



CONSULATE *Green*

MANOR ROAD | BRAMHALL



HENDERSON HOMES

EST 1953



Consulate Green is a prestigious new development of eight luxurious two-bedroom apartments, set in attractive landscaped grounds adjacent to the manicured fairways and greens of Bramall Park Golf Club.

The development will delight discerning buyers looking for stylish and spacious light-filled interiors that have been beautifully finished and provide an exceptional standard of specification.

Enjoying a prime location in one of Bramhall's most sought after neighbourhoods, Consulate Green provides easy access to excellent local amenities, transport links and leisure facilities including the stunning 70-acre Bramall Hall estate.



SPACE
STYLE &
PRESTIGE



HENDERSON HOMES

EST 1953

Henderson Homes is a leading provider of high quality, energy efficient new build and refurbished homes in prime locations across South Manchester, Cheshire, Merseyside and Lancashire.

Established in 1953 and still proudly owned and operated as a family firm, the company applies over 60 years of experience and expertise to deliver homes that meet the evolving requirements of modern buyers at all stages of the housing ladder.

The Henderson Homes portfolio includes new build apartments and mews, semi-detached and detached homes perfect for first time buyers, couples and families as well as those looking to invest.

Care and attention to detail is applied at every stage to ensure homes meet the company's exacting standards for design, quality craftsmanship and a superior finish.

FOR MORE INFORMATION ON HENDERSON HOMES VISIT WWW.HENDERSONHOMES.CO.UK





PERFECT BALANCE

CONSULATE GREEN ENJOYS A PRIVILEGED LOCATION ON MANOR ROAD IN THE BRAMHALL PARK AREA OF BRAMHALL VILLAGE, CLOSE TO ITS BORDER WITH CHEADLE HULME.

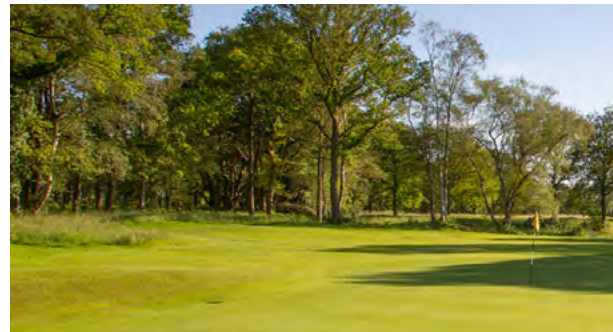
Eight luxurious two-bedroom apartments are offered within an attractive new residence that sits back from the road in generous, professionally landscaped grounds.

Through a perfect balance of traditional and contemporary architecture, the new building complements its prestigious residential setting whilst providing an original and distinctive new addition to the neighbourhood.

Three apartments are offered on each of the ground and first floors with a choice of two penthouses on the top floor. Each apartment has been designed to maximise space and the stream of natural light admitted through full height windows and French doors.

The main living accommodation within each apartment has been thoughtfully positioned at the rear of the building to take full advantage of its south facing position and the glorious golf course views available from the upper floors.

Each apartment at Consulate Green benefits from a generously sized private storage area in the basement. This useful and secure space is perfect for tucking away items such as seasonal clothing, leisure equipment, occasional furniture and even Christmas decorations ensuring your main residence is kept clutter free and gorgeous at all times.



GROUND FLOOR

APARTMENT 1

APARTMENT 2

APARTMENT 3



GROUND FLOOR



GARDEN TERRACE



BASEMENT STORAGE



TWO BATHROOMS

APARTMENT 1

- Ground floor 1143 sq ft apartment
- Large south facing open plan kitchen, dining and living room, which opens through full height glazed doors to a garden terrace
- Master bedroom with full height glazed windows to the front of the property and an en suite bathroom
- Second double bedroom with en suite bathroom/guest wc featuring Jack and Jill doors
- Laundry utility off the main entrance hall with space for a washing machine and dryer
- Secure storage within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5472 x 7773
Master Bedroom	5472 x 4271
En Suite 1	3707 x 2274
Bedroom 2	4236* x 4024
En Suite 2/Guest WC	1850 x 2304
Utility	1408 x 800
Basement Store	1745 x 2790

