



DANFORTH APARTMENTS

PHASE TWO OF FORTIS QUAY - SALFORD QUAYS

fortis QUAY



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WHY DANFORTH APARTMENTS?

- /// Salford Quays rental market is booming
- /// Stunning apartments minutes from Manchester city centre
- /// Short walk to MediaCityUK
- /// Easy access to superb regional and national transport links
- /// 26th collaboration between Knight Knox and Fortis Developments
- /// Apartments fully let and managed by an experienced letting agent

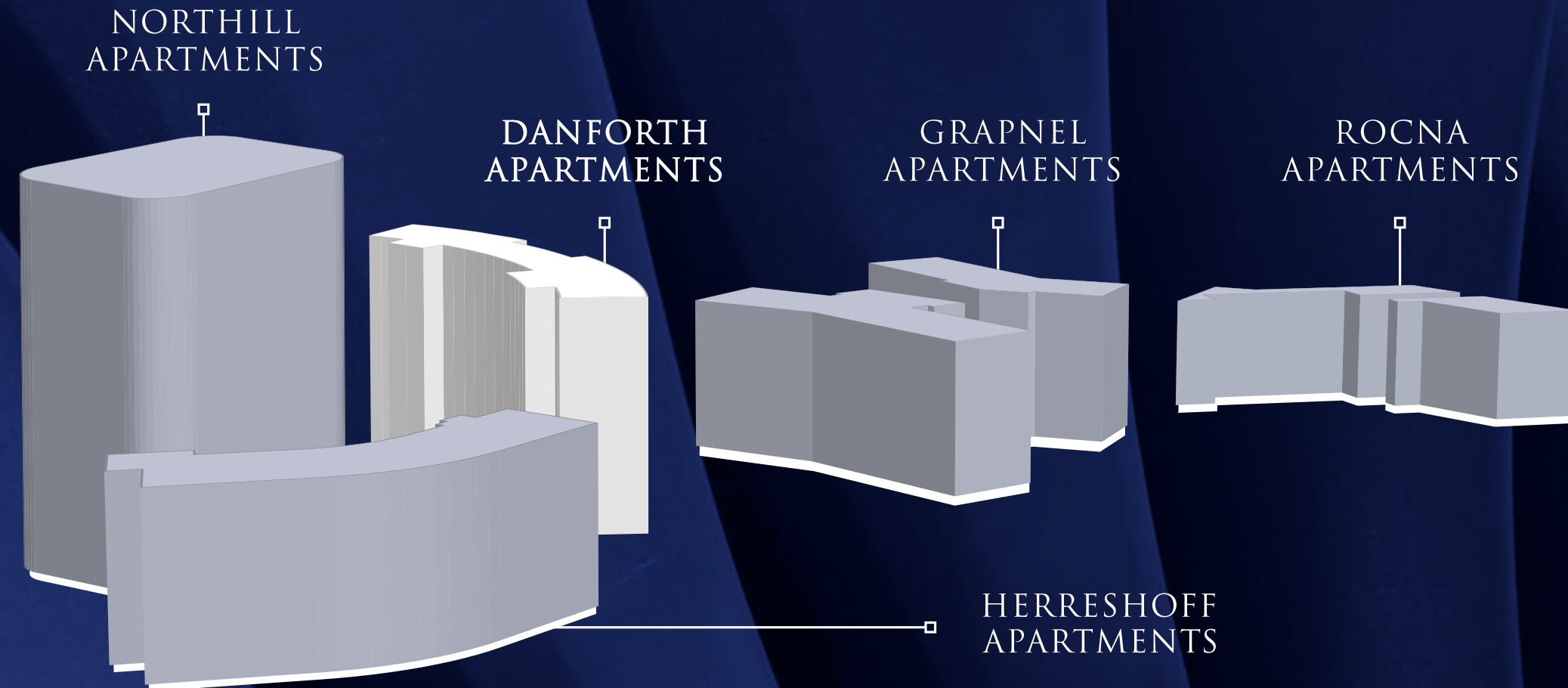


PURCHASE PROCESS

- Step 1:** Speak to a Property Consultant
- Step 2:** Choose your perfect apartment and pay a deposit
- Step 3:** Both sets of solicitors are instructed, and the legal documents and sales pack sent out to you
- Step 4:** Upon exchange of contracts, 25% of the balance (less the reservation deposit) is payable
- Step 5:** A further 25% is due 6 months after exchange of contracts
- Step 6:** Remaining balance payable on completion of the development

fortis QUAY

Fortis Quay is a premier residential destination in the heart of Salford Quays comprising five unique developments which, when combined, create the perfect village environment - a go-to destination to live, work and play.



