



One
Victoria

 zentra
LIVING



The Building

One Victoria enjoys a prime location just north of the city centre in the Victoria District. As well as putting renowned areas such as the Medieval Quarter, Central Retail District and Northern Quarter within walking distance, its transport connections mean all of Greater Manchester is easy to reach.



One
East

One
West



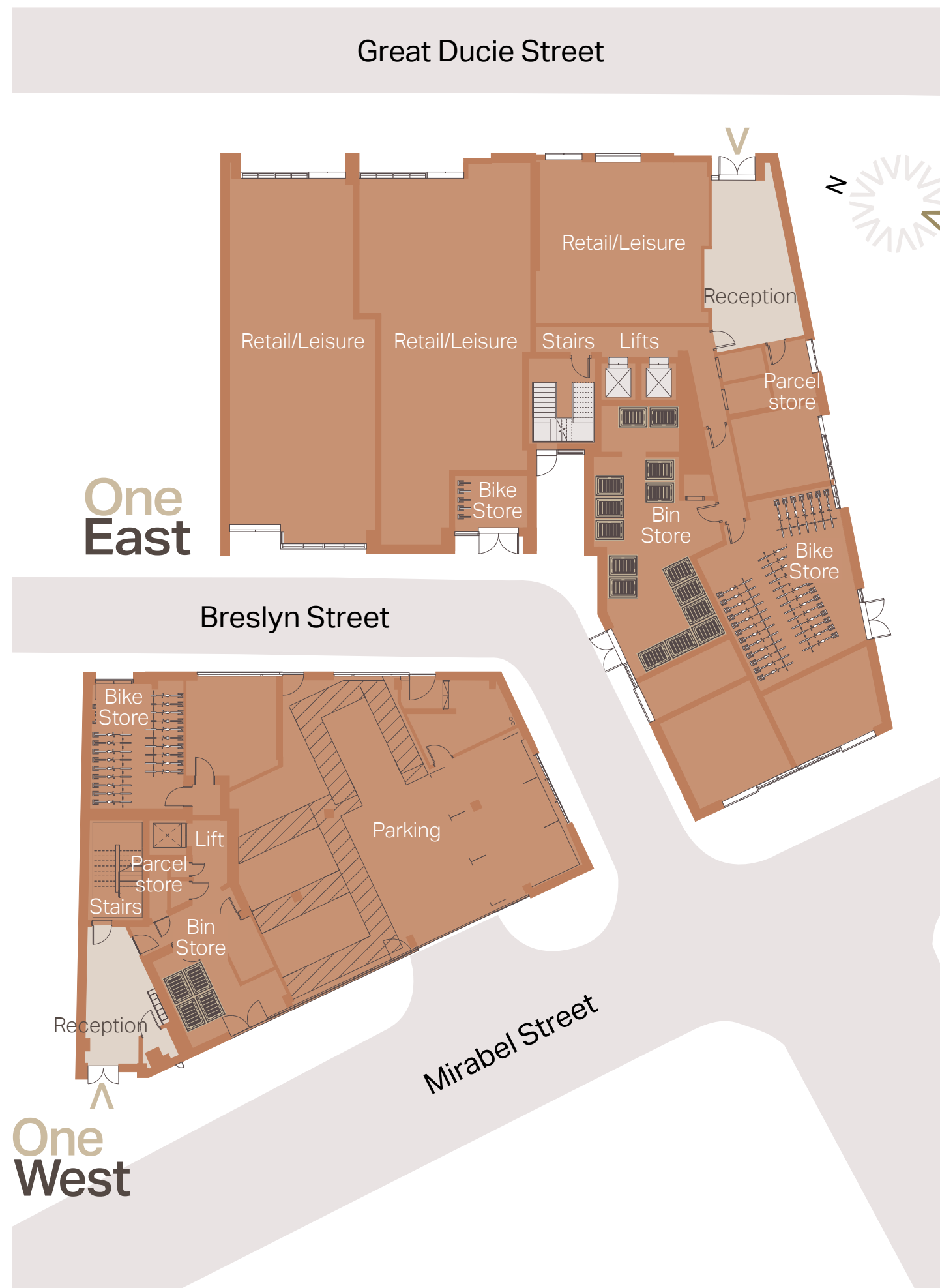
The development itself is set over two blocks, One East and One West. Fronting onto Great Ducie Street and rising up 14 floors, One East is the taller of the blocks, boasting 84 apartments. As well as offering expansive views across the city from the upper floors, it plays host to a 10th floor roof garden, which is accessible to all residents. One West is 10 storeys high, with 45 apartments and is accessed via Mirabel Street.







