

L&Q at
**TRAFFORD
WATERS**

L&Q



CGI view of Development

A step on the ladder *and a foot in the door*

Situated along the Manchester Ship Canal, L&Q at Trafford Waters offers the opportunity to live within one of Greater Manchester's most exciting emerging neighbourhoods, combining contemporary apartments with green spaces and waterfront walkways.

This collection of 1 & 2 bedroom apartments through Rent to Buy in Trafford City is part of the wider canalside regeneration that will create up to 3,000 new homes. New commercial space, a primary school, landscaped public areas and a range of shops, cafés and leisure facilities will sit alongside excellent existing amenities, including the Trafford Centre, one of the UK's largest retail, entertainment and recreation centres.

Connectivity is key at this dynamic destination: the Metrolink tram extension connects the area to Manchester city centre and beyond, two rail stations are within a short commute, and the M60 motorway provides easy road access further afield.

Extensive cycling routes and walkways around the development and across the local area promote healthy living, while access to surrounding green spaces and the water is set to further increase in coming years with the exciting regeneration plans.

L&Q at Trafford Waters presents an ideal location for professionals, families and anyone seeking a vibrant yet peaceful lifestyle by the water.



We provide the home
and you make it your own

Rent to Buy from L&Q

Rent to Buy (RtB) is a government scheme designed to transition you from a renter into a homeowner. The rents are often priced at 80% of a similar property on the open market. The savings you make on the discounted rent can then be used towards a deposit for your first home.

Rent to Buy lets you:

- Rent a home at a lower price compared to renting privately
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership, or on the open market with L&Q within 5 years*

Rent a brand-new and stylish home and you can benefit from:



Generously sized homes



Beautiful green open spaces in the surrounding area



Excellent transport links close by

*Shared Ownership eligibility criteria will apply on a Shared Ownership purchase, L&Q cannot guarantee you will meet future affordability requirements should you wish to buy a Shared Ownership home.





The essentials you need
and all close at hand



Modern apartments with industrial-style design



Parks and green spaces, with even more to come



Connected cycle and walking paths, some along the water



60+ restaurants within easy reach



Winter sports, padel and luxury leisure centres close by



Large supermarkets nearby, plus plenty of convenience stores



On the doorstep of a world-renowned shopping centre



Popular family attractions just a stone's throw away



Easy access to the Metrolink, rail stations, the M60 and beyond



Sports

World-class sports facilities including dry slopes for skiing, padel courts, football pitches, indoor skydiving and a golf centre are within walking or cycling distance.

- The Snow Centre**
18-min walk, 5-min cycle
- The Padel Club**
21-min walk, 6-min cycle
- David Lloyd**
11-min walk, 3-min cycle

Shopping

The Trafford Centre boasts a mix of over 200 independent and big brand stores, entertainment facilities and restaurants, less than a mile from the development.

- The Trafford Centre**
17-min walk, 4-min cycle
- Manchester Arndale**
25-min drive

Culture

Manchester is a city known for its culture, and Trafford Waters gives easy access to a wealth of options, including award-winning theatres, galleries, museums and media hubs.

- Lowry theatre**
17-min cycle, 15-min drive
- MediaCity**
17-min cycle, 10-min drive

Eat & Drink

The Manchester food and drink scene is vibrant and diverse, blending innovative fine dining and global street-food markets with independent bars and traditional watering holes.

- Franco Manca**
20-min walk, 5-min cycle
- Restaurant Örne**
15-min cycle, 10-min drive
- Swinging Bridge pub**
7-min walk, 4-min cycle

Parks

The Manchester Ship Canal runs alongside the development, with masterplans for Trafford Waters set to improve usage and links to the waterside and green spaces.

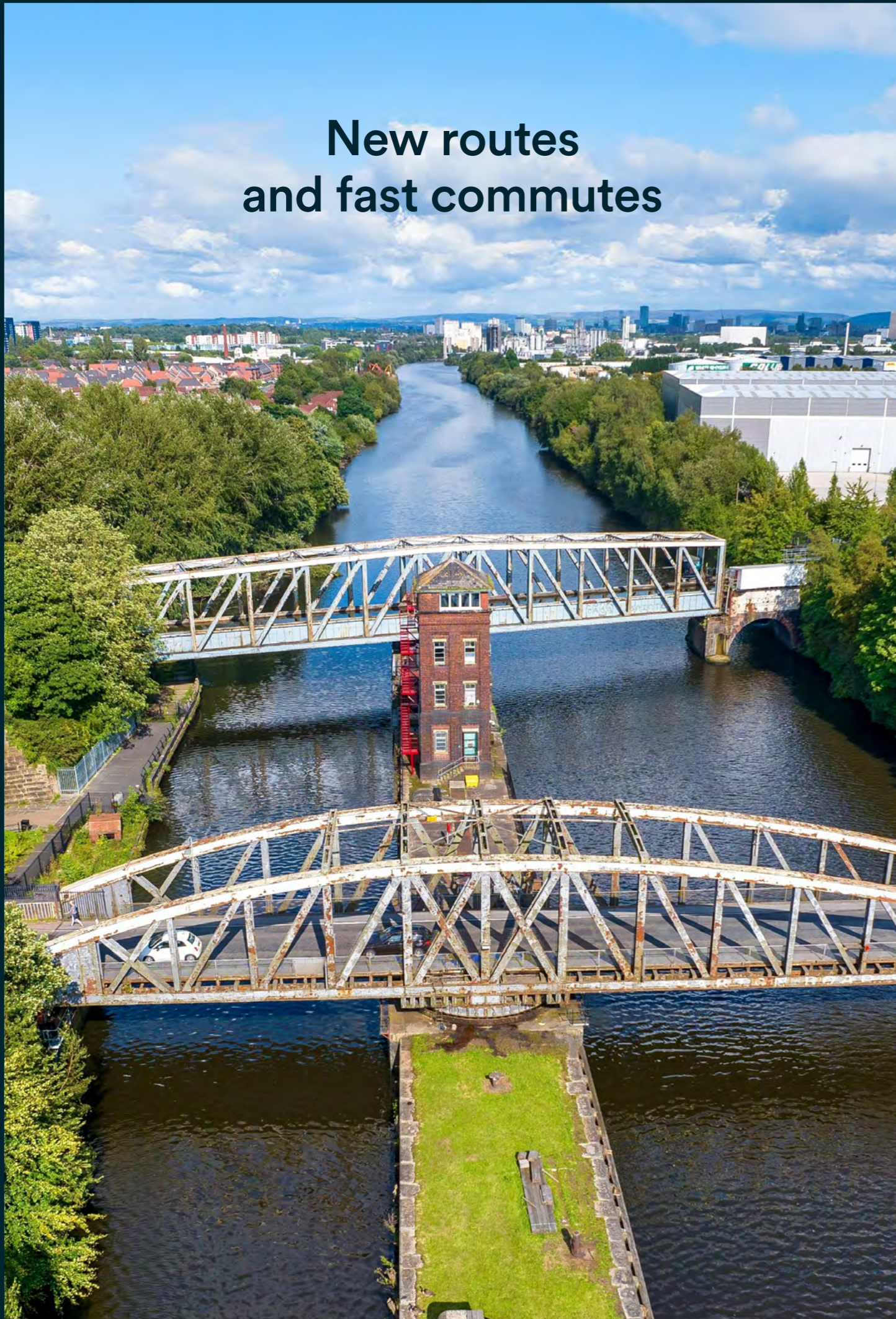
- Brookhouse Playing Fields Woods**
16 min cycle, 4 min drive
- Trafford Ecology Park**
11-min cycle, 7-min drive