The Fortis Quay concept was formed to recognise the history of the now iconic Salford Quays waterfront, with a nod to the area's illustrious past as one of the UK's most popular ports despite its inland position. The canals that still exist to this day give Salford Quays a unique identity, and make them a picturesque and peaceful place to live.

The five distinct phases of Fortis Quay will each take the name of a type of anchor in honour of the waterways which give Salford Quays their personality, and will each focus on a key area of Salford and why the area has become a key tenant destination.

- ≡ HERRESHOFF APARTMENTS
- ≡ DANFORTH APARTMENTS
- ≡ ROCNA APARTMENTS
- ≡ GRAPNEL APARTMENTS
- ≡ NORTHILL APARTMENTS

Although these five phases exist as separate and distinct entities in their own right, together they make up Fortis Quay, a collection of desirable residential apartment buildings offering future tenants the best in quayside living.

WELCOME TO DANFORTH APARTMENTS

Danforth Apartments make up Phase 2 of the landmark Fortis Quay development. The 113 luxury apartments spread over this 15-storey tower will be very popular with the large number of young professionals who live and work in Salford Quays - a vibrant business centre and a beautiful recreation area. In addition to the immediate local area, Manchester city centre is only a short journey away which is a big draw for tenants.



Tenants at Danforth Apartments will benefit from more than just superb transport links and a location which is second to none. All apartments will be specified to the highest standard including a fitted kitchen and modern fixtures and fittings in order to provide tenants with a superior modern living experience in one of the most highly sought after parts of the country. Secure parking is available on selected units and all residents will have access to secure bicycle storage on the ground floor.

Salford Quays is one of the UK's leading rental hotspots and the population of likely renters will continue to increase as the area becomes even more renowned, affluent and successful. Danforth Apartments are located close to MediaCityUK, the technology, media and telecommunications hub home to world famous media corporations such as the BBC and ITV and large international corporations like BUPA, as well as dozens of innovative smaller companies who are helping to shape the new digital economy. Media professionals from across the UK are moving to Salford Quays to be part of the exciting work happening here.



“POPULATION GROWTH IN
SALFORD IS EXPECTED TO BE
HIGHER THAN THE NATIONAL
AVERAGE BY 2020”

Office of National Statistics (ONS)

WELCOME TO THE QUAYS

The Northern Powerhouse is the UK's buy-to-let hotspot. This collection of major Northern cities is leading the way and Salford Quays is right at the forefront of the UK property investment market. The area offers strong capital appreciation and high rental yields, making it a favourite of investors around the world.

The economy of Salford, and in particular that of Salford Quays, is booming. The past five years have seen the total number of businesses in the city increase by a fifth and the economy grow by 15%. These figures make Salford second only to Manchester in the region and future projections put Salford ahead of Manchester over the next two decades; economic growth of a further 86% and a further 24,000 jobs are expected to be generated. This economic expansion drives the population growth which pushes up property values and rental yields.



