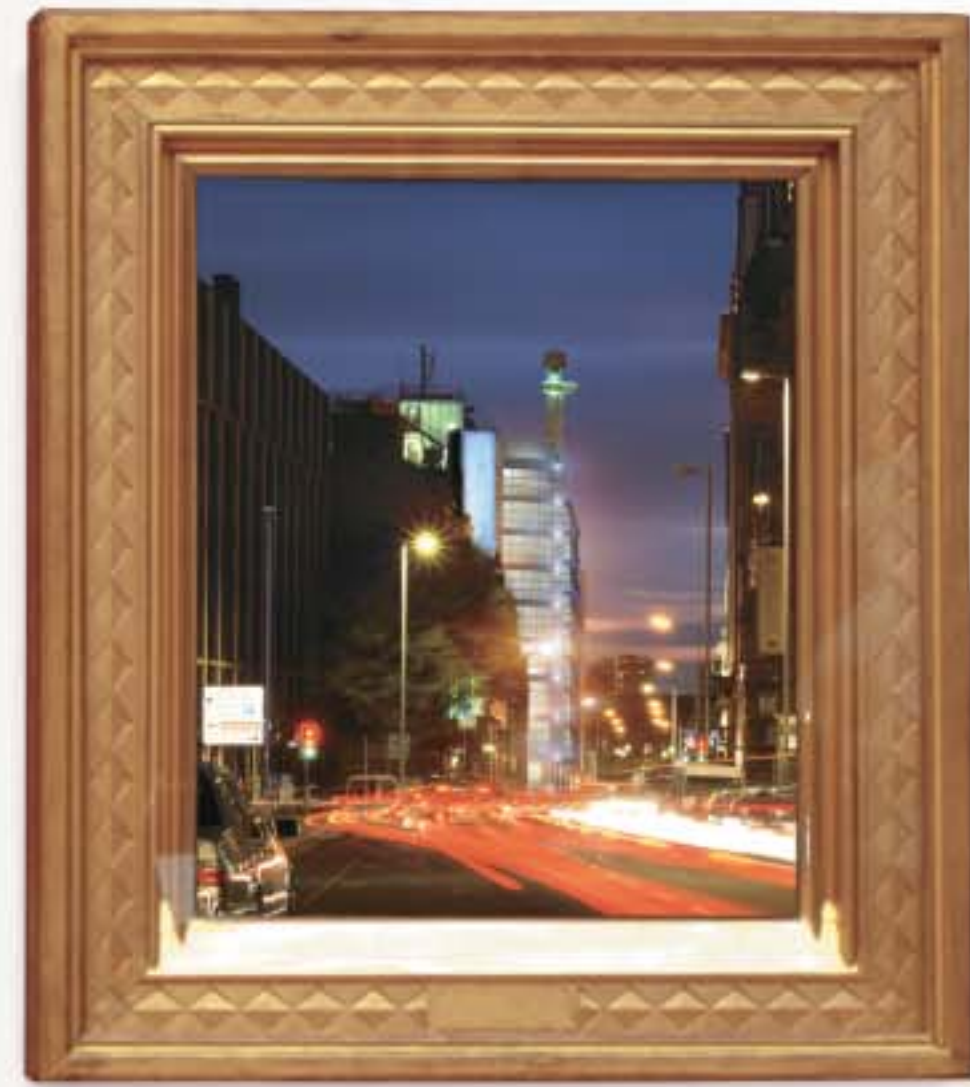




Rossetti Place takes its name from British-born artist and founder of the Pre-Raphaelite Movement, Dante Gabriel Rossetti, whose work is celebrated in the recently re-opened and magnificently restored Manchester Art Gallery. Rossetti Place is the first building in the city that truly blends space for work with space for living. An apartment at Rossetti Place provides more than just a highly desirable address. It is a rare opportunity to be part of the irresistible vibrancy that is Manchester's West End. Here, business people and professionals can establish a home base within walking distance of their office or practice.



