

RED BANK
RIVERSIDE

FALCON



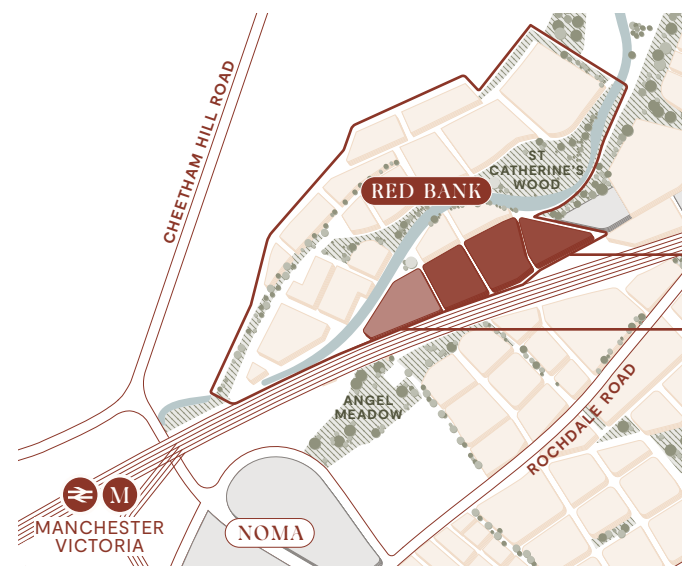
FLOOR PLANS



YOUR WINDOW TO A NEW KIND OF CITY LIVING

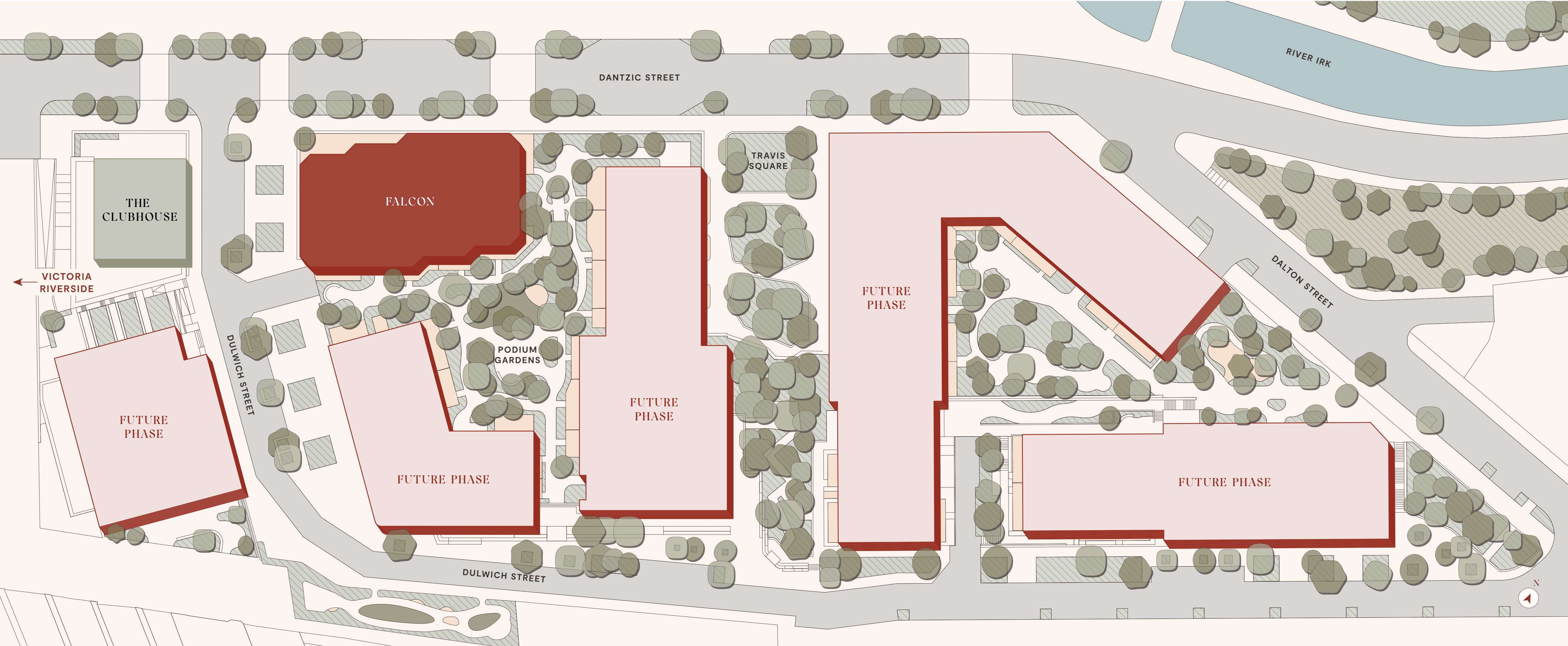
DISCOVER THE BEST OF MANCHESTER IN THE
EXCITING NEW RESIDENTIAL NEIGHBOURHOOD
OF RED BANK. FALCON'S ONE-, TWO- AND
THREE-BEDROOM HOMES OFFER RESIDENTS
A CLUBHOUSE WITH PRIVATE AMENITIES AND
ENVIABLE PROXIMITY TO NATURE JUST
MINUTES FROM THE CITY CENTRE.





RED BANK
RIVERSIDE
VICTORIA
RIVERSIDE

Located between Dantzic Street and Dulwich Street, Falcon shares generous open-air green and social spaces with its neighbouring towers. The public realm has been designed for outdoor living, with integrated seating and flexible-use areas for pop-up markets, alfresco fitness sessions or music and dining events.



FLOOR PLATE

GROUND FLOOR

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

01

2 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
TOTAL	809 SQ FT 75.2 SQ M

02

1 BEDROOM

OPEN PLAN LIVING	7,200 X 3,400MM
BEDROOM 1	3,500 X 2,900MM
TOTAL	545 SQ FT 50.6 SQ M

03

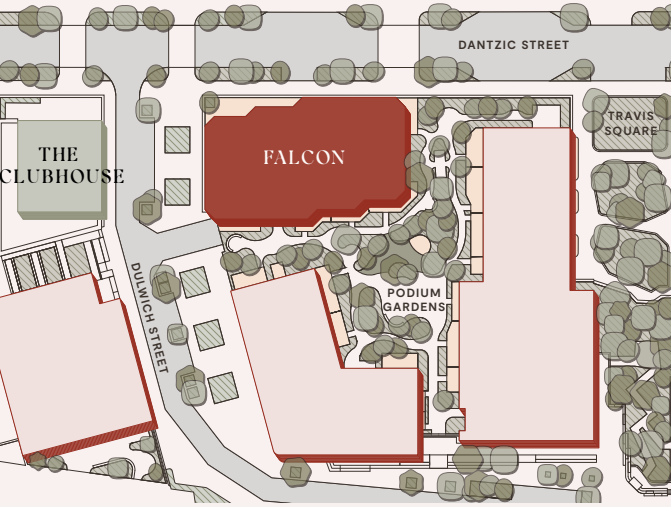
2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
PRIVATE TERRACE	2,500 X 7,900MM
TOTAL	765 SQ FT 71.1 SQ M

04

2 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
PRIVATE TERRACE	2,500 X 10,750MM
TOTAL	765 SQ FT 71.1 SQ M



05

1 BEDROOM

OPEN PLAN LIVING	8,100 X 3,800MM
BEDROOM 1	3,900 X 2,700MM
PRIVATE TERRACE	2,500 X 7,540MM
TOTAL	550 SQ FT 51.1 SQ M

06

2 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
PRIVATE TERRACE	2,500 X 7,980MM
TOTAL	808 SQ FT 75.1 SQ M

07

3 BEDROOM

OPEN PLAN LIVING	6,700 X 6,700MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,400 X 3,300MM
BEDROOM 3	3,600 X 3,100MM
PRIVATE TERRACE	2,500 X 8,940MM
TOTAL	1,055 SQ FT 98.0 SQ M