Nightlife

A growing nightlife scene outside the city centre combines bustling bars, live-music venues and classic pubs, while popular clubbing hotspots are just a short distance away.

- The Rock House pub**
9-min walk, 2-min cycle
- O2 Victoria Warehouse**
18-min cycle, 20-min tram
- Deansgate Locks**
34-min tram, 20-min drive

New routes and fast commutes



Trafford Ecology Park



Manchester Metrolink

L&Q at Trafford Waters has easy access to the surrounding area and its amenities on both foot and bike, while the city centre is just a short trip on a local train or tram – or a pleasant 35-minute cycle for those looking to keep fit in the process.

The development sits close to The Trafford Centre's tram stop on the Manchester Metrolink Trafford Park Line. From this stop, you can reach the city centre in roughly 20 minutes, with trams running frequently throughout the day.

Onward national rail travel is made simple from large stations including Manchester Piccadilly and Manchester Victoria. Journeys from Manchester Piccadilly into London take just over two hours, with trains from Manchester Victoria into Liverpool taking as little as 32 minutes.

While streetscapes remain car-free, L&Q at Trafford Waters does offer limited parking to residents. Those with a car can enjoy quick access to the M60, with other major motorways nearby including the M62, M61 and M56 for links across the country.

For international travel, Manchester Airport is just a 15-minute drive away, or about an hour away via public transport, while Liverpool John Lennon Airport is less than 45 minutes away by car.

New roots and fast commutes



By foot from L&Q at Trafford Waters

Trafford Golf Centre	14 mins
Trafford Centre Metrolink	16 mins
Costco Manchester	23 mins
Sea Life Manchester	25 mins



By cycle from L&Q at Trafford Waters

Trafford Centre	4 mins
Trafford Centre Metrolink	4 mins
Asda supermarket	4 mins
Trafford Ecology Park	49 mins



By road from L&Q at Trafford Waters

Manchester Airport	15 mins
Peak District	30 mins
Liverpool Airport	43 mins
Preston	45 mins



By tram from Trafford Centre Metrolink stop

Deansgate-Castlefield	21 mins
Media City UK	21 mins
Manchester Piccadilly	34 mins

Tram times taken from tfgm.com
Distances taken from google.co.uk/maps

Modern, contemporary homes

L&Q at Trafford Waters offers a rare opportunity to save while renting a home in this exciting and transformative area of Trafford, Greater Manchester.

This contemporary collection of 83 one and two bedroom Rent to Buy apartments sits within two low-rise buildings on the prominent corner of Redclyffe Road and a brand-new boulevard. Distinctive brick façades with warehouse-style metal detailing give a nod to the area's industrial heritage.

Thoroughly modern interiors – including open-plan kitchen, living and dining spaces – ensure apartments are ready to move into from day one. All homes also come equipped with a private balcony overlooking communal gardens, walkways and cycle paths. A limited number of private parking spaces are available for residents.



Images depict a typical L&Q show home



Specification

Kitchen



- Modern kitchen cabinets with a laminate worktop and matching upstands
- Integrated electric oven, hob and stainless steel chimney hood
- Fridge/freezer and washer/dryer included
- Glass splashback behind the hob
- Stainless steel sink with drainer and chrome mixer tap

Heating, electrical and lighting



- All apartments heated entirely by modern efficient electric systems
- Low energy LED downlights to kitchen/dining/bathroom
- Pendant lights to living room/bedrooms
- White switches and sockets
- White dual voltage shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detector

Bathroom



- Modern white sanitaryware including wall mounted basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Full height tiling to bath/shower walls and half height to sanitaryware
- Chrome towel radiator
- Bathrooms include a bath screen over the bath, chrome bath/shower mixer tap, wall mounted shower slider rail and handset

Ensuites



- Modern white sanitaryware including wall mounted basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Full height tiling to bath/shower walls and half height to sanitaryware
- Chrome towel radiator
- Shower enclosure complete with glass door and chrome frame

