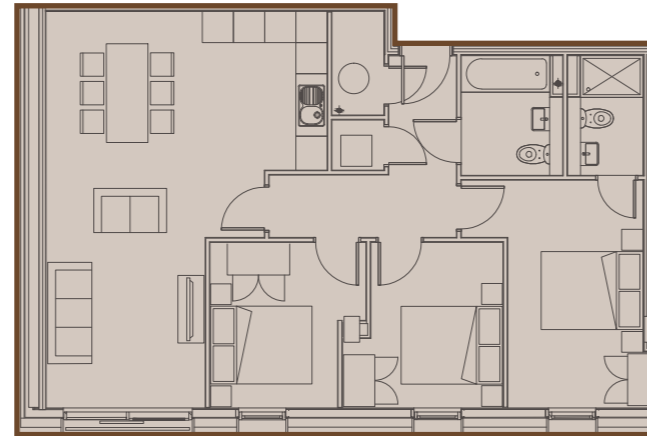


Type M2A

APPROX.
661 SQFT

LIVING ROOM + KITCHEN
5498mm MAX. X 5184mm MAX.
BEDROOM 1 4382mm X 3091mm
BEDROOM 2 3512mm X 2884mm

MEZZANINE (3 BEDROOM)



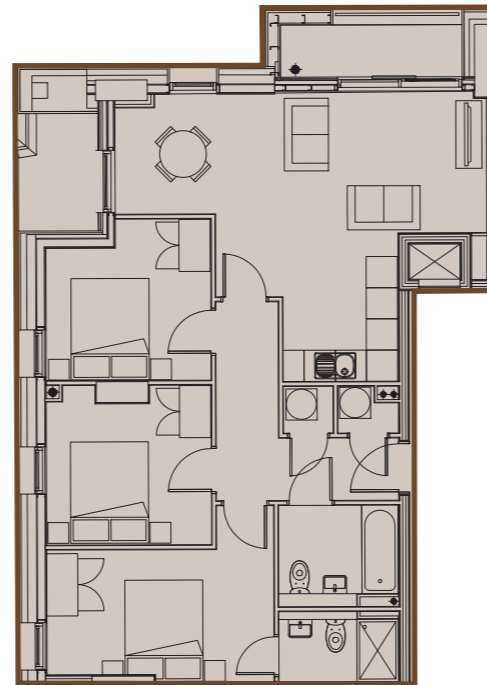
Type M3A

APPROX.
919-923 SQFT

Type M3B

APPROX.
850 SQFT

LIVING ROOM + KITCHEN
7150mm MAX. X 5586mm MAX.
BEDROOM 1 3282mm X 2550mm
BEDROOM 2 3072mm X 3187mm
BEDROOM 3 2544mm X 3187mm



LIVING ROOM + KITCHEN
7632mm MAX. X 5408mm MAX.

BEDROOM 1
4382mm X 2600mm

BEDROOM 2
3187mm X 2635mm

BEDROOM 3
3187mm MAX. X 3000mm MAX.

DUPLEX (2 BEDROOM)

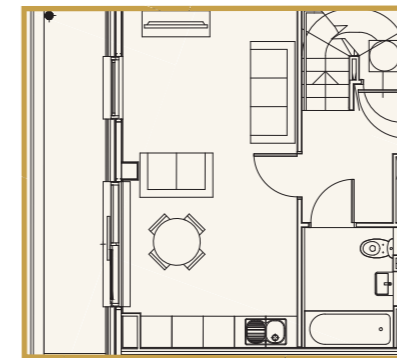
UPPER FLOOR (26TH FLOOR)



LIVING ROOM + KITCHEN
6494mm X 3345mm
BEDROOM 1
3902mm X 3154mm
BEDROOM 2
3345mm x 3245mm

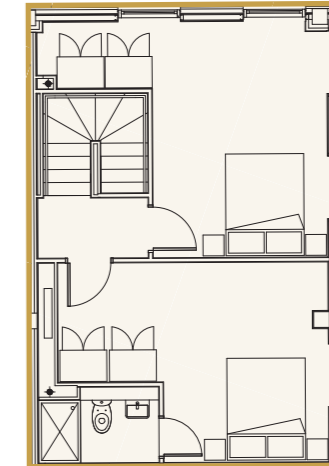
Type 2A

APPROX.
839 SQFT



LOWER FLOOR (25TH FLOOR)

UPPER FLOOR (26TH FLOOR)

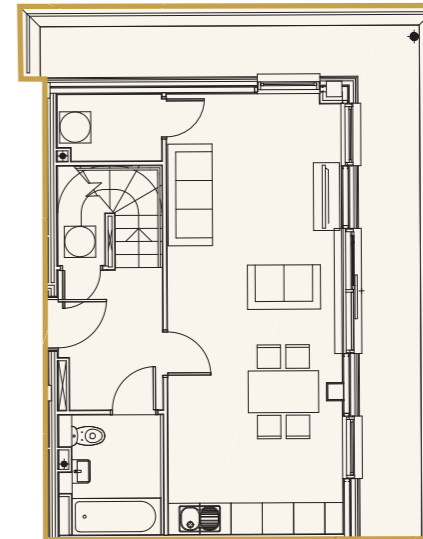


Type 2B

APPROX.
1023 SQFT

LIVING ROOM + KITCHEN
8445mm X 3345mm
BEDROOM 1
3830mm MAX. X 5178mm MAX.
BEDROOM 2
4521mm MAX. x 5553mm MAX.