08

3 BEDROOM

OPEN PLAN LIVING	7,600 X 3,200MM
BEDROOM 1	3,700 X 3,200MM
BEDROOM 2	3,800 X 2,700MM
BEDROOM 3	3,800 X 2,700MM
TOTAL	938 SQ FT 87.1 SQ M



FLOOR PLATE

LEVELS 1–18

- COMMUNAL AREAS
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

012 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
TOTAL	809 SQ FT 75.2 SQ M

021 BEDROOM

OPEN PLAN LIVING	7,200 X 3,400MM
BEDROOM 1	3,500 X 2,900MM
TOTAL	545 SQ FT 50.6 SQ M

032 BEDROOM

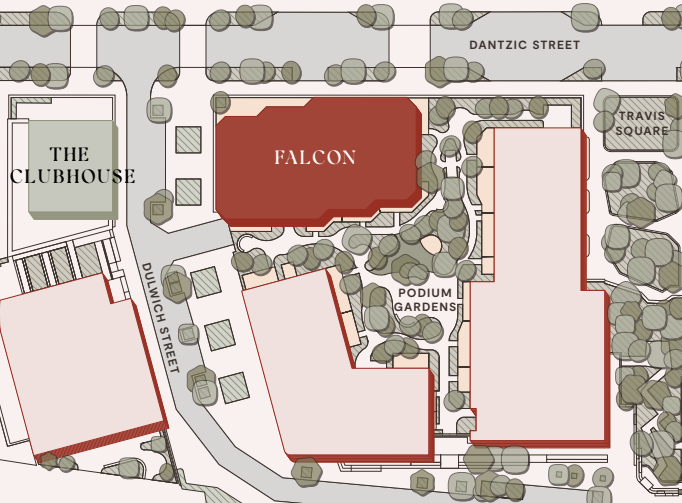
OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
TOTAL	767 SQ FT 71.3 SQ M

042 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
TOTAL	767 SQ FT 71.3 SQ M

051 BEDROOM

OPEN PLAN LIVING	8,100 X 3,800MM
BEDROOM 1	3,900 X 2,700MM
TOTAL	550 SQ FT 51.1 SQ M



062 BEDROOM

OPEN PLAN LIVING	9,000 X 3,900MM
BEDROOM 1	5,400 X 2,700MM
BEDROOM 2	3,900 X 2,800MM
TOTAL	809 SQ FT 75.2 SQ M

071 BEDROOM

OPEN PLAN LIVING	7,200 X 3,400MM
BEDROOM 1	3,500 X 2,900MM
TOTAL	545 SQ FT 50.6 SQ M

082 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
TOTAL	767 SQ FT 71.3 SQ M

092 BEDROOM

OPEN PLAN LIVING	7,600 X 3,500MM
BEDROOM 1	3,700 X 3,300MM
BEDROOM 2	4,000 X 2,700MM
TOTAL	767 SQ FT 71.3 SQ M

101 BEDROOM

OPEN PLAN LIVING	8,100 X 3,800MM
BEDROOM 1	3,900 X 2,700MM
TOTAL	550 SQ FT 51.1 SQ M

1 BED APARTMENT

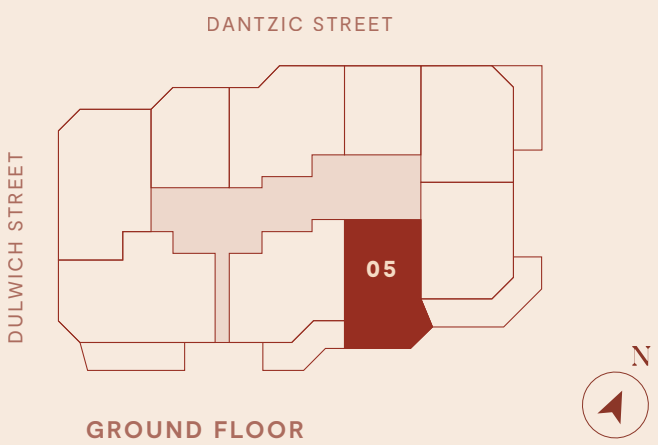
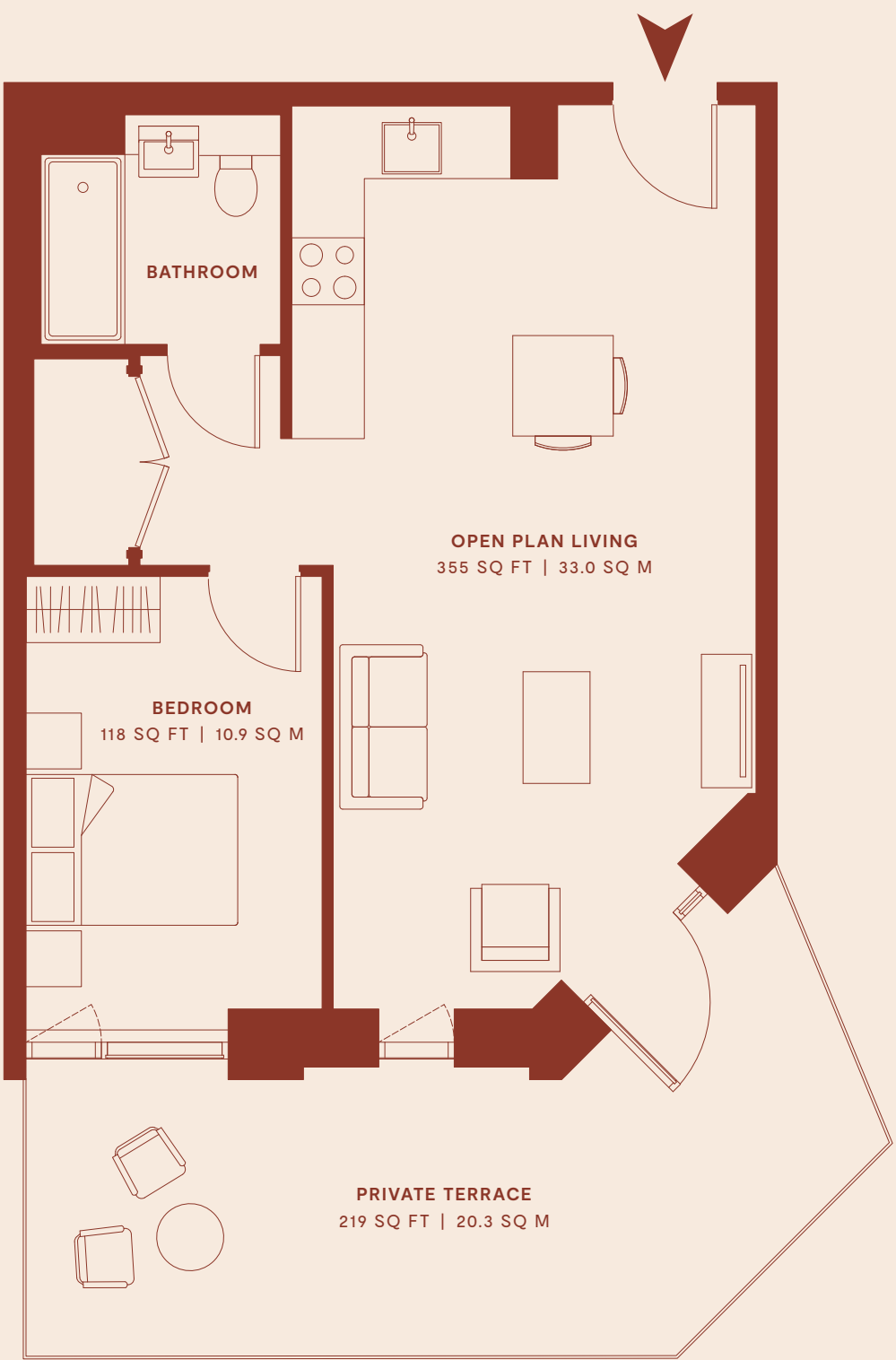
550 SQ FT | 51.1 SQ M