*measured to the widest point

APARTMENT 2

- Ground floor 1011 sq ft apartment
- Open plan kitchen/dining/living room with French doors that lead to a large garden terrace
- Master bedroom with en suite bathroom and French doors onto the garden terrace
- Second bedroom with full height glazed windows looking over the rear terrace and gardens
- Main bathroom/guest wc off the hall
- Laundry utility with space for a washing machine and dryer
- Secure storage within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5118* x 7049
Master Bedroom	3920 x 7049*
En Suite 1	1600 x 2583
Bedroom 2	3460* x 4078
Bathroom	1956 x 2560
Utility	897 x 1743
Basement Store	1745 x 2790

*measured to the widest point

APARTMENT 3

- Ground floor 1149 sq ft apartment
- Open plan kitchen/dining/living room with French doors that lead to a garden terrace
- Master bedroom with en suite bathroom and full height glazed windows looking out to the front of the property
- Second double bedroom with en suite bathroom/guest wc featuring Jack and Jill doors
- Laundry utility off the entrance hall with space for a washing machine and dryer
- Secure storage within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5472 x 7773
Master Bedroom	5472 x 4271
En Suite 1	3707 x 2275
Bedroom 2	4236* x 4024
En Suite 2/Guest WC	1850 x 2304
Utility	1411 x 800
Basement Store	4135 x 1858

*measured to the widest point

APARTMENT 4

APARTMENT 5

APARTMENT 6



FIRST FLOOR



STUNNING VIEWS



TWO BEDROOMS



SOUTH FACING BALCONY

FIRST FLOOR

APARTMENT 4

- First floor 1143 sq ft apartment
- Large south facing open plan kitchen, dining and living room, with full height glazed doors that open to a glazed Juliet balcony
- Master bedroom with full height glazed windows and an en suite bathroom
- Second double bedroom with en suite bathroom/guest wc featuring Jack and Jill doors
- Laundry utility off the main entrance hall with space for a washing machine and dryer
- Secure storage within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5472 x 7773
Master Bedroom	5472 x 4271
En Suite 1	3707 x 2274
Bedroom 2	4236* x 4024
En Suite 2/Guest WC	1850 x 2304
Utility	1408 x 800
Basement Store	1745 x 2790

*measured to the widest point

APARTMENT 5

- First floor 1011 sq ft apartment
- Open plan kitchen/dining/living room with full height glazed doors that open to a glazed Juliet balcony
- Master bedroom with en suite bathroom and full height glazed doors that open to a glazed Juliet balcony
- Second bedroom with full height glazed windows looking over the rear gardens
- Main bathroom/guest wc off the hall
- Laundry utility with space for a washing machine and dryer
- Secure storage within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5113* x 7049
Master Bedroom	3920 x 7049*
En Suite 1	1600 x 2583
Bedroom 2	3460* x 4078
Bathroom	1956 x 2560
Utility	897 x 1743
Basement Store	1745 x 2776

*measured to the widest point

APARTMENT 6

- First floor 1149 sq ft apartment
- Large south facing open plan kitchen, dining and living room, with full height glazed doors that open to a glazed Juliet balcony
- Master bedroom with full height glazed windows and an en suite bathroom
- Second double bedroom with en suite bathroom/guest wc featuring Jack and Jill doors
- Laundry utility off the main entrance hall with space for a washing machine and dryer
- Secure storage within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5472 x 7773
Master Bedroom	5472 x 4271
En Suite 1	3707 x 2275
Bedroom 2	4236* x 4024
En Suite 2/Guest WC	1850 x 2304
Utility	1408 x 800
Basement Store	4700 x 1858