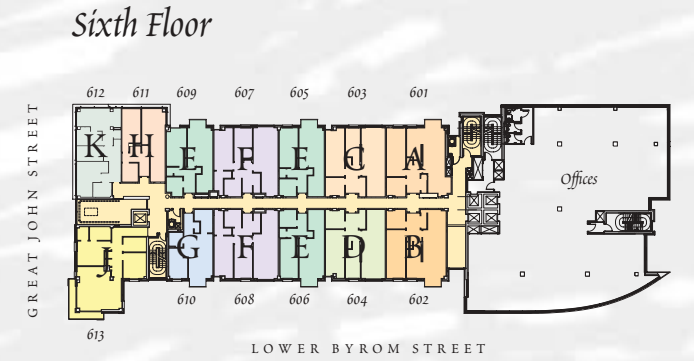
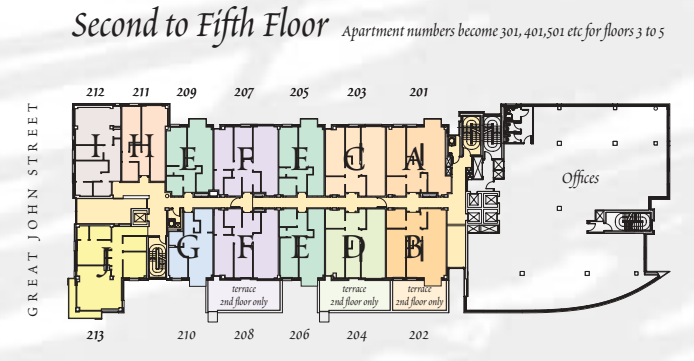
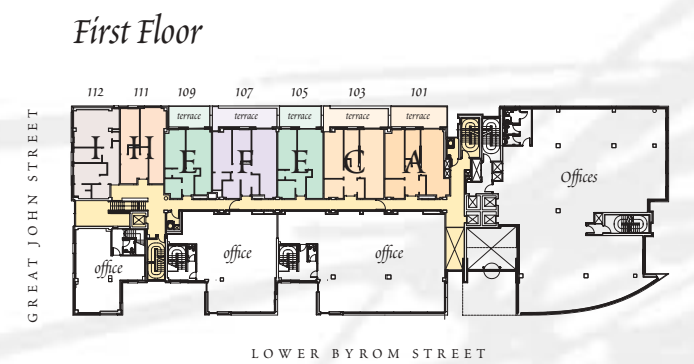
Then, when it's time to unwind, many of the city's finest bars and eating places are just a stroll away, as is the Opera House and top class shopping. Rossetti Place stands as a landmark in a world far removed from the mundane stresses of commuting. Already under construction, the 89 apartments and penthouses at Rossetti Place will be ready for occupation by the end of Summer 2003. Picture yourself as part of it.

Manchester's West End is a 24-hour neighbourhood in this city of truly European stature, buzzing with vitality seven days a week. It is the focus for a new generation of quality urban living, bounded by the history and sophistication of Castlefield, the bold new quarter of Spinningfields, the established refinement of Deansgate and the splendidly revitalised river. Within easy reach lies Manchester's cultural treasure house of museums, galleries and the incomparable concert venues of Bridgewater Hall and The Lowry Centre. Furthermore, thanks to an excellent public transport system all this and much more can be enjoyed while the car stays at home.

Homes crafted for the new urban elite

# Rossetti PLACE

The renaissance of Britain's cities has been driven by successful people wishing to combine home with workplace and no company is more skilled at satisfying their demands than Crosby Homes. The residential element of Rossetti Place is a fine example of contemporary urban design with richly contrasting brickwork punctuated by projecting balconies and windows of varying sizes, all beneath the distinctive V-roofed penthouses. The apartments have no fewer than 21 different layouts, underlining the emphasis on individuality. Views include the pleasant green seclusion of St. John's Gardens and the site of that other celebrated address, Coronation Street.



## Schedule of Accommodation

Style	Apartment Size	Bathrooms	Balcony
A	65.60 sq m (706.12 sq ft)	2	•
B	65.45 sq m (705.24 sq ft)	2	•
C	66.39 sq m (717.47 sq ft)	2	•
D	66.25 sq m (713.12 sq ft)	2	•
E	50.66 sq m (545.36 sq ft)	1	•
F	49.08 sq m (527.89 sq ft)	2	•
G	44.14 sq m (473.12 sq ft)	1	•
H	55.52 sq m (597.62 sq ft)	1	•
I	61.55 sq m (664.05 sq ft)	2	•
J	82.15 sq m (884.26 sq ft)	2	•
K	59.08 sq m (636.62 sq ft)	2	•
L	79.40 sq m (854.86 sq ft)	2	•
M	78.86 sq m (848.20 sq ft)	2	•
N	78.40 sq m (844.06 sq ft)	2	•
O	79.57 sq m (856.49 sq ft)	2	•
P	74.28 sq m (798.31 sq ft)	2	•
Q	51.88 sq m (558.44 sq ft)	1	•
R	89.27 sq m (960.32 sq ft)	2	•
S	46.00 sq m (494.83 sq ft)	1	•
T	49.61 sq m (534.22 sq ft)	1	•
U	76.12 sq m (823.36 sq ft)	2	•