FEATURES ON GROUND FLOOR

OPEN PLAN LIVING
8,100 X 3,800MM

BEDROOM
3,900 X 2,700MM

PRIVATE TERRACE
2,500 X 7,540MM



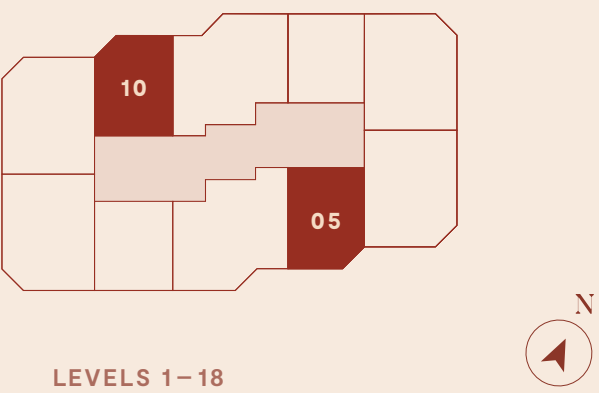
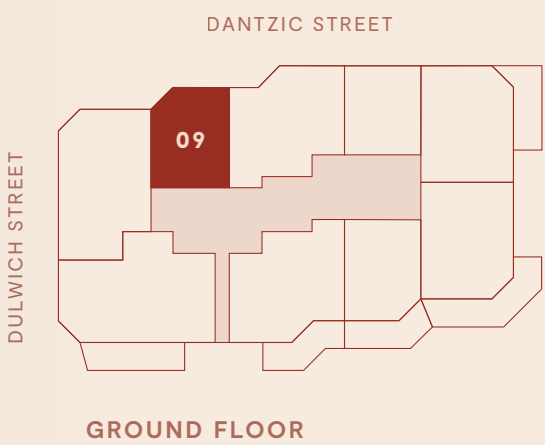
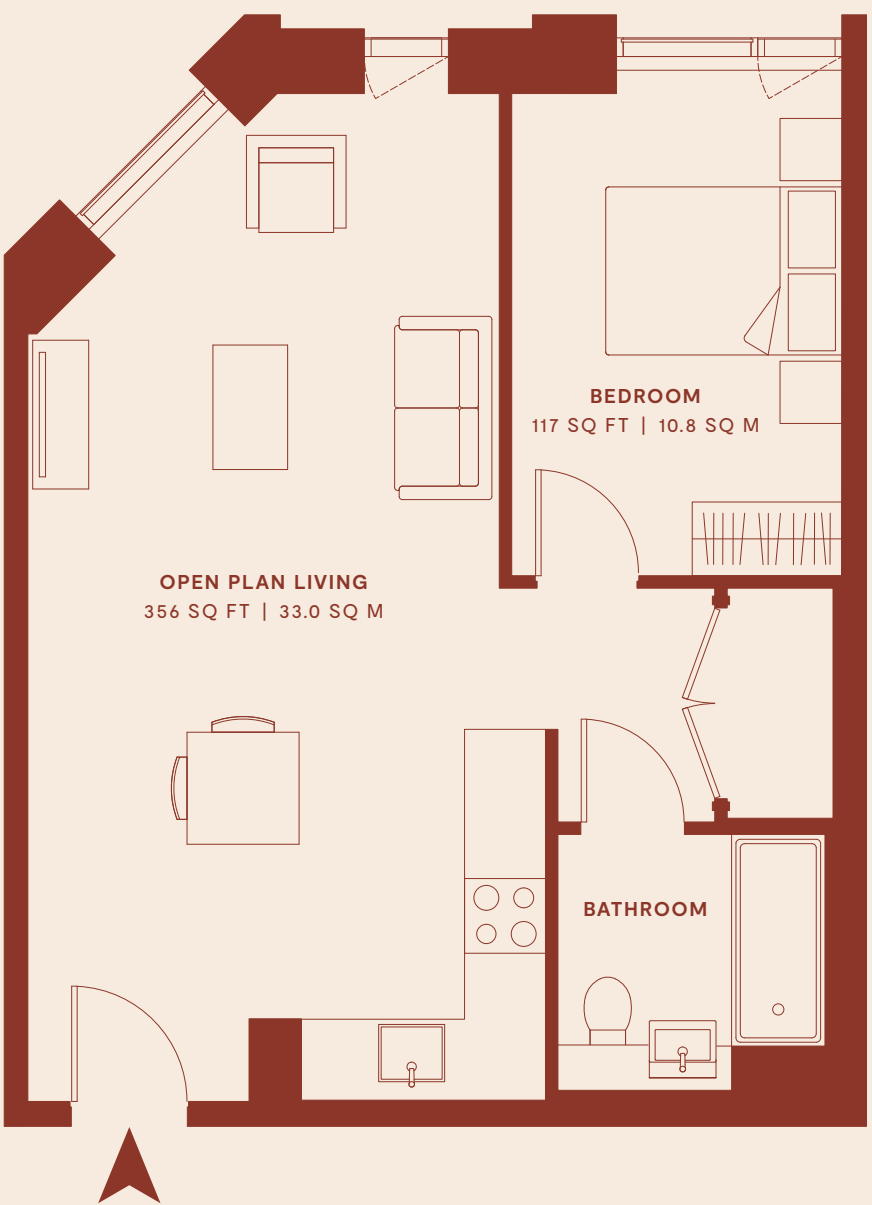
1 BED APARTMENT