*measured to the widest point

SECOND FLOOR

APARTMENT 7

APARTMENT 8



PENTHOUSE



PRIVATE BALCONY



DRESSING ROOM



HOME OFFICE

APARTMENT 7

- Top floor 1271 sq ft penthouse apartment
- Large south facing open plan kitchen/dining/living room with French doors opening to a private balcony with glazed balustrade
- South facing master bedroom with large glazed windows, dressing room and en suite bathroom
- Second double bedroom with en suite bathroom and full height glazed windows
- Study/home office
- Guest WC
- Dedicated cloakroom/store
- Laundry utility off the main entrance hall with space for a washing machine and dryer
- Large secure storage area within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5643* x 7501*
Master Bedroom	4315 x 3261
Dressing	3951 x 1700
En Suite 1	1922 x 2611
Bedroom 2	3951 x 6075*
En Suite 2	1477 x 2350
Study	3951* x 2450
Guest WC	1995 x 1340
Utility	1640 x 840
Basement Store	2000 x 4076

*measured to the widest point

APARTMENT 8

- Top floor 1278 sq ft penthouse apartment
- Large south facing open plan kitchen/dining/living room with French doors opening to a private balcony with glazed balustrade
- South facing master bedroom with large glazed windows, dressing room and en suite bathroom
- Second double bedroom with en suite bathroom and full height glazed windows
- Study/home office
- Guest WC
- Dedicated cloakroom/store
- Laundry utility off the main entrance hall with space for a washing machine and dryer
- Large secure storage area within the basement
- Two allocated parking spaces

ROOM DIMENSIONS

Kitchen/Dining/Living	5643* x 7501*
Master Bedroom	4315 x 3261
Dressing	3951 x 1700
En Suite 1	1922 x 2611
Bedroom 2	3951 x 6075*
En Suite 2	1477 x 2350
Study	3951* x 2450
Guest WC	1995 x 1340
Utility	1640 x 840
Basement Store	2000 x 5723*

*measured to the widest point





SPECIFICATION

KITCHEN

- Siematic kitchens with silestone work surfaces and floor tiling
- Integrated appliances including stainless steel double oven, induction hob, fridge/freezer, dishwasher and microwave
- Stainless steel sink with complementary brassware
- Plumbing for washer/dryer in the laundry utility

BATHROOMS AND EN-SUITES

- White Duravit bathroom suites with contemporary chrome taps by Hans Grohe
- Shower and glass panel over bath in the main bathroom
- Porcelain wall and floor tiling

ELECTRICAL

- Generous supply of power points throughout each apartment
- Energy efficient LED downlighters to all rooms
- Prewired for audio and visual to accommodate emerging technologies
- TV points to lounge and all bedrooms

HEATING

- Underfloor heating throughout each apartment
- Energy efficient gas central heating system with condensing boiler
- Heated towel rails in bathrooms

SAFETY & SECURITY

- Electric gated access to car park
- Video door entry system to each apartment
- Apartment alarm with PIR detectors and door contacts
- External lighting with PIR (passive infra-red) sensors all around the building
- Mains connected smoke detectors



SieMatic



SPECIFICATION

DOORS & WOODWORK

- Five-lever lock solid wood front door to each apartment
- Individually hand painted internal doors with high quality handles and fittings
- Profiled skirting and architrave throughout

DECORATION

- Woodwork finished in white satinwood
- Internal walls in a neutral shade of emulsion
- Ceilings smooth finished and painted in white emulsion

INTERNAL COMMUNAL AREAS

- High security front door with door entry system
- Passenger lift to all floors with a separate staircase
- Wall to wall carpets and attractive décor
- Individual dedicated basement storage room for each apartment

ENERGY SAVING FEATURES

- Velfac high efficiency/low maintenance windows throughout
- High efficiency gas boilers with underfloor heating
- High levels of insulation throughout
- LED lighting