A development by  
**crosby ask**

## Apartment Specification

- Entrances**
- 2000 plus high entrance atria with balcony views at higher levels
  - Framed glass doors to entrance
  - Limestone floor tiles
- Corridors and Stairs**
- Carpet in communal staircases and landings
  - Feature lighting to corridors
  - 2 x 0.8 person lifts
- Lifts**
- Full height mirror and stainless steel car walls.
  - Limestone floor tiles
- Apartment**
- Full height maple veneered front door with stainless steel door handle and 180 degree door viewer
  - Beach plank flooring to halls, cupboards, living rooms and kitchens
  - Choice of fabric carpets to bedrooms
  - Highly recessed internal doors
  - Beach satin nickel plated door levers throughout
  - Glass block feature walls to some apartments
  - Feature recesses in most hallways
- Bathrooms**
- Large format porcelain tiles to floor and walls
  - Happy D wall mounted sink with Water Front taps
  - Happy D wall mounted WC with toilet roll holder
  - Walk-in bath with Water Front taps
  - Water Front single lever shower mixer and sliding head and arm
  - Glass shower screen and doors
  - Beige towel radiator
  - Large mirrored wall with a/ci etched strip above sink and vanity top
  - Glass feature vanity tops
- Kitchens**
- Beach plank flooring
  - StoMatix Kitchens
  - SE range work tops and splashback finished in perforated laminate with five colour options
  - Frankie stainless steel round bowl inset sink with chrome lever tap
  - SE range cupboards in handless streamline range finished in matte texture with five colour options
  - Kupperbach fully integrated fridge/freezer
  - Stainless steel pyramid underlights to cabinets
  - Neff fully integrated dishwasher
  - Neff single stainless steel oven with black ceramic electric hob
  - Eska cable stainless steel cooling hood
  - Neff stainless steel microwave
  - Beach Free standing washing machine/dryer in separate cupboard with worktop built over
  - Glass shelves
- Mechanical and Electrical**
- Commercial TV aerial facility
  - Phone points
  - Security intercom system TV linked
  - Stimulac electric panel heaters
  - Recessed TV downlight in halls, bedrooms, en-suite and kitchen
  - Individual central hot water storage
- Terraces and Balconies**
- Oak handrail with galvanneal steel balustrades

## Agents

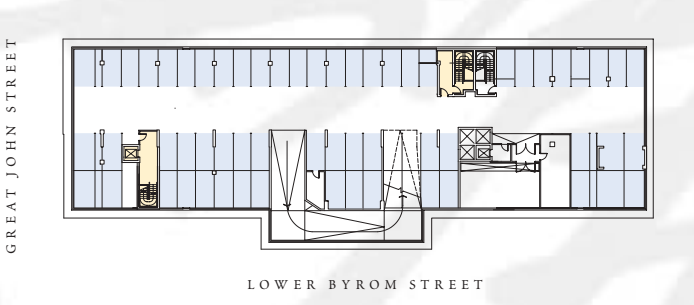


The details contained in the Specification and Schedule of Accommodation are for guidance only. Crosby Ask reserves a right of continuous product development and therefore alterations may vary from time to time. Floor areas have been calculated from architect drawings and will be verified upon practical completion. It should be noted that the representations of Rossetti Place, while similar to the development, may not necessarily be accurate in every respect.

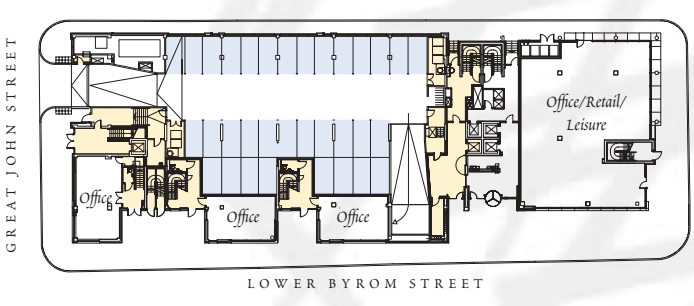
# Live & Work in Manchester's West End



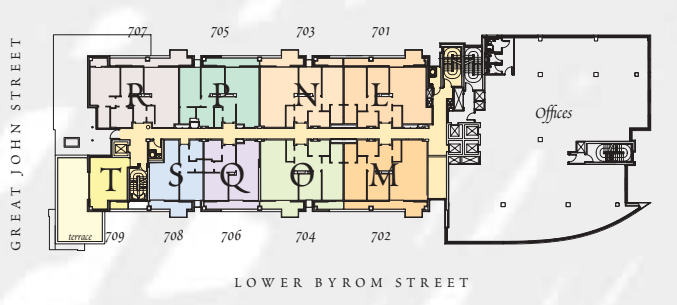
Basement Parking



Ground Floor Parking



Seventh Floor



Eighth Floor