550 SQ FT | 51.1 SQ M

FEATURES ON GROUND FLOOR – LEVEL 18

OPEN PLAN LIVING
8,100 X 3,800MM

BEDROOM
3,900 X 2,700MM



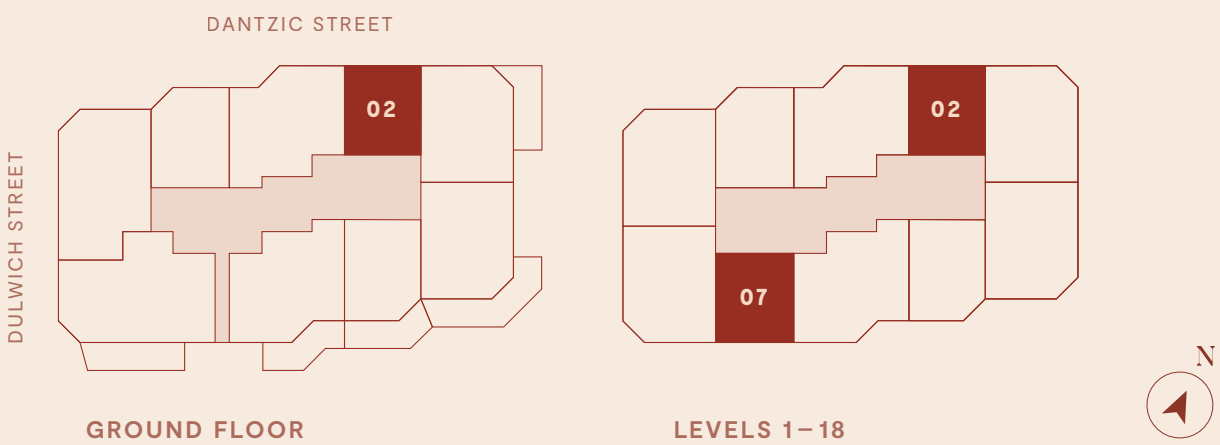
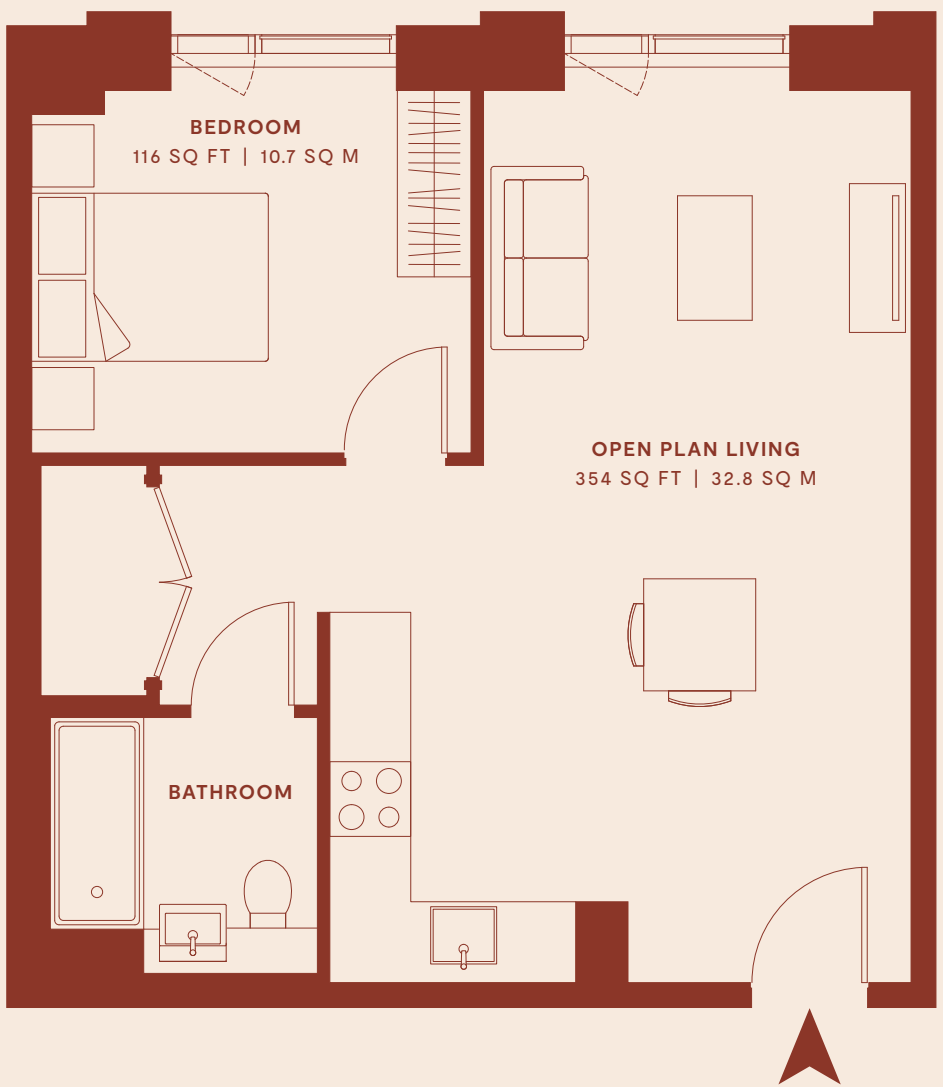
1 BED APARTMENT