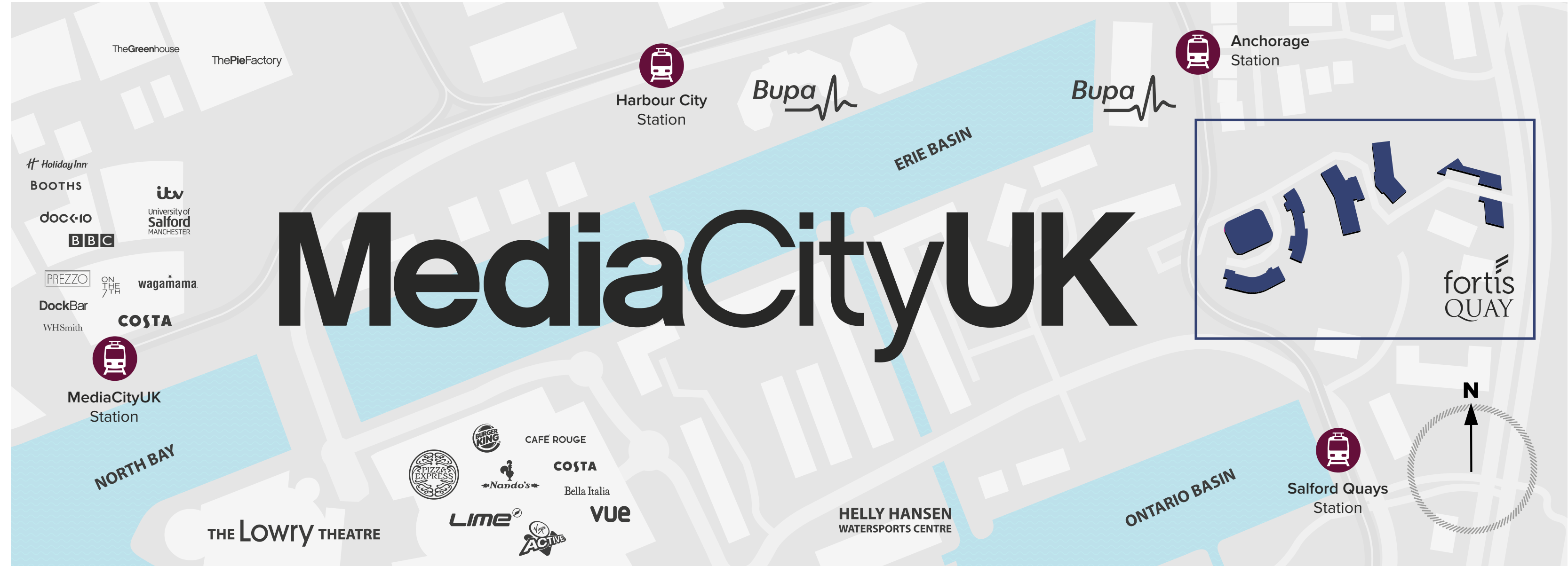
“THE POPULATION OF SALFORD
CURRENTLY STANDS AT 237,000
AND IS EXPECTED TO GROW BY
APPROXIMATELY 10% BY 2020”

Manchester Evening News

Many large-scale developments are underway in the city which draws money and attention to Salford, for instance MediaCityUK continues to expand and is set to double in size over the coming years and the renovation of Port Salford is bringing mass shipping back to the Quays. That is not to mention the numerous housing developments such as Fortis Quay which are raising the standard of living in Salford Quays and making the area a more desirable place to live.

House prices and rental yields in the Quays have risen significantly in response to these trends and every projection sees this trend continuing as Salford continues to become a more desirable place to live and work. Greater numbers of people are moving to Salford Quays every year to take advantage of the affordable and high-quality lifestyle on offer. Danforth Apartments at Fortis Quay are the latest landmark development on Salford Quays and are the perfect location for a buy-to-let investment.

- Home to media giants such as the BBC and ITV
- Multi-national companies like BUPA also call MediaCityUK home
- The University of Salford has a specialist media campus on-site
- Dozens of restaurants and bars
- High quality water sports facilities for public use
- Direct public transport network directly to Manchester city centre



CONNECTIVITY ON THE QUAYS

Danforth Apartments at Fortis Quay enjoy a vast array of connectivity links in and around Salford Quays. The Quays have a long history of outstanding connectivity – the Manchester Ship Canal connected Salford to the Irish Sea and the rest of the world despite the city lying 35 miles inland.

Today, the Quays are one of the most accessible areas of Greater Manchester and residents can travel nationally and internationally with ease. Danforth Apartments at Fortis Quay are only a few minutes' walk from a Metrolink tram station which gives residents convenient access to the entertainments on offer in Manchester city centre. From there, the rest of the UK is within reach via Piccadilly Station. Cities such as Leeds, Liverpool, Sheffield, York, Newcastle and the capital city of London, are only a few hours away by train.

Manchester is also set to become a terminus of the new HS2 line, a high speed railway which will reduce journey times to London to just over an hour.

If residents wish to travel further afield, Manchester Airport is only a short drive away down the M60, the gateway to the national motorway network linking Salford Quays to other major cities.