Wall and floor finishes



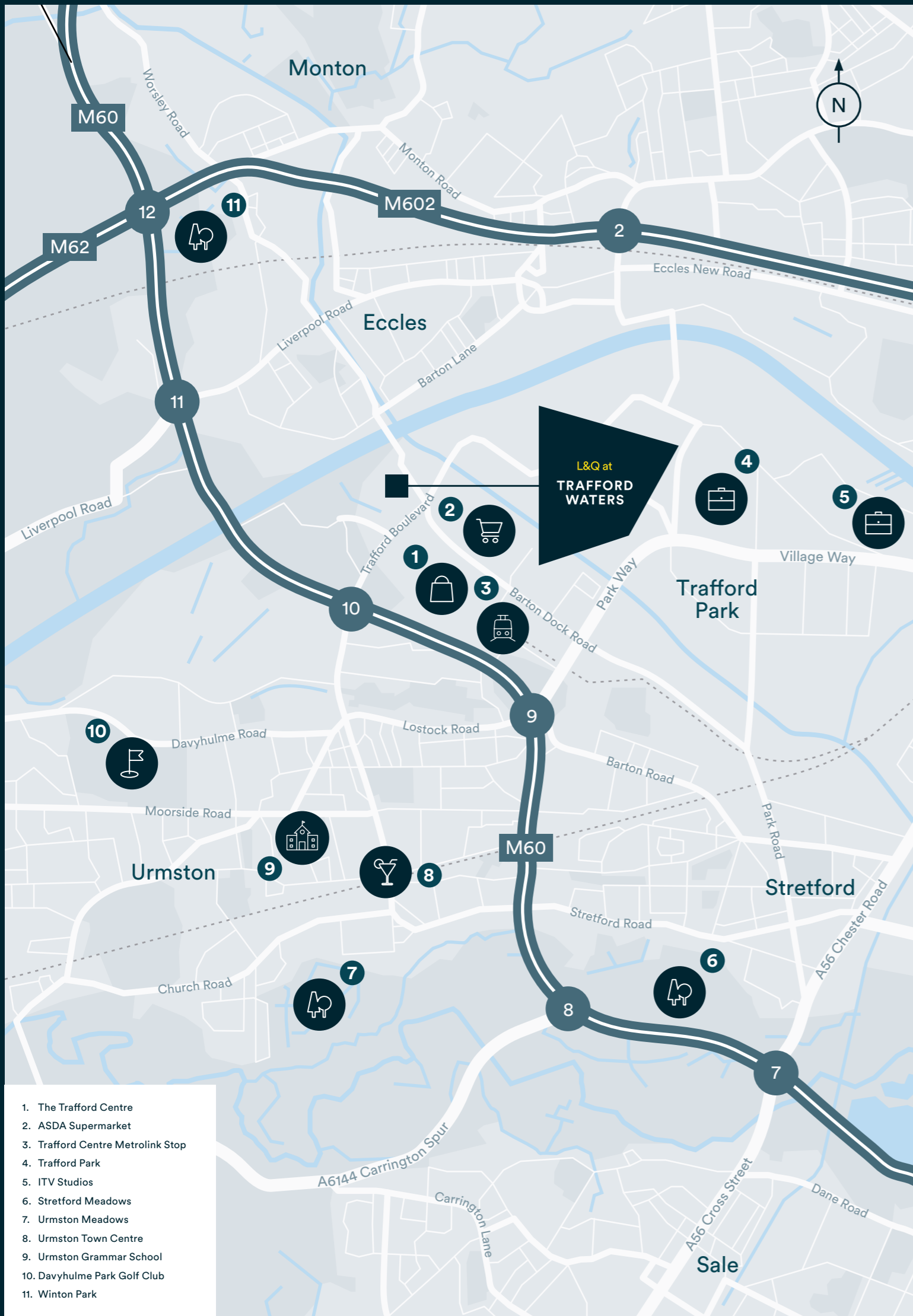
- White emulsion painted walls and ceilings
- White painted architraves and skirting boards
- White internal doors