545 SQ FT | 50.6 SQ M

FEATURES ON GROUND FLOOR – LEVEL 18

OPEN PLAN LIVING
7,200 X 3,400MM

BEDROOM
3,500 X 2,900MM



2 BED APARTMENT

765 SQ FT | 71.1 SQ M

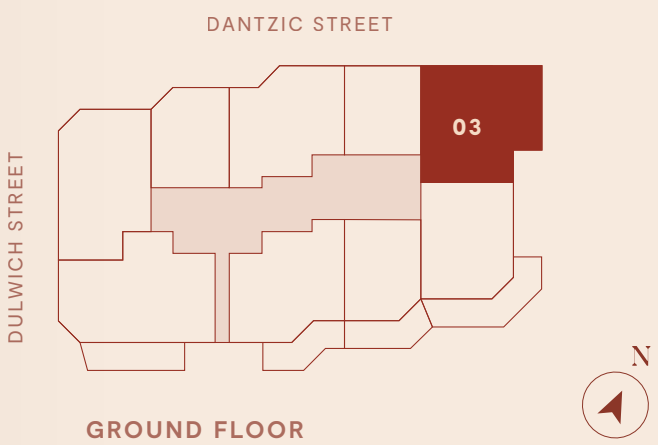
FEATURES ON GROUND FLOOR

OPEN PLAN LIVING
7,600 X 3,500MM

BEDROOM 1
3,700 X 3,300MM

BEDROOM 2
4,000 X 2,700MM

PRIVATE TERRACE
2,500 X 7,900MM



2 BED APARTMENT

765 SQ FT | 71.1 SQ M

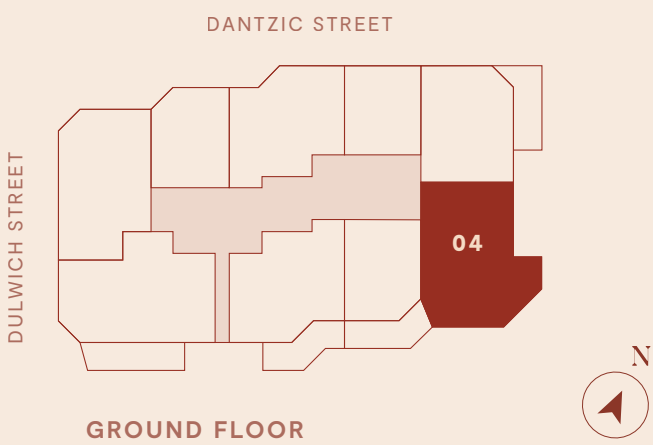
FEATURES ON GROUND FLOOR

OPEN PLAN LIVING
7,600 X 3,500MM

BEDROOM 1
3,700 X 3,300MM

BEDROOM 2
4,000 X 2,700MM

PRIVATE TERRACE
2,500 X 10,750MM



2 BED APARTMENT

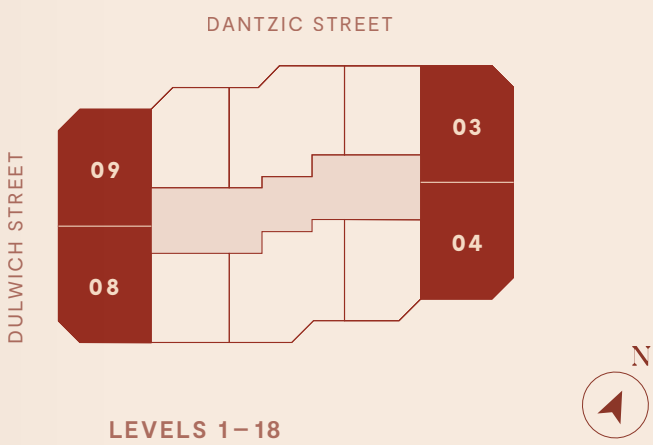
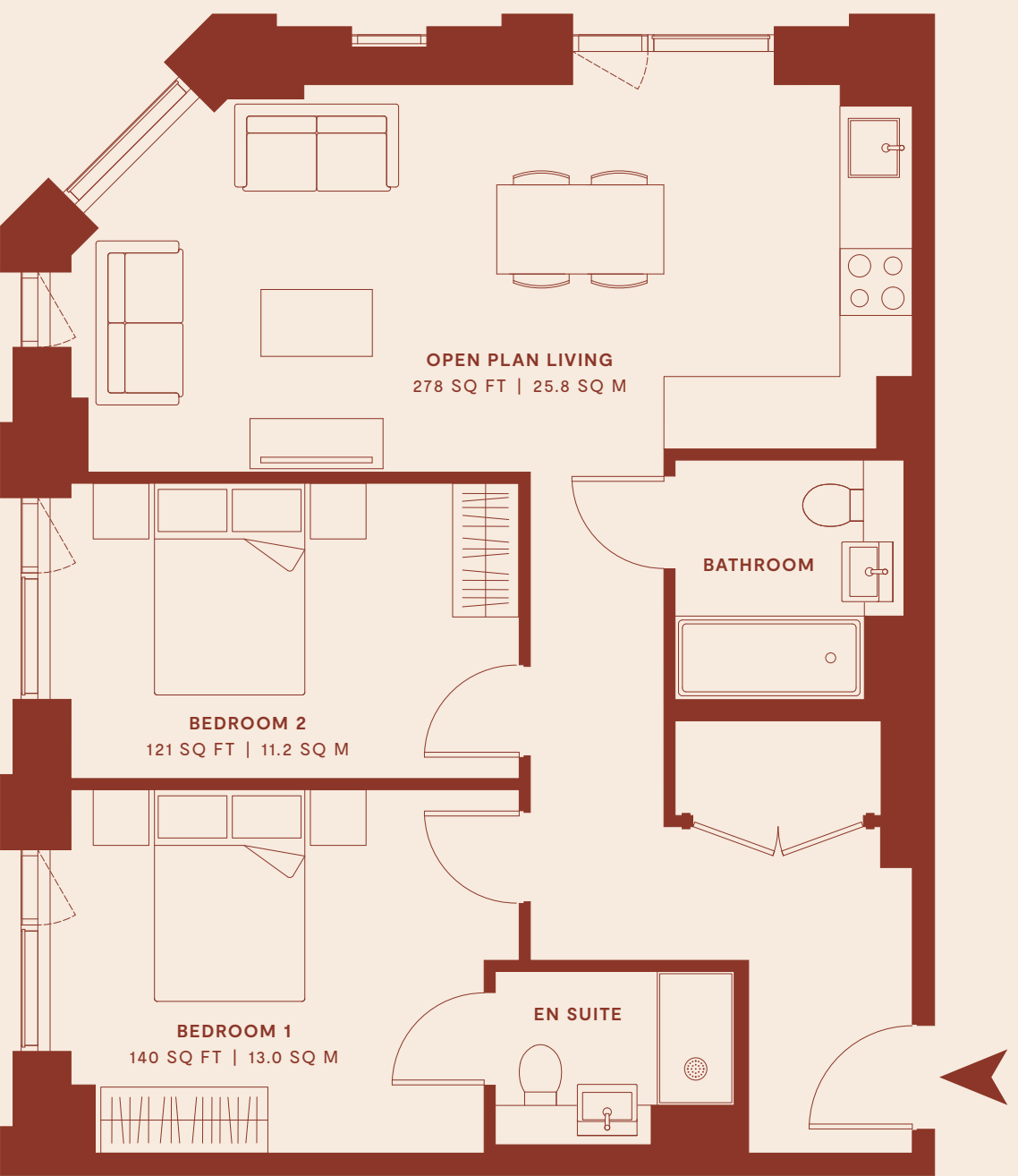
767 SQ FT | 71.3 SQ M

FEATURES ON LEVELS 1–18

OPEN PLAN LIVING
7,600 X 3,500MM

BEDROOM 1
3,700 X 3,300MM

BEDROOM 2
4,000 X 2,700MM



2 BED APARTMENT

808 SQ FT | 75.1 SQ M

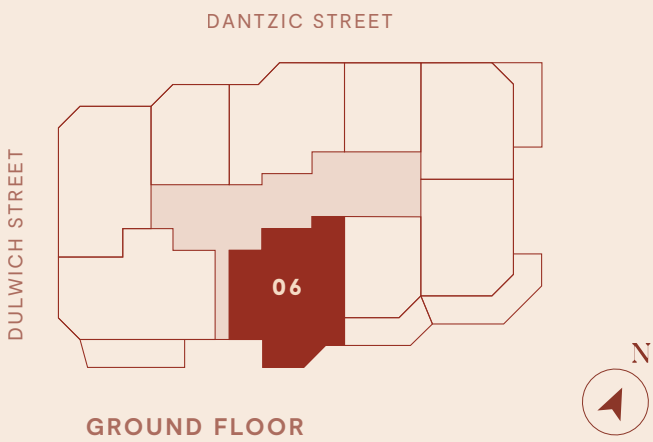
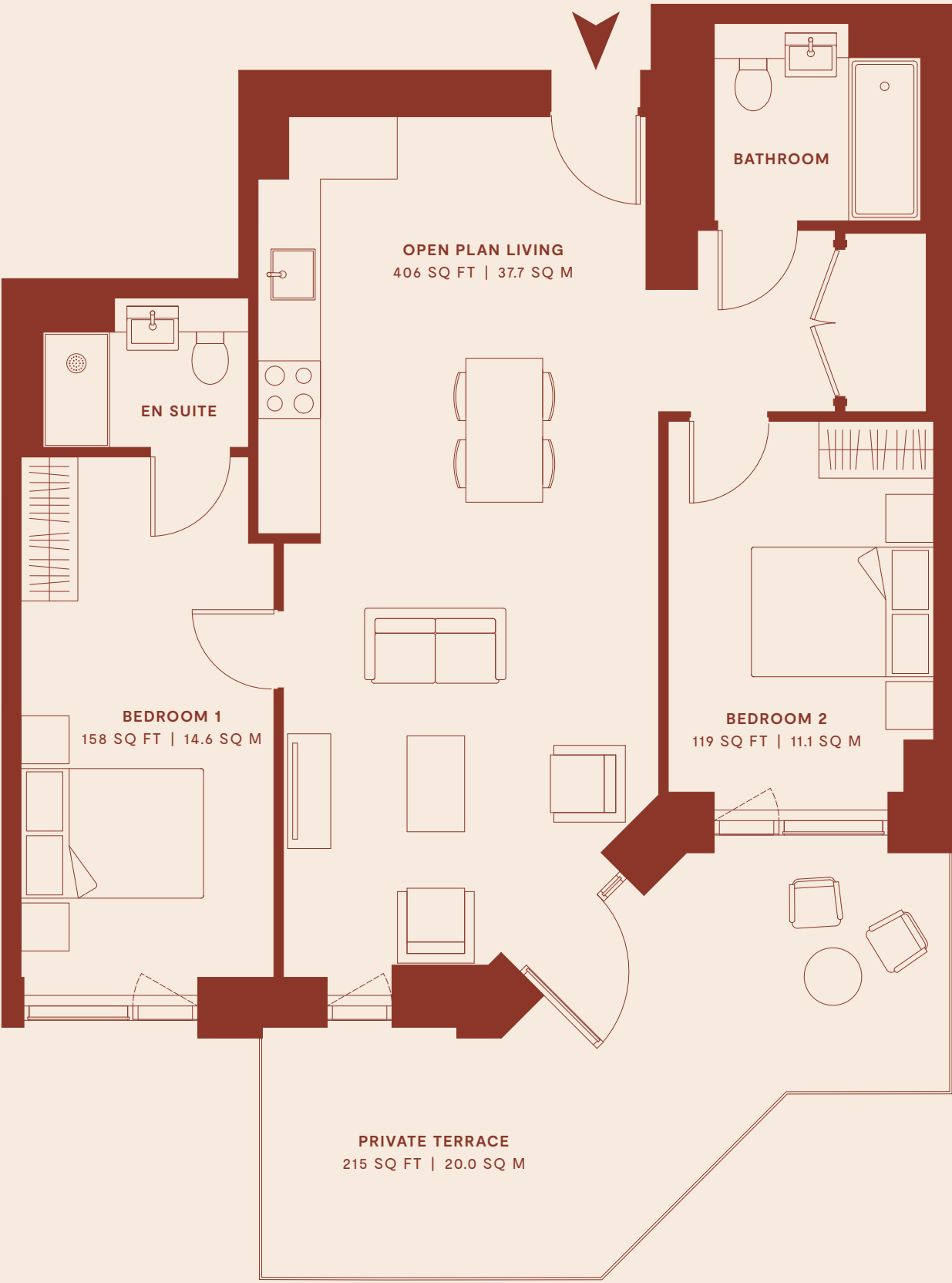
FEATURES ON GROUND FLOOR