Manchester Airport is the UK's largest airport outside of London and the only one apart from Heathrow to operate two full-sized runways. More than 22 million passengers pass through the airport every year to travel on more than 150,000 flights to over 200 destinations, from Barbados to Beijing. The airport is undergoing an £800m improvement scheme at present which will only improve its status as a key national transport hub.

Residents of Danforth Apartments at Fortis Quay will have the UK and the world at their fingertips.



FORTIS QUAY LOCAL TRAM CONNECTIONS



MediaCityUK

Situated on the picturesque Salford Quays waterfront, MediaCityUK is home to the BBC and ITV studios, as well as over 200 businesses and a stunning outdoor piazza.



The Lowry Theatre

Perfectly complementing the Salford Quays area, The Lowry Theatre is an iconic tourist destination, named Greater Manchester's most visited tourist attraction in 2010 and 2011.



fortis
QUAY



Old Trafford Football Stadium

Manchester United's football stadium attracts millions of visitors every year, keen to experience the atmosphere in the home of one of the world's most famous football clubs.



Beetham Tower

Beetham Tower epitomises luxury both inside and out—the glass-fronted exterior hosts a luxury Hilton hotel and Cloud 23, a bar that offers unparalleled city views from the 23rd floor.



Manchester Central

Manchester Central has been a recognisable landmark to the city for many years, providing Manchester with over 23,000 square meters of flexible space for events and exhibitions.



Manchester Piccadilly

With over 23 million passengers passing through the station every year, Manchester's Piccadilly train station is the fourth busiest station in the United Kingdom.



London

The capital of the UK lies just over two hours from Manchester Piccadilly, making it easily accessible for residents of the Danforth Apartments.



MediaCityUK



Harbour City



Anchorage



Salford Quays



Exchange Quay



Pomona



Cornbrook



Deansgate



St Peter's Square



Manchester Piccadilly

2 HOURS 8 MINS



London
Euston
Station

EXAMPLE FLOOR PLAN

This development comprises **113** apartments,
divided as follows:

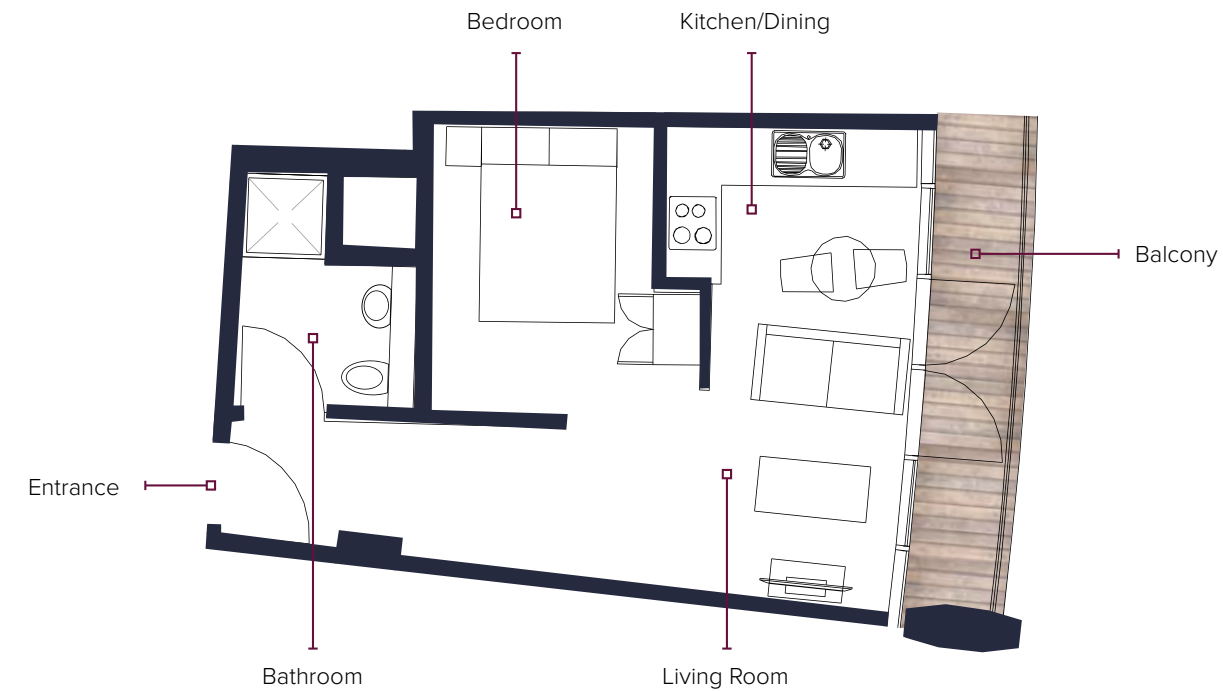
- Studio apartments **x2**
- 1 Bedroom apartments **x34**
- 2 Bedroom apartments **x44**
- 3 Bedroom apartments **x27**
- 2 Bedroom Duplex **x4**
- 3 Bedroom Duplex **x2**