Consisting of two distinct blocks, One Victoria offers 129 superbly designed one, two and three bedroom homes. The taller of the blocks, One East's reception is on Great Ducie Street. It also plays host to a tranquil 10th floor roof garden which is open to all residents. Meanwhile, One West is accessed by Mirabel Street.



TYPE A

2 Bedroom, 2 Bathroom
Apts: E101, E209, E317, E425
NIA: 70.4sqm | 758sqft



TYPE A2

2 Bedroom, 2 Bathroom
Apts: E533, E641, E749, E857, E965
NIA: 65.0sqm | 700sqft
Balcony: 3.0sqm | 32sqft



TYPE B

2 Bedroom, 2 Bathroom
Apts: E102, E210, E318, E426
NIA: 70.6sqm | 760sqft



TYPE B1

2 Bedroom, 2 Bathroom
Apts: E534, E642, E750, E858, E966
NIA: 65.5sqm | 705sqft
Balcony: 2.9sqm | 31sqft



TYPE C

3 Bedroom, 3 Bathroom
Apts: E103, E211, E319, E427,
NIA: 85.5sqm | 920sqft



TYPE C1

3 Bedroom, 3 Bathroom
Apts: E535, E643, E751, E859, E967
NIA: 81.0sqm | 872sqft
Balcony: 3.5sqm | 38sqft



TYPE D

2 Bedroom, 2 Bathroom

Apts: E104, E212, E320, E428, E536,
E644, E752, E860, E968, E1073,
E1176, E1279, E1382

NIA: 61.3sqm | 660sqft



TYPE E

2 Bedroom, 2 Bathroom

Apts: E105, E213, E321, E429, E537,
E645, E753, E861, E969, E1074,
E1177, E1280, E1383

NIA: 60.7sqm | 653sqft



TYPE F

1 Bedroom, 1 Bathroom
Apts: E106, E214, E322, E430, E538,
E646, E754, E862, E970, E1075,
E1178, E1281, E1384
NIA: 51.6sqm | 555sqft



TYPE G

1 Bedroom, 1 Bathroom
Apts: E107, E215, E323, E431, E539,
E647, E755, E863, E971
NIA: 50.7sqm | 546sqft



TYPE H

1 Bedroom, 1 Bathroom
Apts: E108, E216, E324, E432, E540,
E648, E756, E864, E972
NIA: 50.8sqm | 547sqft



TYPE J

2 Bedroom, 2 Bathroom
Apts: W101, W206, W311, W416, W521,
W626, W731, W836, W941
NIA: 60.6sqm | 652sqft



TYPE K

1 Bedroom, 1 Bathroom
Apts: W102, W207, W312, W417, W522,
W627, W732, W837, W942
NIA: 36.6sqm | 394sqft



TYPE L

2 Bedroom, 2 Bathroom
Apts: W103, W208, W313, W418,
W523, W628, W733, W838,
W943
NIA: 66.1sqm | 711sqft
Balcony: 1.8sqm | 19sqft



TYPE M

2 Bedroom, 2 Bathroom

Apts: W104, W209, W314, W419, W524,
W629, W734, W839, W944

NIA: 60.5sqm | 651sqft



TYPE N*/N1

2 Bedroom, 2 Bathroom

Apts: W105*, W210*, W315*, W420*

NIA: 60.1sqm | 647sqft

Apts: W525, W630, W735, W840, W945

NIA: 58.9sqm | 634sqft



Floor 01-02

E101 – 1st floor E209 – 2nd floor	Type - A	NIA	70.2sqm	755.6sqft
E102 – 1st floor E210 – 2nd floor	Type - B	NIA	70.5sqm	758.9sqft
E103 – 1st floor E211 – 2nd floor	Type - C	NIA	85.5sqm	920sqft
E104 – 1st floor E212 – 2nd floor	Type - D	NIA	61.3sqm	660sqft
E105 – 1st floor E213 – 2nd floor	Type - E	NIA	60.7sqm	653sqft
E106 – 1st floor E214 – 2nd floor	Type - F	NIA	51.5sqm	554.3sqft
E107 – 1st floor E215 – 2nd floor	Type - G	NIA	50.5sqm	543.0sqft
E108 – 1st floor E216 – 2nd floor	Type - H	NIA	50.6sqm	544.1sqft

Floor plans shown for One Victoria are with approximate dimensions only. Each layout size may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended for use for carpet/ flooring sizes, appliances or furniture. Kitchen layout is indicative only. Please ask Sales Consultant for further information.