OPEN PLAN LIVING
9,000 X 3,900MM

BEDROOM 1
5,400 X 2,700MM

BEDROOM 2
3,900 X 2,800MM

PRIVATE TERRACE
2,500 X 7,980MM



2 BED APARTMENT

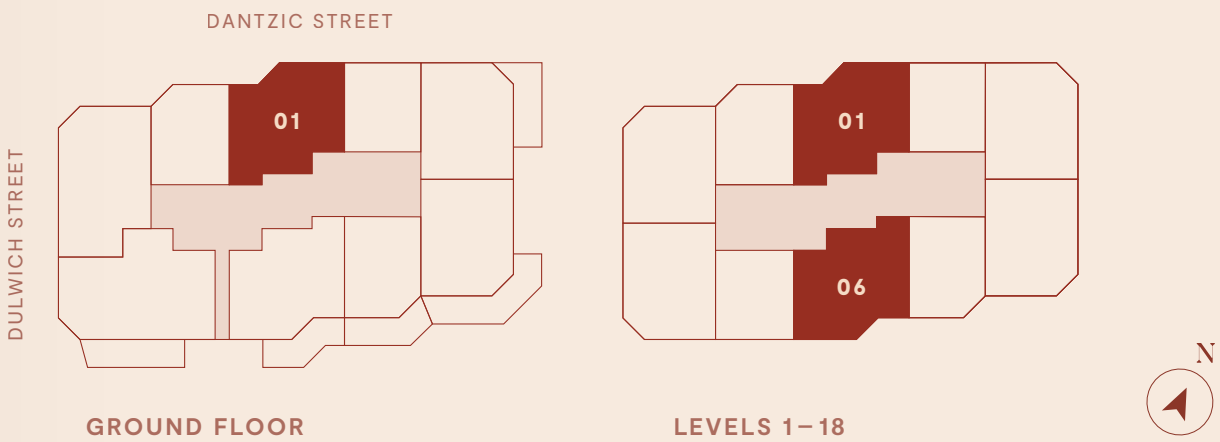
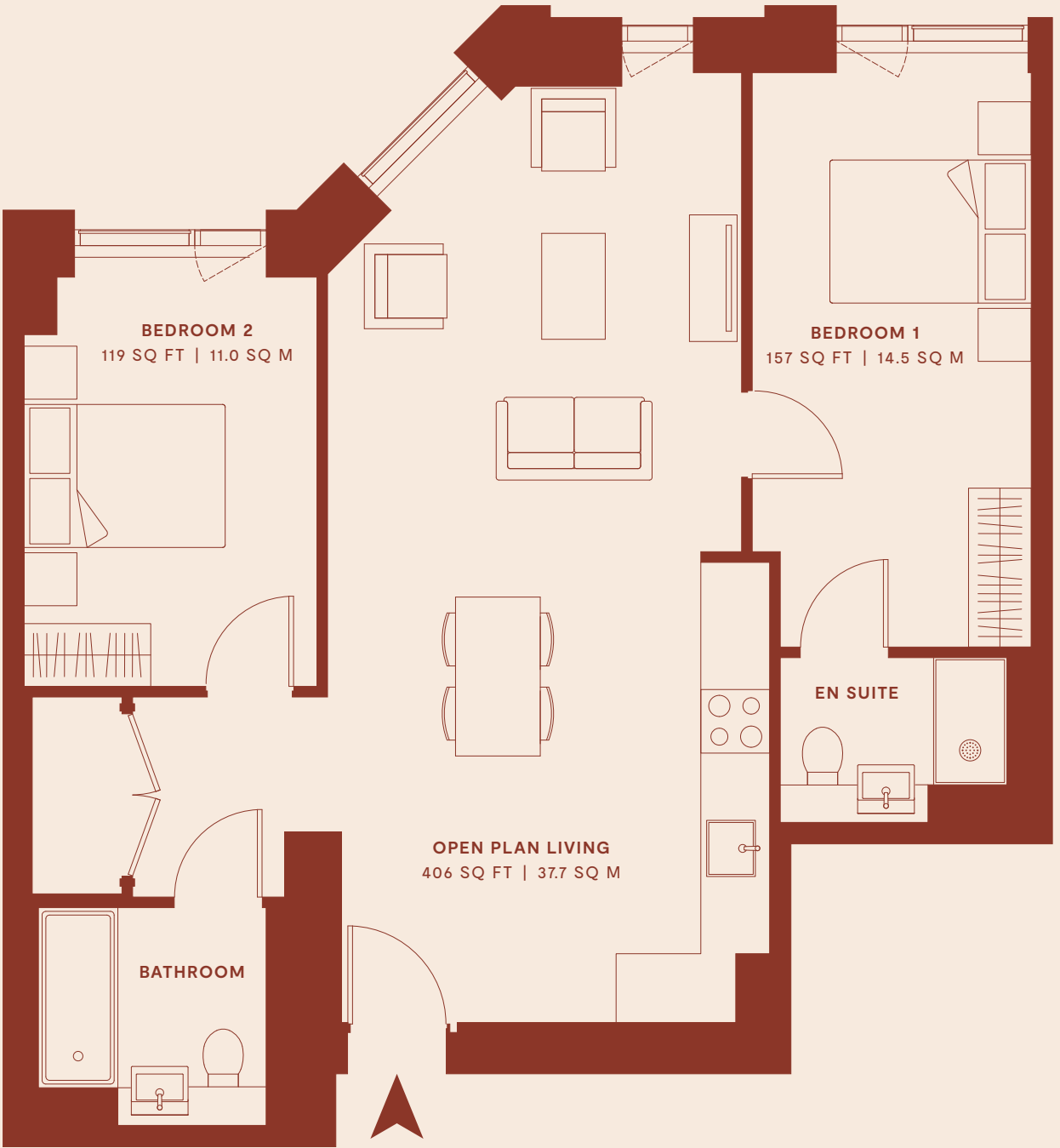
809 SQ FT | 75.2 SQ M