2ND TO 9TH
FLOOR
EXAMPLE

EXAMPLE FLOOR PLANS

STUDIO APARTMENT EXAMPLE



* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

TOWN HOUSE EXAMPLE

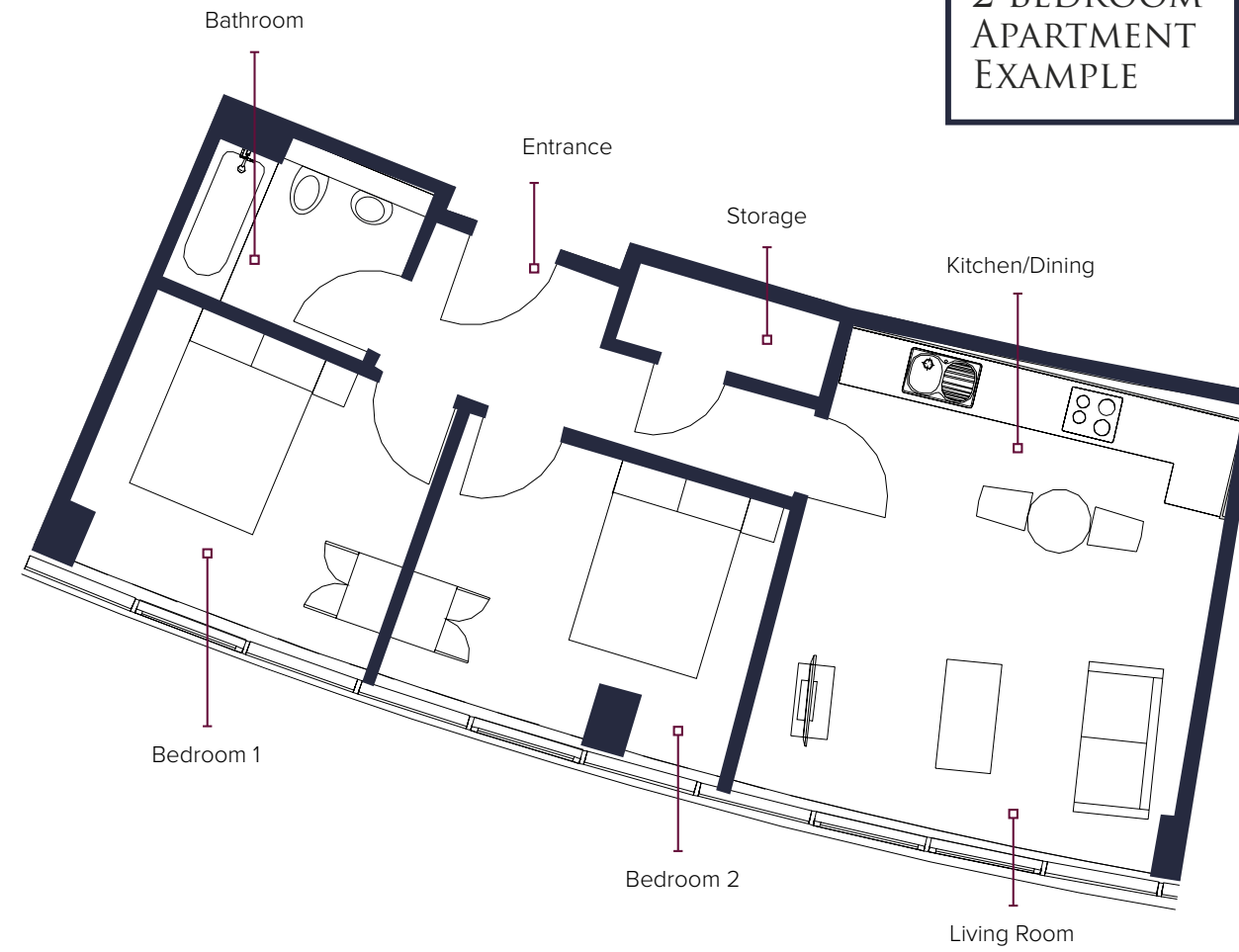


* All plans are based on concepts provided by the developer, are indicative only and are subject to change.

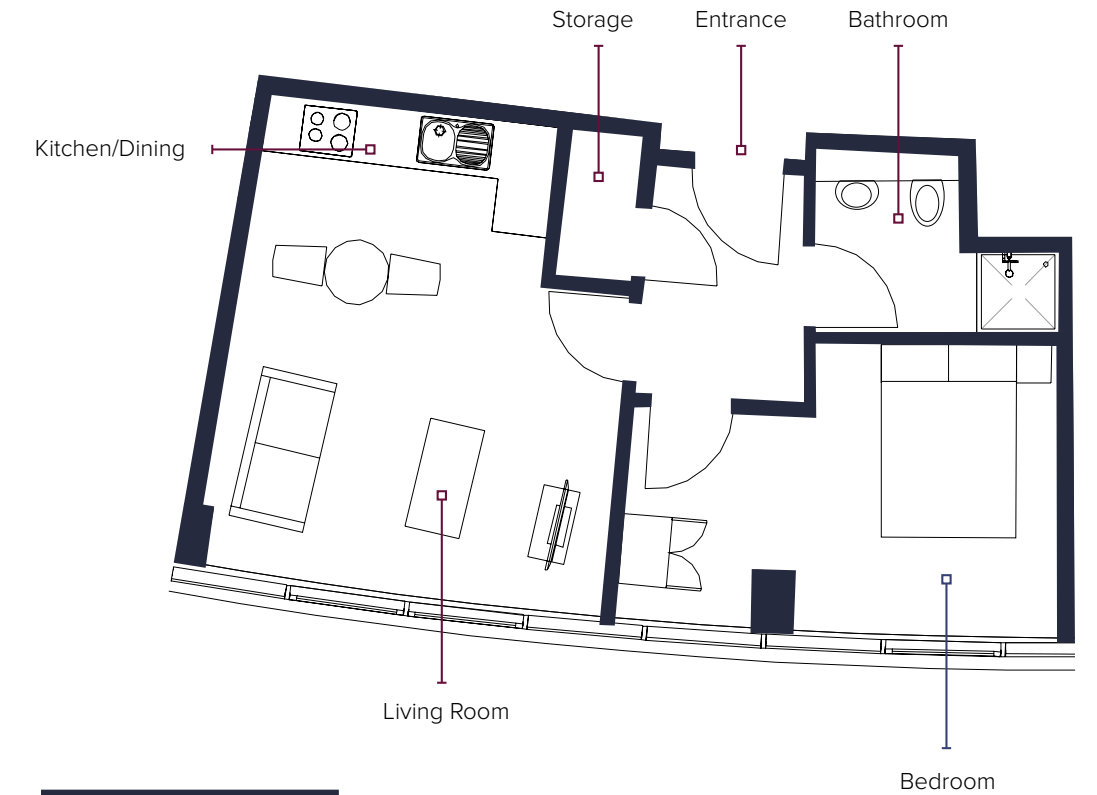
3 BEDROOM
APARTMENT
EXAMPLE



2 BEDROOM
APARTMENT
EXAMPLE



1 BEDROOM
APARTMENT
EXAMPLE





DEVELOPER PROFILE

Fortis Developments Ltd., in partnership with Elite City Living, is one of the fastest-growing development companies in the UK, created to provide luxury developments and to achieve and surpass the growing standards in the UK rental marketplace.



Fortis Developments are firmly established at the forefront of the industry as one of the most experienced large scale developers of luxury apartments. Their expertise also extends to high quality regeneration schemes and student accommodation in the most desirable investment locations nationwide.