General

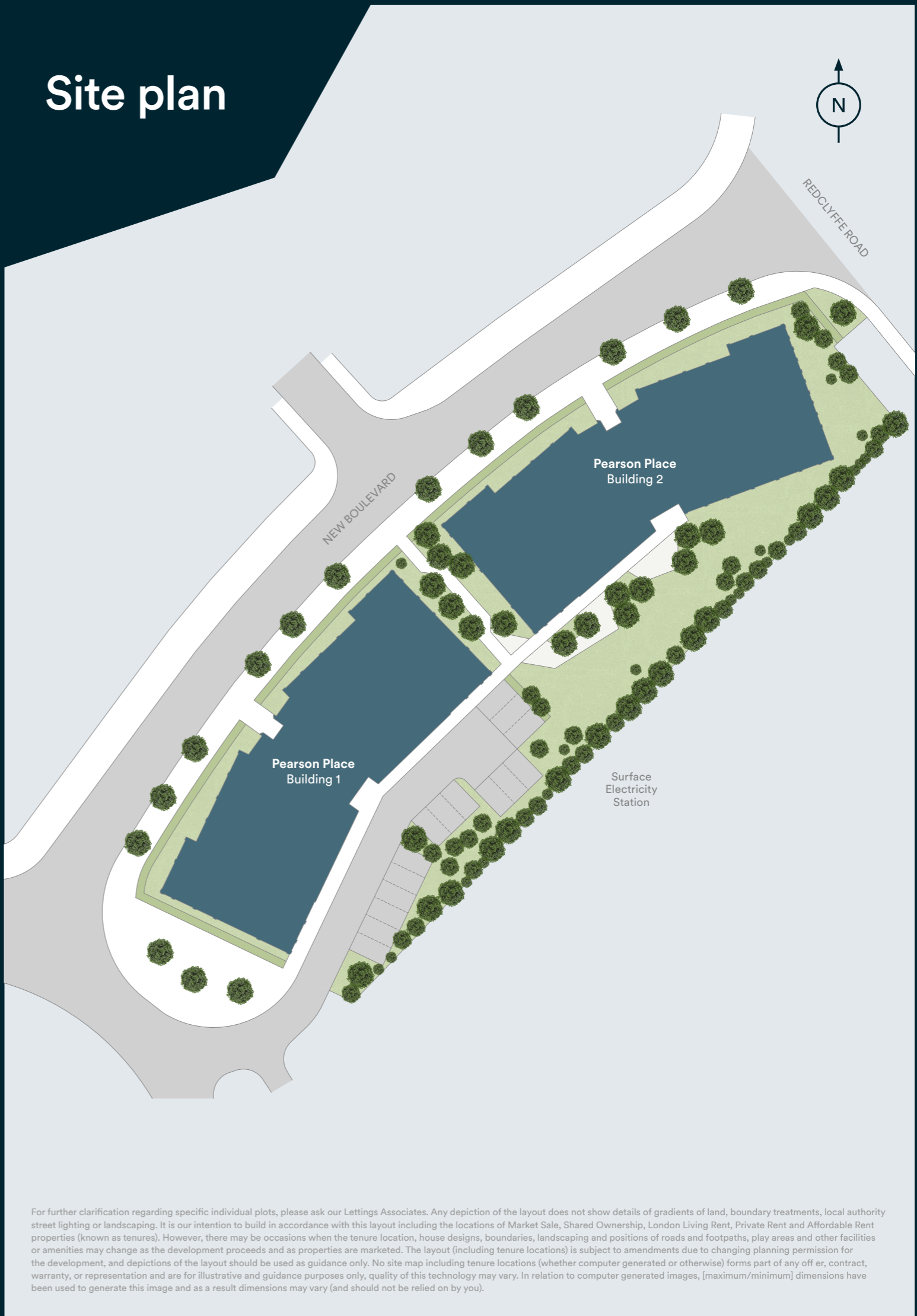


- TV points provided in lounge and bedroom 1
- Stainless steel door furniture

The specification of the properties is correct at the time of publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. The specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



1. The Trafford Centre
2. ASDA Supermarket
3. Trafford Centre Metrolink Stop
4. Trafford Park
5. ITV Studios
6. Stretford Meadows
7. Urmston Meadows
8. Urmston Town Centre
9. Urmston Grammar School
10. Davyhulme Park Golf Club
11. Winton Park



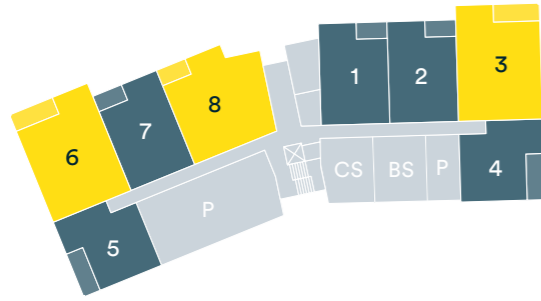
For further clarification regarding specific individual plots, please ask our Lettings Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

Plot locator

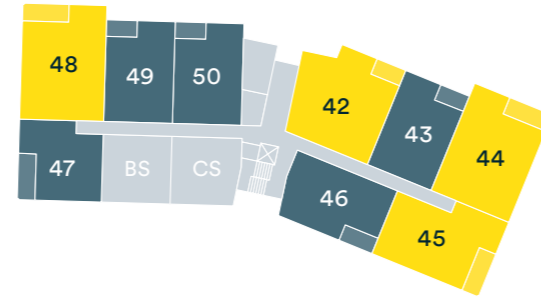


Ground Floor

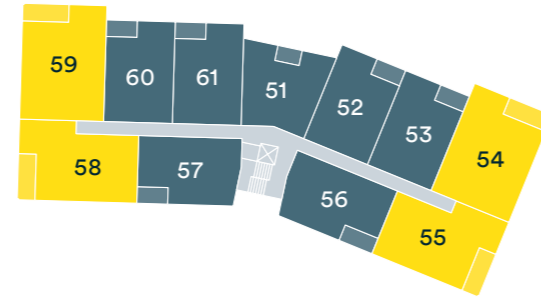
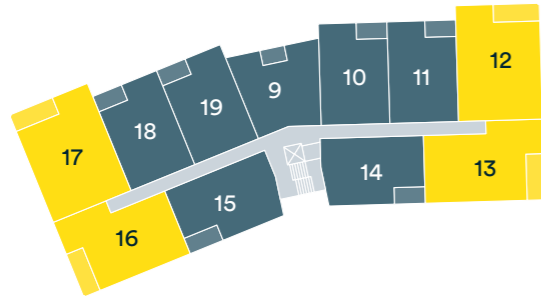
Building 1



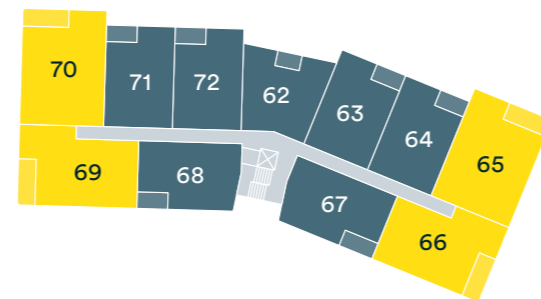
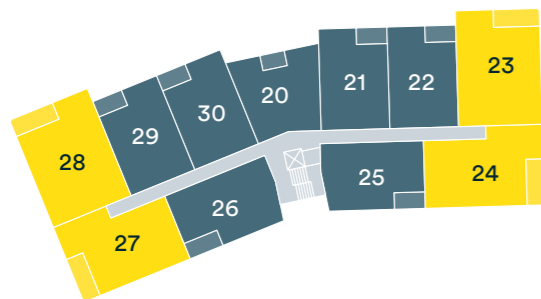
Building 2



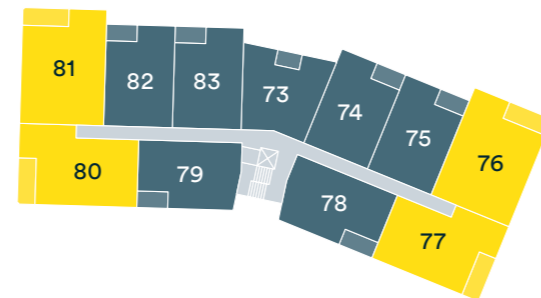
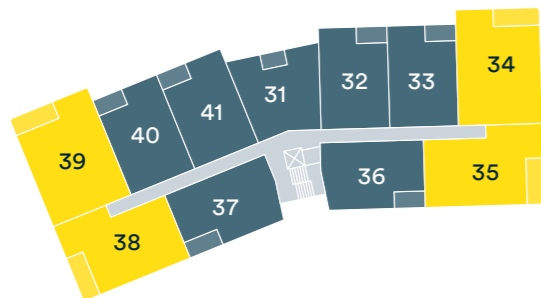
First Floor