Floor 03-04

E317 – 3rd floor E425 – 4th floor	Type - A	NIA	70.4sqm	757.8sqft
E318 – 3rd floor E426 – 4th floor	Type - B	NIA	70.6sqm	760sqft
E319 – 3rd floor E427 – 4th floor	Type - C	NIA	85.5sqm	920sqft
E320 – 3rd floor E428 – 4th floor	Type - D	NIA	61.3sqm	660sqft
E321 – 3rd floor E429 – 4th floor	Type - E	NIA	60.7sqm	653sqft
E322 – 3rd floor E430 – 4th floor	Type - F	NIA	51.6sqm	555sqft
E323 – 3rd floor E431 – 4th floor	Type -G	NIA	50.7sqm	546sqft
E324 – 3rd floor E432 – 4th floor	Type - H	NIA	50.8sqm	547sqft

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Floor 05-09

E533 - 5th floor E641 - 6th floor E749 - 7th floor E857 - 8th floor E965 - 9th floor	Type - A	NIA Balcony	65sqm 3.0sqm	700sqft 32.3sqm
E534 - 5th floor E642 - 6th floor E750 - 7th floor E858 - 8th floor E966 - 9th floor	Type - B	NIA Balcony	65.5sqm 2.9sqm	705sqft 31.2sqm
E535 - 5th floor E643 - 6th floor E751 - 7th floor E859 - 8th floor E967 - 9th floor	Type - C	NIA Balcony	81.0sqm 3.5sqm	872sqft 37.7sqm
E536 - 5th floor E644 - 6th floor E752 - 7th floor E860 - 8th floor E968 - 9th floor	Type - D	NIA	61.3sqm	660sqft
E537 - 5th floor E645 - 6th floor E753 - 7th floor E861 - 8th floor E969 - 9th floor	Type - E	NIA	60.7sqm	653sqft
E538 - 5th floor E646 - 6th floor E754 - 7th floor E862 - 8th floor E970 - 9th floor	Type - F	NIA	51.6sqm	555sqft
E539 - 5th floor E647 - 6th floor E755 - 7th floor E863 - 8th floor E971 - 9th floor	Type - G	NIA	50.7sqm	546sqft
E540 - 5th floor E648 - 6th floor E756 - 7th floor E864 - 8th floor E972 - 9th floor	Type - H	NIA	50.8sqm	547sqft



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Floor 10

E1073 - 10th floor	Type - D	NIA	61.3sqm	660sqft
E1074 - 10th floor	Type - E	NIA	60.7sqm	653sqft
E1075 - 10th floor	Type - F	NIA	51.6sqm	555sqft

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Floor 11-13

E1176 - 11th floor E1279 - 12th floor E1382 - 13th floor	Type - D	NIA	61.3sqm	660sqft
E1177 - 11th floor E1280 - 12th floor E1383 - 13th floor	Type - E	NIA	60.7sqm	653sqft
E1178 - 11th floor E1281 - 12th floor E1384 - 13th floor	Type - F	NIA	51.6sqm	555sqft

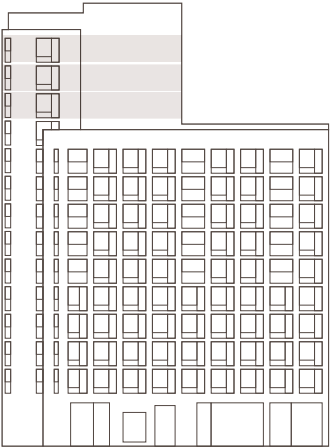
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Key

1 Bed

2 Bed

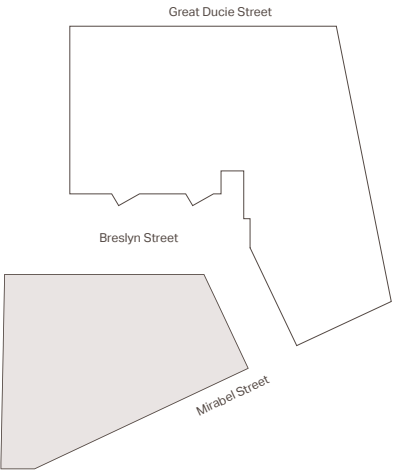
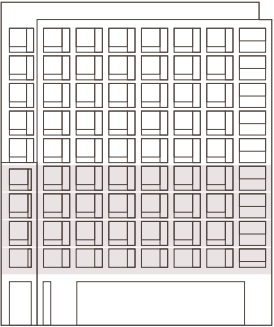
3 Bed