LOWER FLOOR (25TH FLOOR)

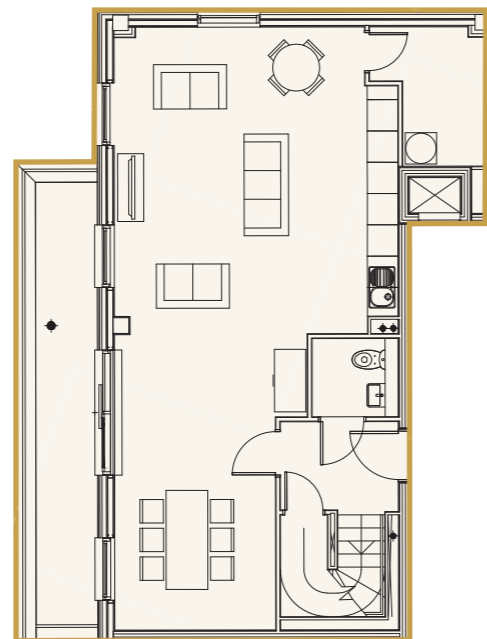


DUPLEX
(3 BEDROOM)

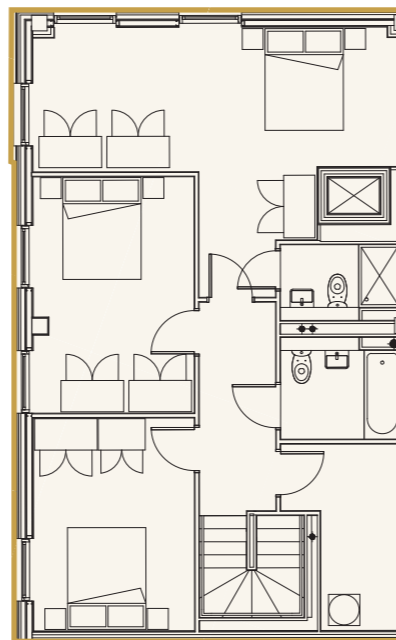


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LOWER FLOOR (25THFLOOR)



UPPER FLOOR (26THFLOOR)



LIVING ROOM + KITCHEN
11560mm MAX. X 5440mm MAX.

BEDROOM 1
7037mm X 2672mm

BEDROOM 2
4528mm x 3084mm

BEDROOM 3
4077mm x 3084mm

Type 3A

APPROX.
1619 SQFT



One Regent offers luxurious, high-spec surroundings to satisfy the wish list of every urbanite. Each apartment includes the finest finished from the fully-equipped kitchens, to quality walnut veneered doors, right through to Sky and Virgin pre-wiring to both the living areas and master bedrooms for a smooth and fuss-free transition.



INTERNAL FINISHES

- >Walnut veneer apartment entrance and internal doors
- >Chrome ironmongery
- >Satinwood finish to internal skirtings and architraves
- >White emulsion to walls and ceilings with feature wall (Farrow & Ball Elephant's Breath) in living areas and bedrooms

FLOORING

- >Walnut laminate to hallways and living areas
- >Carpets to bedrooms (Primo Delight Satinwood with Tredaire Ambience underlay)
- >Porcelanosa tiling to bathrooms and en-suites



KITCHENS

- >Handle-less door and drawer fronts
- >Square-edged 38mm work surfaces with matching, full-height splashbacks
- >Integrated ceramic hob, oven and concealed re-circulating cooker hood
- >Integrated fridge-freezer and automatic dishwasher
- >Stainless steel 1½ bowl sink unit with Hansgrohe mixer tap
- >Low-voltage under unit lighting

BATHROOMS & EN-SUITES

- >Villeroy & Boch sanitaryware from their Onovo and Omnia ranges
- >Concealed cistern WCs with Hansgrohe push plate and soft close seats
- >Kaldewei steel baths with walnut bath panel
- >Hansgrohe brassware and showers
- >Rainhead shower to en-suites
- >Glazed shower screens
- >Porcelanosa tiled walls incorporating feature wall
- >Full height/width mirror above walnut vanity shelves

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ELECTRICAL & COMMUNICATION

- >LED downlights to hallways, living areas, bathrooms and en-suites
- >Pendant light fittings to bedrooms
- >Provision for BT, Sky HD and Virgin Media to living areas and bedrooms (not BT)
- >Dedicated Hyperoptic, fibre-optic internet provision
- >Brushed nickel sockets and switches throughout

FLOORING TO CEILING HEIGHTS

Approximately: 2400mm

Note: the above figures are approximate and relate to the general height within each room

SECURITY

- >Security fob access control to all building entrances and vehicle/pedestrian access points into the development
- >Entry phone to all apartments
- >CCTV surveillance to all public area

RESIDENTIAL AMENITIES

- >Central, landscaped, courtyard garden with attractive water feature and stylish light scheme
- >24/7 concierge service

CAR PARKING & STORAGE

- >Car parking are allocated to specific apartments. Please refer to sales team for availability
- >Secure cycle storage

SPECIFICATIONS