EXTERNAL AREAS

- Each apartment has either a balcony, Juliet balcony or garden terrace backing onto Bramall Park Golf Course
- Two allocated parking spaces per apartment in front of the building in the communal parking courtyard
- Fully landscaped communal gardens to front and rear
- Communal bin store and bike racks
- Outside tap



WARRANTY

Henderson homes at Consulate Green are protected by a 10-year warranty from 'ARK' and the knowledge that you are buying from an established building company with over sixty years of experience



BESPOKE INTERIOR STYLING

ONE OF THE MANY EXCITING
POSSIBILITIES OFFERED BY CONSULATE
GREEN IS THE OPPORTUNITY TO CREATE
A BESPOKE HOME THAT IS FINISHED TO
THE MOST EXACTING STANDARDS – YOURS.



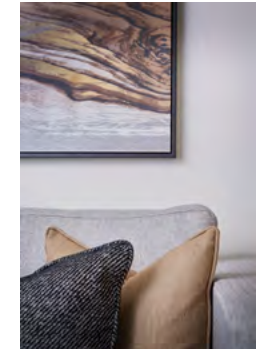
Depending on the stage of build at the time of purchase, buyers may have the opportunity to personalise many of the finishes within their new apartment, such as kitchens, bathrooms, lighting, tiling and flooring according to their own tastes and budget.

The interior styling of your apartment can also be expertly managed through a partnership between Henderson Homes and award-winning interior design practice, Lifestyle Interiors.

As residential interior design experts, Lifestyle Interiors is well versed in creating interior schemes for off plan property purchases, and offers a comprehensive range of expert design and installation services that can be integrated into the build schedule to deliver you a perfectly dressed apartment on completion of contract.

This stress-free solution can be tailored to suit individual requirements and budget and can cover every interior feature, such as flooring, curtains, furniture, lighting, artwork and colour schemes, or just one key element.

As well as having the opportunity to decorate and dress your new apartment as part of the build process, Lifestyle Interiors can work with purchasers after they have settled in to their new home. Services range from a two-hour interior-inspiration consultation to the full interior design and installation of a principal space or whole apartment.