Second Floor



Third Floor



Key

- Two bedroom apartment
- One bedroom apartment

BS - Bin store | CS - Cycle store | P - Parking

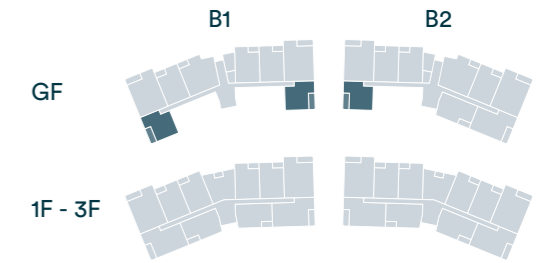
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1 bedroom apartment

Apartment type 6

Accommodation

Kitchen/Living/Dining	5.53m x 4.08m	18' 1" x 13' 4"
Bedroom 1	4.55m x 2.89m	14' 11" x 9' 5"
Total Internal Area	41.5m²	446ft²
Outdoor space	5.7m²	61ft²



Plots	Building 1	Building 2
GF	4, 5	47
1F	-	-
2F	-	-
3F	-	-



S - Storage | FF - Fridge/Freezer | WD - Washer/Dryer

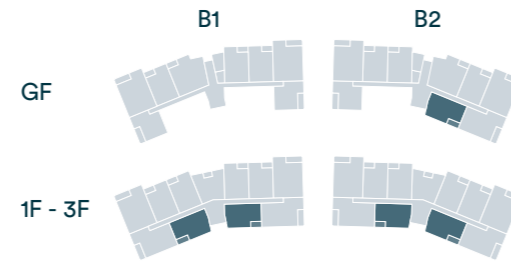
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1 bedroom apartment

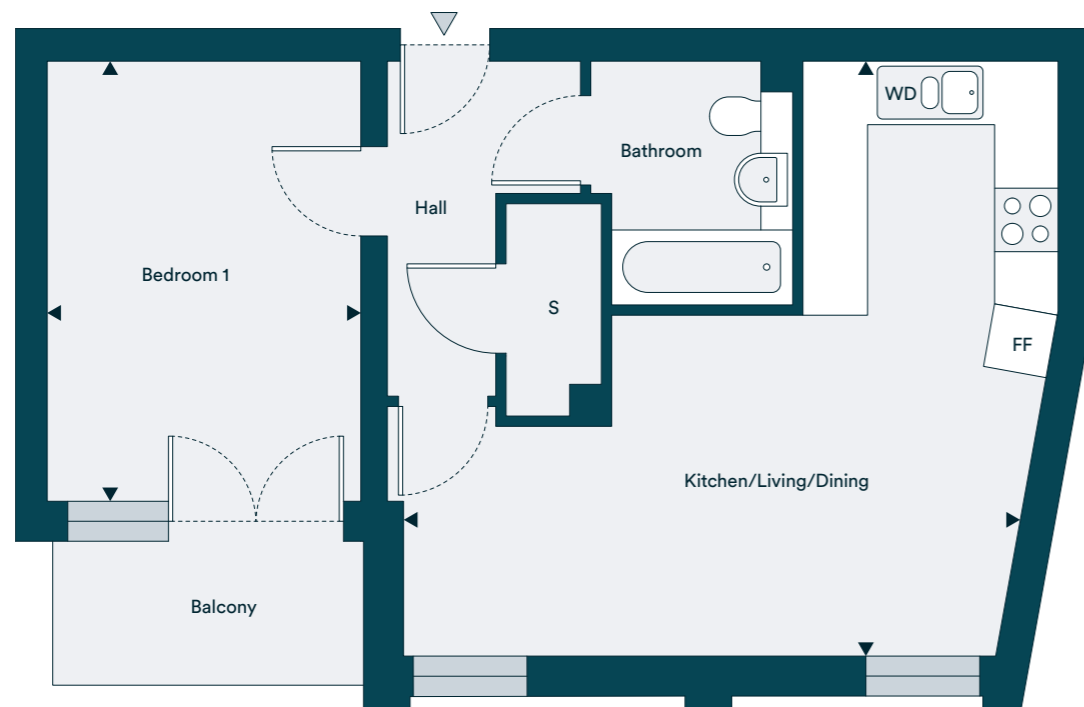
Apartment type 4

Accommodation

Kitchen/Living/Dining	5.85m x 5.62m	19' 2" x 18' 5"
Bedroom 1	2.96m x 4.15m	9' 8" x 13' 7"
Total Internal Area	48.9m²	526ft²
Outdoor space	3.8m²	41ft²



Plots	Building 1	Building 2
GF	-	46
1F	14, 15	56, 57
2F	25, 26	67, 68
3F	36, 37	78, 79



S - Storage | FF - Fridge/Freezer | WD - Washer/Dryer

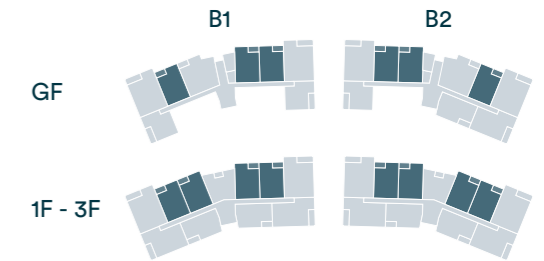
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1 bedroom apartment