The cornerstone of Fortis's success is a combination of creativity and functionality and they impart these qualities onto their developments.



Fortis Lettings & Management, a subsidiary, operates with the sole purpose of fully letting and managing each apartment across all Fortis developments. This lettings agency is highly experienced and perfectly placed to attend to the needs of every tenant, to ensure that both the property and the tenant are well cared for at all times.



HERRESHOFF APARTMENTS

The first phase of Fortis Quay, Herreshoff Apartments was fully sold out within 6 weeks on the investor market, thanks to the development's incredible location close to Salford's MediaCityUK and Manchester's Spinningfields.



ADELPHI WHARF PHASE 3

Situated just off Chapel Street, the gateway between Manchester and Salford, Phase 3 of Adelphi Wharf is a luxury residential development bringing stunning apartments with waterfront views to market.



SILKHOUSE COURT

Silkhouse Court will add 193 much-needed apartments to a vastly in-demand and undersupplied rental market in the city of Liverpool, providing prime city centre accommodation for the city's influx of young professionals.



BRIDGEWATER GATE

A highly sought-after residential development in the heart of Salford presents itself as a superb investment opportunity offering 53 chic apartments ranging from spacious studios to three-bedrooms.



ADELPHI WHARF PHASE 2

Situated just off Chapel Street, the gateway between Manchester and Salford, Phase 2 of Adelphi Wharf is a luxury residential development bringing stunning apartments with waterfront views to market.



MAID MARIAN HOUSE

Maid Marian House is an opportune student property investment in the heart of Nottingham. Investors here have the choice between classic, superior and premium studio apartments.



BRIDGEWATER POINT

Situated on Ordsall Lane, Bridgewater Point is the sister development of Bridgewater Gate. With 220 striking apartments, it is the perfect addition to Salford's thriving property market.



STANLEY COURT

Stanley Court is one of Liverpool's most fantastic buy-to-let properties. As a conversion of a former office, it supplies the local property market with a total of 48 stunning studios, available to investors as premium and superior investment options.

PREVIOUS DEVELOPMENTS

DUNN HOUSE

Sold Out & Tenanted!

BARD HOUSE

Sold Out & Tenanted!

MINERVA HOUSE

Sold Out & Tenanted!

ST ANDREW'S COURT

Sold Out & Tenanted!

CENTRAL HOUSE

Sold Out & Tenanted!

MEREBANK COURT

Sold Out & Tenanted!

ALL SAINT'S

Sold Out & Tenanted!

REDE HOUSE

Sold Out & Tenanted!

DEVONSHIRE HOUSE

Sold Out & Tenanted!

ROBERT OWEN HOUSE

Sold Out & Tenanted!

BURGESS HOUSE

Sold Out & Tenanted!

CHRONICLE HOUSE

Sold Out & Tenanted!

SOVEREIGN HOUSE

Sold Out & Tenanted!

NEW BANK HOUSE

Sold Out & Tenanted!

EAST POINT

Sold Out & In Construction!

AVALON COURT

Sold Out & Tenanted!

ADELPHI WHARF PHASE 1

Sold Out & In Construction!

STANLEY COURT

Sold Out & In Construction!

BRIDGEWATER POINT

Sold Out & In Construction!

MAID MARIAN HOUSE

Sold Out & In Construction!

ADELPHI WHARF PHASE 2

Sold Out & In Construction!

BRIDGEWATER GATE

Sold Out & In Construction!

SILKHOUSE COURT

Available for sale!

ADELPHI WHARF PHASE 3

Available for sale!

FAQS ANSWERED

Am I buying freehold or leasehold?

250 years leasehold

What is the address of the site?

Danforth Apartments, Furness Quay, Salford, M50 3XZ

When is my rental income paid?

Quarterly in arrears, direct into your bank account from completion

Is there a management company in place?

Yes, Danforth Apartments will be fully let and managed by Fortis Lettings & Management

Is there any restrictions if I want to sell?

No, Danforth Apartments is a residential development, and can be sold on the open market

Any financial information provided in this document is intended as a guide and does not constitute a contract.



“SALFORD’S ECONOMY
IS EXPECTED TO
GENERATE £4BN GVA
OVER THE NEXT 20
YEARS (GROSS VALUE ADDED)”

Greater Manchester Property Guide, 2016