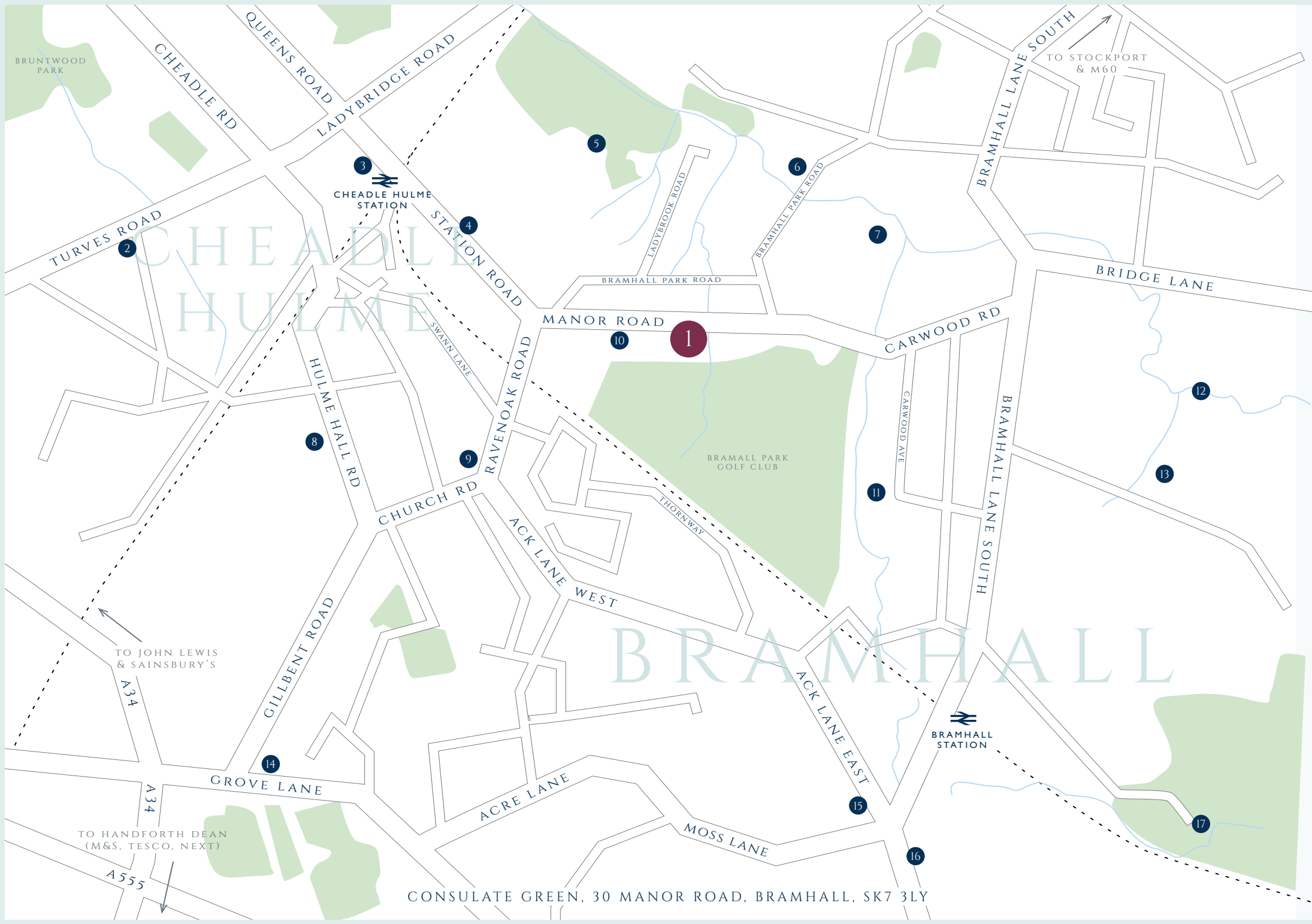


ABOUT LIFESTYLE INTERIORS

Lifestyle Interiors is an award-winning interior design practice based in Cheshire. The company works across the UK on residential and commercial schemes for private Clients and is also a leading provider of inspiring show home interiors for high end developers and national homebuilder brands.

www.lifestyleinteriors.org

 Lifestyle Interiors Ltd
Leading Interior Designers specialising in the
show home market & residential sector



BRUNTWOOD PARK

CHEADLE HULME

BRAMHALL

BRAMHALL PARK GOLF CLUB

CHEADLE HULME STATION

BRAMHALL STATION

TO STOCKPORT & M60

TO JOHN LEWIS & SAINSBURY'S

TO HANDFORTH DEAN (M&S, TESCO, NEXT)