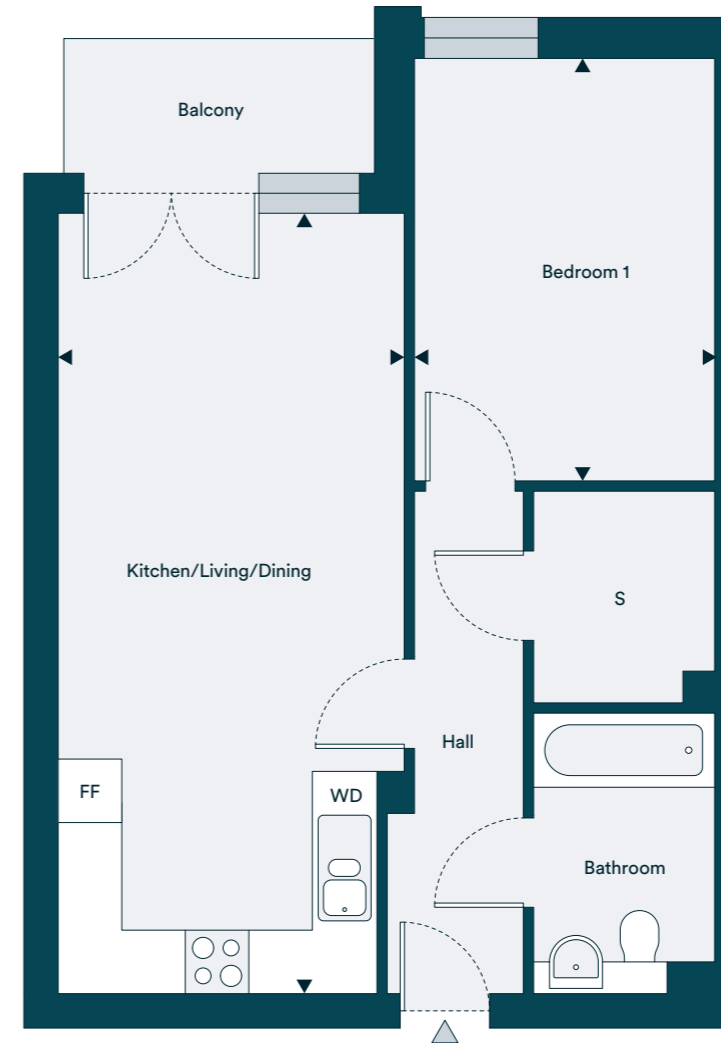
Apartment type 3

Accommodation

Kitchen/Living/Dining	3.26m x 7.37m	10' 8" x 24' 2"
Bedroom 1	2.83m x 3.99m	9' 3" x 13' 1"
Total Internal Area	50.6m²	544ft²
Outdoor space	3.8m²	41ft²



Plots	Building 1	Building 2
GF	1, 2, 7	43, 49, 50
1F	10, 11, 18, 19	52, 53, 60, 61
2F	21, 22, 29, 30	63, 64, 71, 72
3F	32, 33, 40, 41	74, 75, 82, 83



S - Storage | FF - Fridge/Freezer | WD - Washer/Dryer

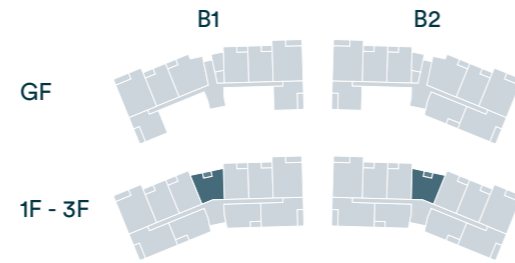
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1 bedroom apartment

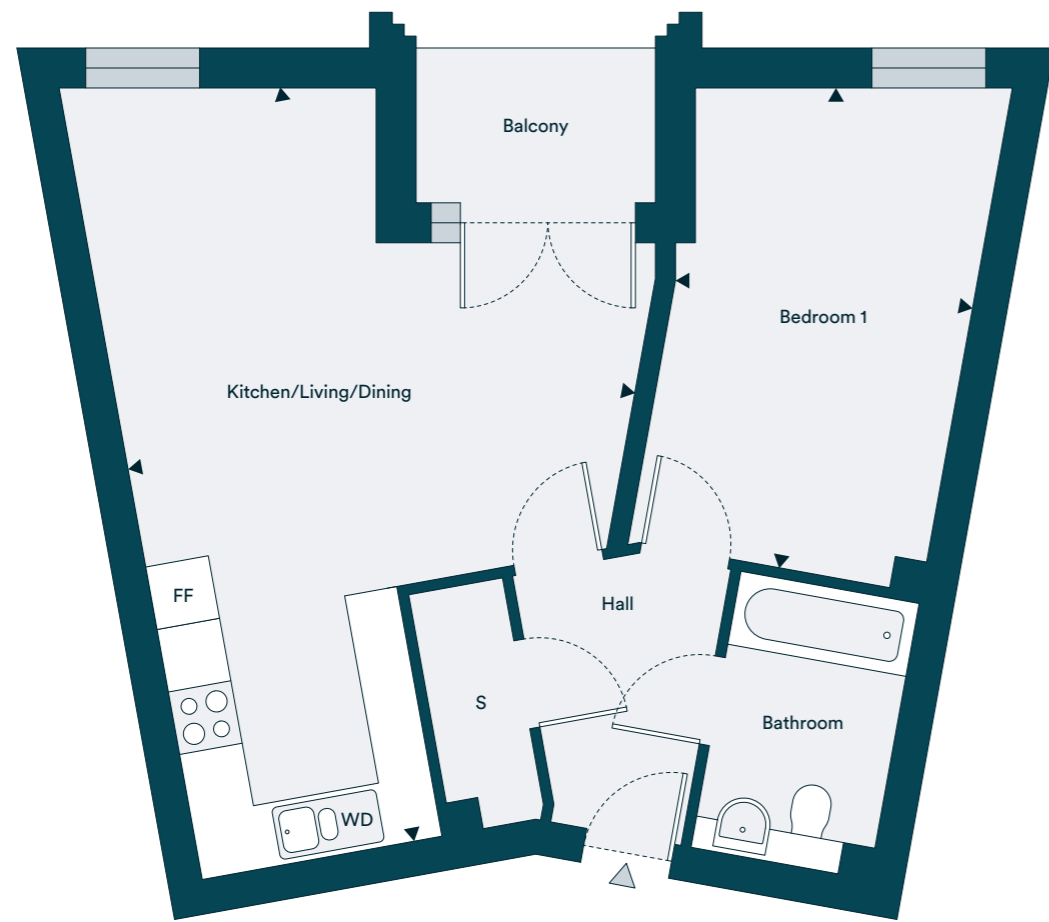
Apartment type 5

Accommodation

Kitchen/Living/Dining	4.77m x 7.33m	15' 7" x 24' 0"
Bedroom 1	2.80m x 4.72m	9' 2" x 15' 5"
Total Internal Area	51.8m²	557ft²
Outdoor space	3.0m²	32ft²