FEATURES ON GROUND FLOOR – LEVEL 18

OPEN PLAN LIVING
9,000 X 3,900MM

BEDROOM 1
5,400 X 2,700MM

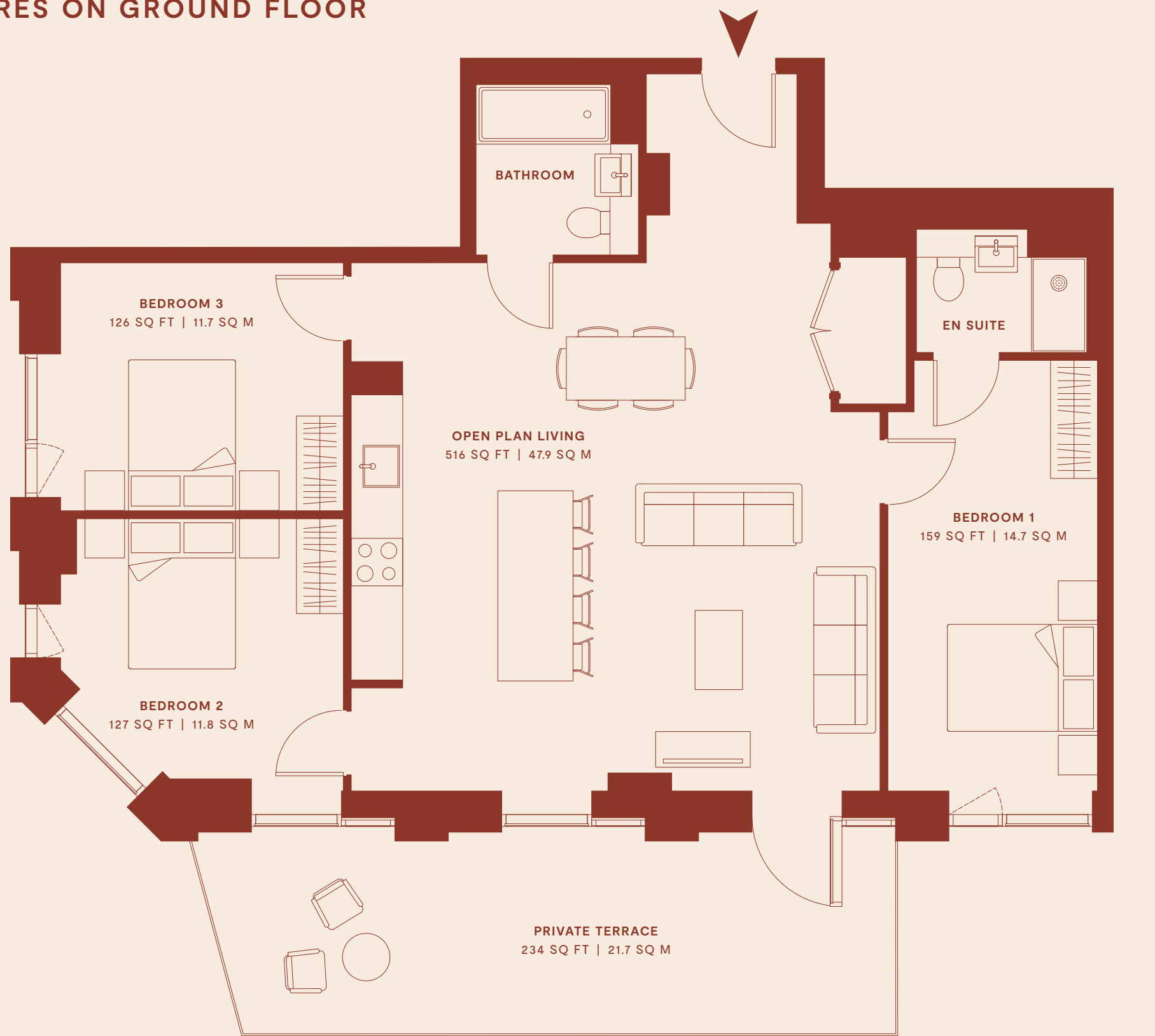
BEDROOM 2
3,900 X 2,800MM



3 BED APARTMENT

1,055 SQ FT | 98.0 SQ M

FEATURES ON GROUND FLOOR



OPEN PLAN LIVING

6,700 X 6,700MM

BEDROOM 1

5,400 X 2,700MM

BEDROOM 2

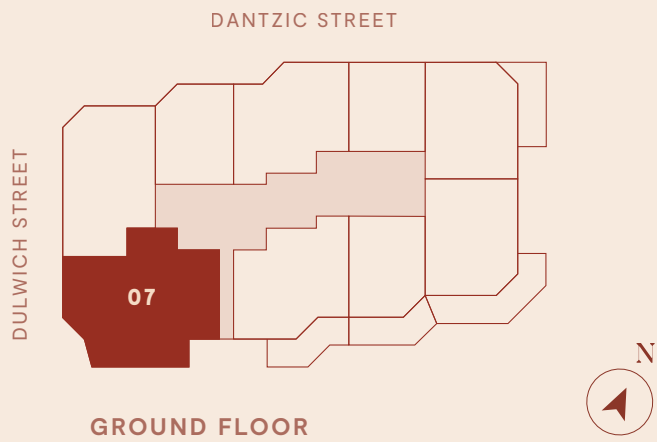
3,400 X 3,300MM

BEDROOM 3

3,600 X 3,100MM

PRIVATE TERRACE

2,500 X 8,940MM



3 BED APARTMENT

938 SQ FT | 87.1 SQ M

FEATURES ON GROUND FLOOR

OPEN PLAN LIVING

7,600 X 3,200MM

BEDROOM 1

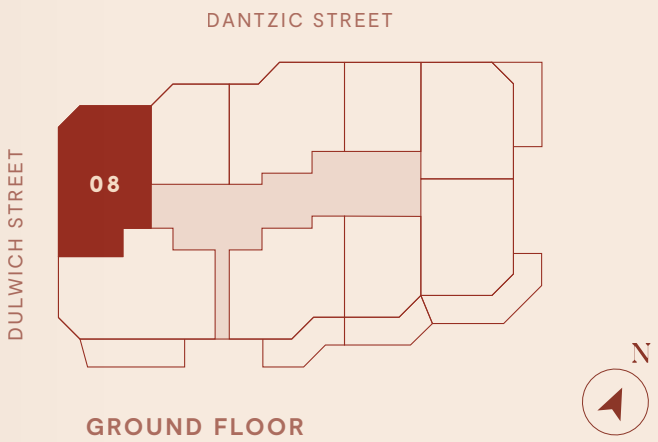
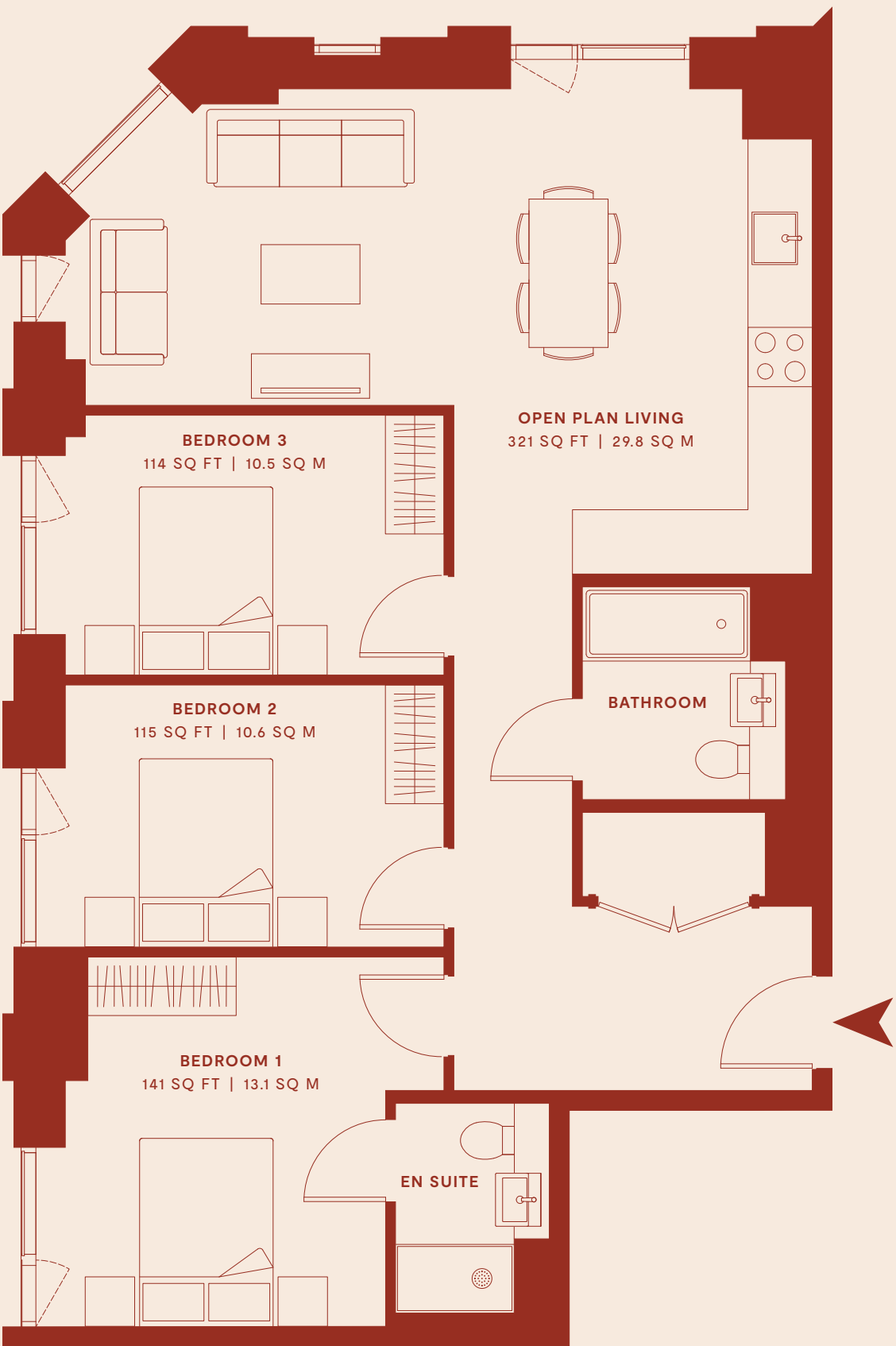
3,700 X 3,200MM