Floor 01-04

W101 – 1st floor W206 – 2nd floor W311 - 3rd floor W416 - 4th floor	Type - J	NIA	60.6sqm	652sqft
W102 – 1st floor W207 – 2nd floor W312 - 3rd floor W417 - 4th floor	Type - K	NIA	36.6sqm	394sqft
W103 – 1st floor W208 – 2nd floor W313 - 3rd floor W418 - 4th floor	Type - L	NIA Balcony	66.1sqm 1.8sqm	711sqft 19.4sqft
W104 – 1st floor W209 – 2nd floor W314 - 3rd floor W419 - 4th floor	Type - M	NIA	60.5sqm	650.9sqft
W105 – 1st floor W210 – 2nd floor W315 - 3rd floor W420 - 4th floor	Type - N	NIA	60.1sqm	646.7sqft

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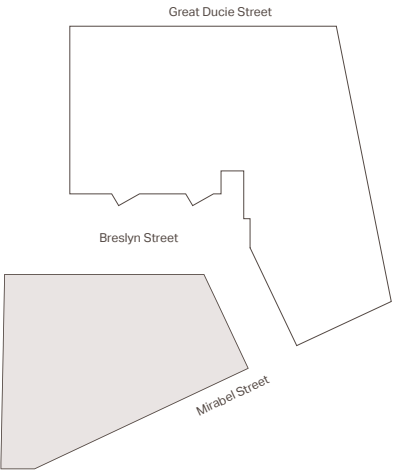
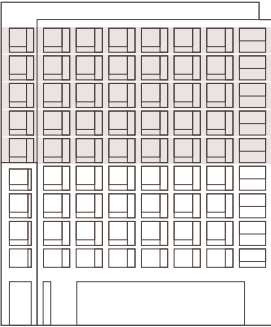
Key

- 1 Bed
- 2 Bed
- 3 Bed

Floor 05-09

W521 - 5th floor W626 - 6th floor W731 - 7th floor W836 - 8th floor W941 - 9th floor	Type - J	NIA	60.5sqm	651.4sqft
W522- 5th floor W627 - 6th floor W732 - 7th floor W837 - 8th floor W942 - 9th floor	Type - K	NIA	36.6sqm	394sqft
W523 - 5th floor W628 - 6th floor W733 - 7th floor W838 - 8th floor W943 - 9th floor	Type - L	NIA Balcony	66.1sqm 1.8sqm	711sqft 19.4sqft
W524 - 5th floor W629 - 6th floor W734 - 7th floor W839 - 8th floor W944 - 9th floor	Type - M	NIA	60.6sqm	652sqft
W525 - 5th floor W630 - 6th floor W735 - 7th floor W840 - 8th floor W945 - 9th floor	Type - N1	NIA	58.8sqm	632.7sqft

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Key

- 1 Bed
- 2 Bed
- 3 Bed

For more information about One Victoria,
please contact us.

OneVictoria.co.uk

Reservation Process

- £5,000 payable upon reservation
- 15% deposit (less £5,000 reservation fee)
payable upon exchange of contracts
- Final 85% payable upon legal completion



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One Victoria is a marketing name and may not form part of the development's address. These particulars are not considered to be a formal offer, they are for information purposes only and to provide an overview of the property. They are not taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care has been taken in their preparation, no liability can be accepted for their inaccuracy. All travel times and distances mentioned are approximate and for guidance only. Sources: google.com/maps, trainline.com & tfgm.com. All illustrative maps are not to scale and are for guidance only rather than accurate representations of distance and exact locations. Intending purchasers must satisfy themselves as to the correctness of these particulars which are issued on the understanding that all negotiations are conducted through the developer or their agent. These particulars are believed to be correct at the time of issue and any areas, measurements or dimensions referred to are indicative only and have been taken from the architect's current drawings which may be subject to change during the course of construction. In view of the developer's continuing improvements policy the detailed specification and/or layouts may change. CGIs are artist's impressions and indicative of finished product. Some items are optional extras and are not included.