Plots	Building 1	Building 2
GF	-	-
1F	9	51
2F	20	62
3F	31	73



S - Storage | FF - Fridge/Freezer | WD - Washer/Dryer

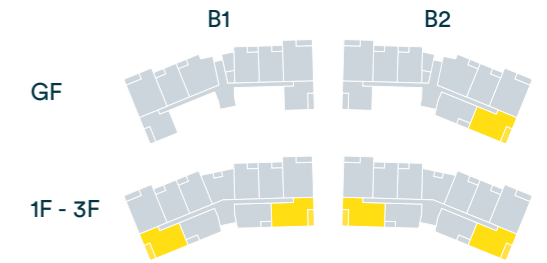
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2 bedroom apartment

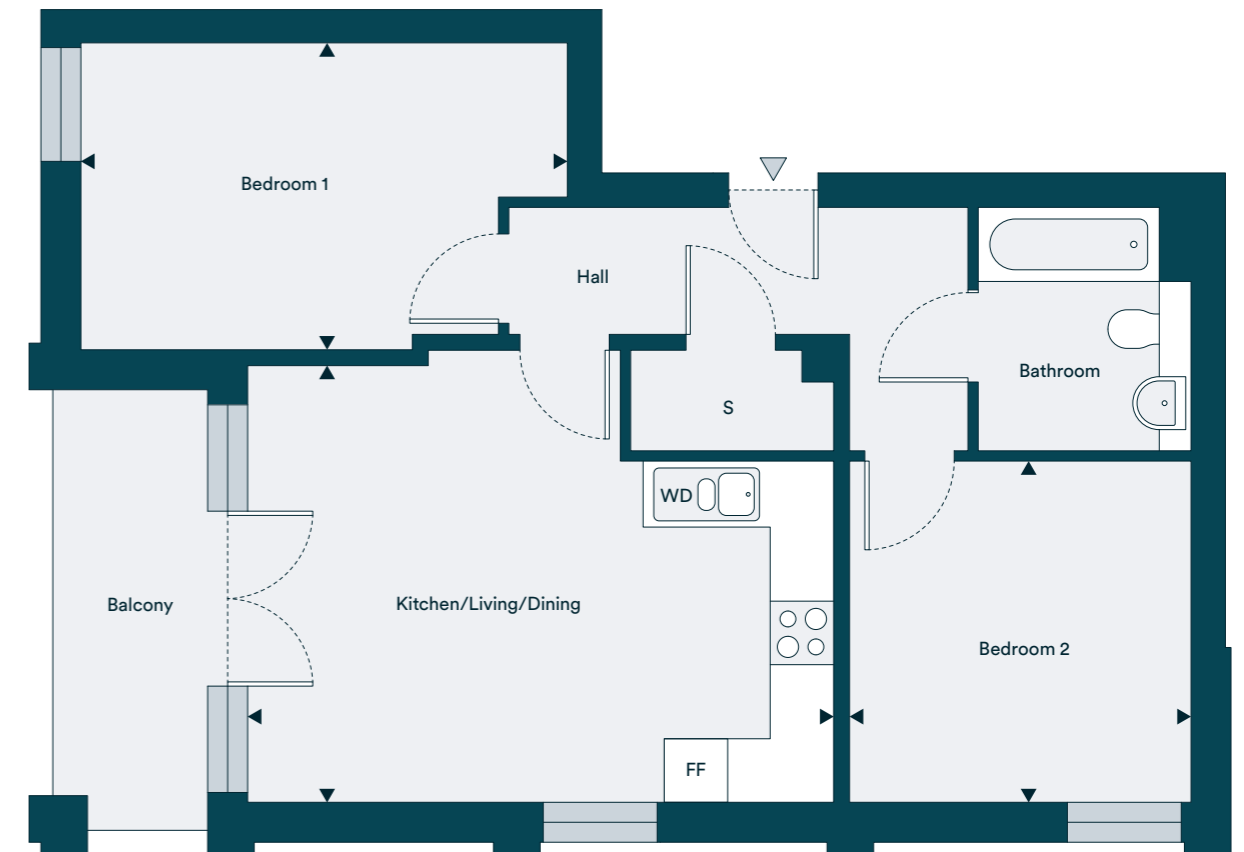
Apartment type 2

Accommodation

Kitchen/Living/Dining	5.53m x 4.12m	18' 1" x 13' 6"
Bedroom 1	4.59m x 2.89m	15' 0" x 9' 5"
Bedroom 2	3.22m x 3.22m	10' 6" x 10' 6"
Total Internal Area	61m²	656ft²
Outdoor space	5.7m²	61ft²



Plots	Building 1	Building 2
GF	-	45
1F	13, 16	55, 58
2F	24, 27	66, 69
3F	35, 38	77, 80



S - Storage | FF - Fridge/Freezer | WD - Washer/Dryer

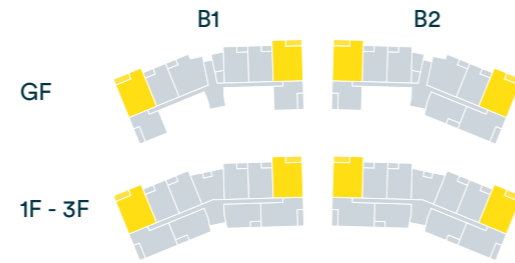
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2 bedroom apartment