BEDROOM 2

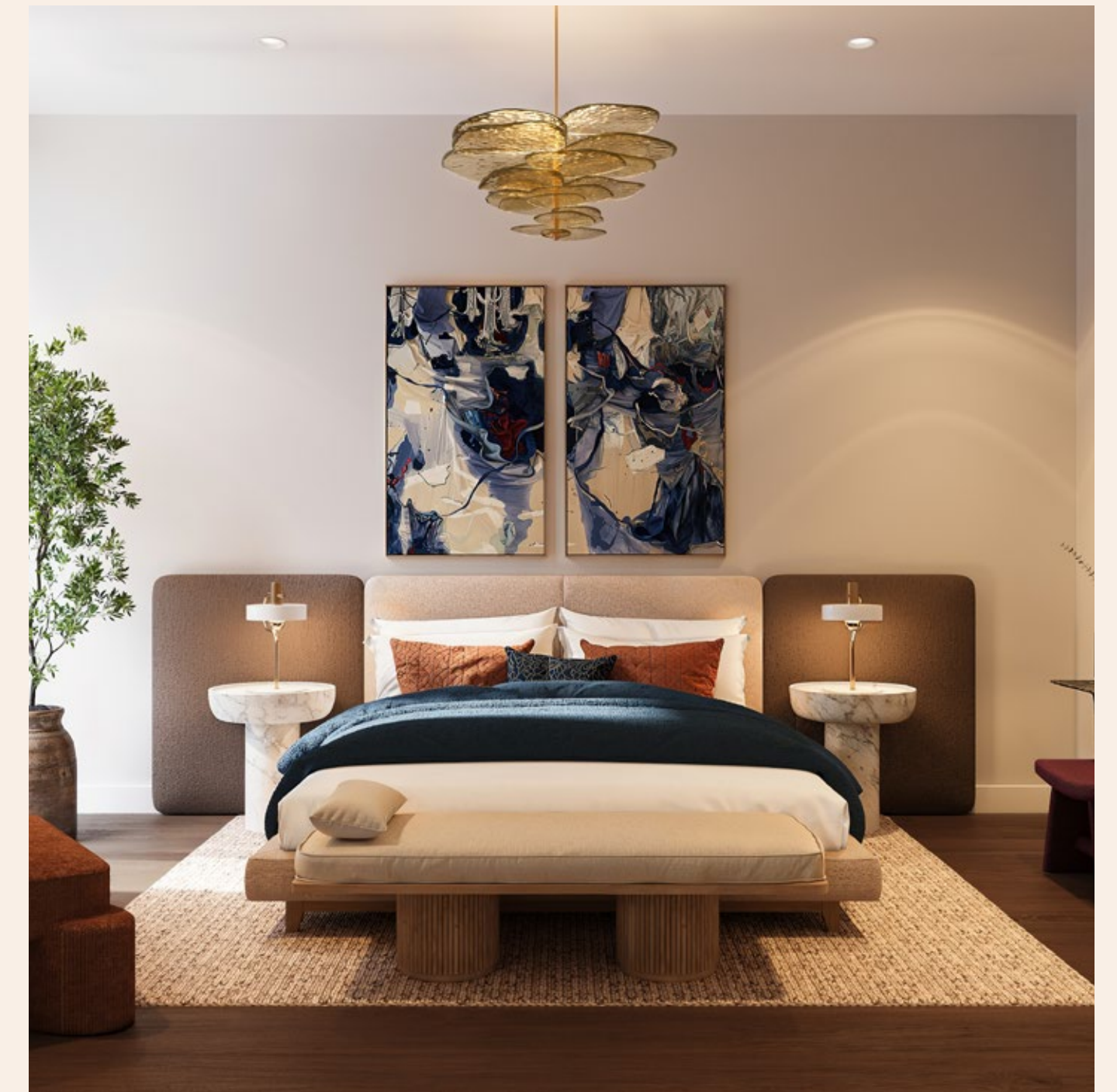
3,800 X 2,700MM

BEDROOM 3

3,800 X 2,700MM









SPECIFICATION

GENERAL

- Generous floor-to-ceiling window to each living space and bedroom
- Majority apartments featuring dual aspect views
- All apartments are mechanically ventilated with MVHR units
- Natural ventilation provided through full height perforated panels which allows fresh air into the apartment

ENTRANCE AREA

- Video door entry system
- Spy hole to apartment front door
- Solid core entrance door with multipoint locking system
- Storage cupboard

LIVING AREA

- Open plan living area
- Recessed LED lighting
- Full height feature floor-to-ceiling window
- Opening door vents with perforated safety panels which allows fresh air into the apartment
- Telephone and TV Point to living area

KITCHENS

- Fully fitted base and wall mounted units with handle-less doors and soft closing hinges
- Full height splashback to underside of cupboard
- Solid surface worktop (*Sile stone or similar*)
- Stainless steel sink with chrome finish mixer tap
- Concealed LED lights below wall mounted units
- Integrated electric oven and hob with extractor hood (*Bosch or similar*)
- Integrated dishwasher (*Bosch or similar*)
- Integrated fridge/freezer (*Bosch or similar*)
- Freestanding washer dryer in utility cupboard (*Bosch or similar*)

BATHROOMS

- Contemporary white steel enamel bath with fitted shower above bath and glass shower screen
- White ceramic wall mounted WC with concealed cistern
- White ceramic wash hand basin with chrome finish mixer tap
- Heated towel rail
- Fully tiled floors and walls
- Recessed LED spot lighting
- Shaver point
- Mirrored cabinet with lighting above sink

EN SUITES

- Walk in shower with toughened glazed opening door
- Fitted chrome shower
- White ceramic WC with concealed cistern
- White ceramic wash hand basin with chrome finish mixer tap
- Heated towel rail
- Fully tiled floors and walls
- Recessed LED spot lighting
- Shaver point
- Mirrored cabinet with lighting above sink

FLOORING AND DOORS

- Tiled flooring to bathrooms
- Laminate wood flooring to kitchen, living room, bedrooms
- Solid core internal doors

HEATING

- Mechanical ventilation and heat recovery system
- Wall mounted electric panel radiators
- Air Source Heat Pump cylinder for hot water

CONTACT OUR SALES TEAM

ENQUIRIES @ FIRST-IP.COM

+852 2383 8992

ADDRESS

HOMES BY FEC MARKETING SUITE
19 ASPIN LANE, MANCHESTER, M4 4DP

Homes by



FIND OUT MORE

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RED BANK
RIVERSIDE

Disclaimer: Floor plans are intended to give a general indication of the proposed floor layout and refer to approximate measurements only. All stated dimensions are measures from the arrow points and are subject to tolerances of +/-5%. You are strongly advised not to order any carpets, appliances or any other goods which depend on accurate dimension before carrying out a check measure within your reserved plot following build completion. Total apartment dimensions are given in NSA (Net Sales Area).