CONSULATE GREEN, 30 MANOR ROAD, BRAMHALL, SK7 3LY

CHEADLE RD

QUEENS ROAD

LADYBRIDGE ROAD

TURVES ROAD

STATION ROAD

BRAMHALL PARK ROAD

BRAMHALL PARK ROAD

BRAMHALL LANE SOUTH

BRIDGE LANE

MANOR ROAD

CARWOOD RD

HULME HALL RD

RAVENOAK ROAD

CARWOOD AVE

BRAMHALL LANE SOUTH

CHURCH RD

ACK LANE WEST

ACK LANE EAST

GILLBENT ROAD

GROVE LANE

ACRE LANE

MOSS LANE

A34

A34

A555

2

3

4

5

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7

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16

17

1 CONSULATE GREEN

2 RYECROFT PARK SPORTS CLUB

3 WAITROSE

4 THE JOHN MILLINGTON

5 RAMILIES HALL SCHOOL

6 BRAMHALL PARK TENNIS CLUB

7 BRAMALL HALL

8 CHEADLE HULME SCHOOL

9 THE CHURCH INN

10 BRAMALL PARK GOLF CLUB

11 BRAMHALL LANE TENNIS CLUB

12 HAPPY VALLEY NATURE RESERVE

13 BRAMHALL HIGH SCHOOL

14 POINTING DOG

15 PICCOLINO

16 PIZZA EXPRESS

17 BRAMHALL GOLF CLUB

BUSTLING BRAMHALL

CONSULATE GREEN SITS IN AN ENVIABLE LOCATION ON MANOR ROAD, CLOSE TO THE BUSTLING COMMUTER TOWNS OF BRAMHALL AND CHEADLE HULME.

Both Bramhall and Cheadle Hulme offer a fantastic range of shops, café bars, restaurants and amenities as well as main line rail stations providing frequent direct services to Manchester, Macclesfield, Stockport and Crewe. The A34 and recently constructed A555 Manchester Airport Relief Road and connecting Eastern Link Road are just a few miles away putting Manchester International Airport, the M60, M56, M6 and Peak District all within easy reach.

Out of town shopping centres include John Lewis and Sainsburys at Cheadle Royal, Marks and Spencer, Next and Tesco at Handforth Dean and Homesense, Furniture Village, TK Maxx and B&Q at Stanley Green; all are within short driving distance. For a comprehensive range of major retailers, restaurants and entertainment attractions, The Trafford Centre is approximately 20 minutes drive away via the M60 motorway.

It's close proximity to so many great attractions and key transport networks, and an abundance of attractive green parks and leafy residential lanes, makes Bramhall a popular location for well-heeled professionals, business leaders and entrepreneurs as well as sports stars, music heroes and television presenters.

Consulate Green is adjacent to Bramall Park Golf Club, a premier 18-hole golf course founded in 1984 and redesigned in 1921 by Alister MacKenzie, who was also responsible for the world-famous Augusta National, home of 'The Masters'.

Every leisure interest is catered for in a wide range of local clubs and societies, including a choice of lawn tennis clubs, a bowling club, community choir, art society, amateur dramatics group, family history group, photographic society and 'knit and natter' club, to name but a few.

Bramall Park is a short stride away, providing attractive walks in 70-acres of gardens and grounds and a beautifully preserved black and white timber-framed Tudor manor house, which is also open to the public.

The area has a wide choice of excellent schools for children of all ages, as well as scout, brownie and girl guides groups and sports and activity clubs aimed at juniors.



THE COMMUTE

Two mainline train stations are close by and the A34, M60, M56 and M6 are all just a few minutes drive away.



RETAIL THERAPY

A great range of local shops and boutiques are within walking distance, and there are many out of town shopping malls to choose from with a wide range of brands.



SPORTS & CLUBS

Bramall Park Golf Club is next door and there are clubs for just about every interest in the local area.



SHOPPING

Great local independent retailers as well as Waitrose, Sainsbury's, Tesco and M&S all within easy reach.



DINING OUT

Comfy pubs, cosy coffee shops and chic restaurants can be found locally and in nearby Didsbury, Wilmslow and Alderley Edge.



PARKS & WALKS

Bramall Hall and Park offers 70 acres of grounds for walks and picnics and NT Tatton Park, NT Lyme Park and the Peak District are just a short drive away.



HENDERSON HOMES

EST 1953

Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we are only able to provide plans, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and Henderson Homes reserves the right to make changes as it sees fit without notice. Unless otherwise stated, images used in this brochure have been provided to offer a guide as to the ambitions for the design and the quality of finish delivered in a Henderson home and are therefore for illustrative purposes only.

Important Notice: Henderson Homes operates to a strict Health and Safety policy. Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative from Henderson Homes. No admittance will be given to unauthorised visitors. To view a development please make an appointment by calling head office on 01565 832786.

WWW.HENDERSONHOMES.CO.UK