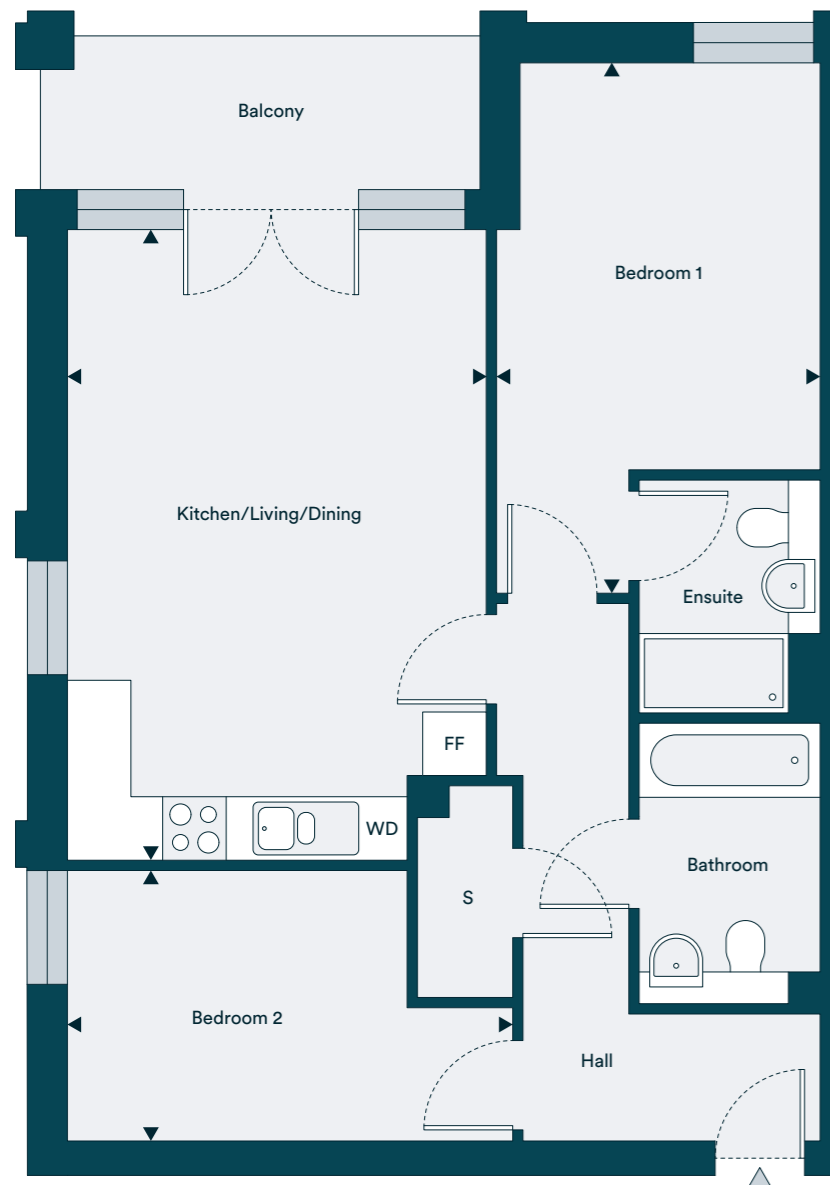
Apartment type 1

Accommodation

Kitchen/Living/Dining	3.95m x 5.95m	12' 11" x 19' 6"
Bedroom 1	3.05m x 5.00m	10' 0" x 16' 4"
Bedroom 2	4.20m x 2.55m	13' 9" x 8' 4"
Total Internal Area	66.8m²	719ft²
Outdoor space	5.7m²	61ft²



Plots	Building 1	Building 2
GF	3, 6	44, 48
1F	12, 17	54, 59
2F	23, 28	65, 70
3F	34, 39	76, 81



S - Storage | FF - Fridge/Freezer | WD - Washer/Dryer

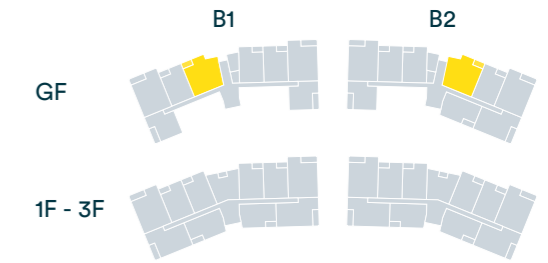
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2 bedroom apartment

Apartment type 7

Accommodation

Kitchen/Living/Dining	3.26m x 7.37m	10' 8" x 24' 2"
Bedroom 1	2.95m x 4.47m	9' 8" x 14' 7"
Bedroom 2	2.83m x 3.99m	9' 3" x 13' 1"
Total Internal Area	70.5m²	759ft²
Outdoor space	3.8m²	41ft²



Plots	Building 1	Building 2
GF	8	42
1F	-	-
2F	-	-
3F	-	-



S - Storage | FF - Fridge/Freezer | WD - Washer/Dryer

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Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping house those in greatest need.

We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

L&Q's portfolio of homes to rent

If you choose to rent, you want the pick of rental properties so you can find the one that best fits your needs, your lifestyle and your budget.

As one of London's most experienced landlords, L&Q understands what renters want and don't believe you should compromise any element of your new rental home, quality or service.

That is why we are creating the UK's widest choice of new purpose-built and newly refurbished homes to rent across London, the South East and North West.

Based on our 60 years' experience, L&Q has streamlined the lettings process for our customers to ensure a responsive and comprehensive letting service.

We offer our customers the right locations, good value and great transport connections. All our brand new or newly refurbished apartments are well appointed, and everyone is backed by a dedicated property manager, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to simplify the process to give you more time and energy to focus on what's important to you. We offer you the peace of mind that the standard you expect is what you receive when you rent with us.

What you can expect when you choose to rent from L&Q



Excellent transport connections for easy commuting



The right locations in established neighbourhoods



No hidden costs, and good value for money



New purpose-built or newly refurbished accommodation



Well-appointed homes



Dedicated property manager on the end of a phone



Comprehensive letting service from an experienced, responsible and reliable landlord

Move into your Rent to Buy home in 10 easy steps:



* Note RtB is a stepping stone for those who are currently unable to purchase a home through the open market and wish to transition from renting to homeownership. ^Please note L&Q are unable to confirm tenancy start dates prior to this stage.

L&Q at Trafford Waters
Trafford Park, M41 7LG

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☎ 0161 697 3207

🌐 lqhomes.com/traffordwaters



Disclaimers

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Registered Society 30441R Exempt charity.