



One  
Victoria



ONE HERITAGE  
GROUP PLC

One Victoria is proof that the perfect home is more than bricks and mortar. Set over two blocks and finished to the very highest standards, its stylish collection of one, two and three bedroom apartments are the embodiment of modern city living.

However, the perfectly designed home needs to enjoy the perfect location to truly fulfil its potential. Conveniently, being just moments from Manchester Victoria station and the city centre, you quite literally have the best of Manchester on your doorstep.

One Victoria  
Great Ducie Street  
Manchester M3





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.





Offering a stylish and contemporary canvas on which to make your mark, One Victoria is perfectly in tune with the expectations of modern city living.



The carefully curated palette of materials provide an elegant, yet welcoming ambience. Details such as the kitchen and living area's herringbone flooring and the inset carpet around the beds clearly display the attention-to-detail that has been lavished on these homes.

Convenience is just as important as comfort however. As such, One Victoria also boasts a daytime concierge service, so there'll be someone in when you're out. All the bespoke kitchen's appliances also come with 5-year warranties. These are homes that deliver on every level.

Computer generated image of an apartment is intended for illustrative purposes only and should be treated as general guidance only.

### Kitchens

- Bespoke modern custom designed kitchen
- Designer finishes and splashback
- Feature under-cabinet lighting
- Brass tap and cupboard handles
- Brass sockets and switches to the kitchen area
- Fully integrated CDA appliances (5-year warranty provided) including:
  - Dishwasher
  - Fridge freezer
  - Oven
  - Induction hob
  - Integrated microwave
  - Wine cooler\*

### Bathrooms

- Contemporary high quality white three-piece suite
- Black fittings
- Wall mounted wash basin and WC with concealed cistern and soft close seat
- Heated towel rail
- Ceramic part-tiled walls and flooring
- Mirrored wall

### Common Areas

- Communal landscaped roof garden
- Dedicated reception to both One East and One West blocks
- Modern stylish design to entrances
- Floating concierge between One East and One West blocks
- Express elevators

### Internal Finishes

- White satinwood internal doors
- Chrome ironmongery
- White emulsion to walls and ceilings
- Satinwood finish to internal skirtings and architraves
- Blackout roller blinds throughout
- White sockets and switches

### Flooring

- Amtico flooring laid in a herringbone pattern to the kitchen, living, dining area and hall
- Amtico flooring laid in a straight plank to the bedrooms with an inset luxury grey carpet
- Tiling to bathroom and en-suites

### Electrical

- Energy efficient recessed downlights
- Fibre optic broadband
- Lighting to the balcony
- Equipment to support provision of BT, Sky Q and Virgin Media in living areas and bedrooms
- App-controlled slim-line electric panel heaters

### Sustainability

- Energy efficient recessed downlights
- Mechanical ventilation system with heat recovery
- Purge vent doors to all apartments
- Rooftop solar panels
- Intelligent lighting in communal areas

### Security

- Video intercom entry system linked to your mobile
- CCTV for added security
- Daytime concierge
- Secure post boxes
- Secure parcel room

### Bike Storage

- On-site secure bike storage

### Warranty

- 10-year insurance backed warranty

\*Integrated wine cooler fitted as standard to the two and three bed apartments.

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

















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 A1**

2 Bedroom, 2 Bathroom

Apts: E101\*, E102, E209\*, E210, E318, E426

NIA: 71.6sqm | 770.7sqft

Apts: E317\*, E425\*

NIA: 72.0sqm | 775.0sqft



**TYPE A2**

2 Bedroom, 2 Bathroom

Apts: E533\*, E641\*, E749\*, E857\*, E965\*

NIA: 65.6sqm | 706.1sqft

Balcony: 3.0sqm | 32.3sqft

Apts: E534, E642, E750, E858, E966

NIA: 65.2sqm | 701.8sqft

Balcony: 2.9sqm | 31.2sqft





TYPE B1

3 Bedroom, 3 Bathroom

Apts: E103, E211, E319, E427

NIA: 87.7sqm | 934.0sqft



TYPE B2

3 Bedroom, 3 Bathroom

Apts: E535, E643, E751, E859, E967

NIA: 81.7sqm | 879.4sqft

Balcony: 3.5sqm | 37.7sqft





## TYPE C

2 Bedroom, 2 Bathroom

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

NIA: 61.7sqm | 664.1sqft



## TYPE D

2 Bedroom, 2 Bathroom

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

NIA: 61.4sqm | 660.9sqft





**TYPE E**

1 Bedroom, 1 Bathroom

Apts: E106, E214, E322, E430, E538,  
E646, E754, E862, E970, E1075,  
E1178, E1281

NIA: 52.6sqm | 566.2sqft

Apts: E1384

NIA: 50.8sqm | 546.8sqft



**TYPE F**

1 Bedroom, 1 Bathroom

Apts: E107, E215, E323, E431, E539,  
E647, E755, E863, E971

NIA: 51.2sqm | 551.1sqft

Apts: E108, E216, E324, E432, E540,  
E648, E756, E864, E972

NIA: 51.5sqm | 554.3sqft





**TYPE G**

2 Bedroom, 2 Bathroom

Apts: W101, W206, W311, W416, W521,  
W626, W731, W836, W941

NIA: 61.6sqm | 663.1sqft



**TYPE H**

1 Bedroom, 1 Bathroom

Apts: W102, W207, W312, W417, W522,  
W627, W732, W837, W942

NIA: 37.4sqm | 402.6sqft





TYPE J

2 Bedroom, 2 Bathroom

Apts: W103, W208, W313, W418, W523,  
W628, W733, W838, W943

NIA: 66.9sqm | 720.1sqft

Balcony: 1.8sqm | 19.4sqft



TYPE K

2 Bedroom, 2 Bathroom

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

NIA: 61.4sqm | 660.9sqft





TYPE L1

2 Bedroom, 2 Bathroom

Apts: W105, W210, W315, W420

NIA: 61.0sqm | 656.6sqft







Floor 01-02

E101 – 1st floor E209 – 2nd floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.0m 2.8 x 6.0m 2.8 x 4.6m 71.6sqm	9' 11" x 26' 3" 9' 2" x 19' 8" 9' 3" x 15' 1" 770.7sqft
E102 – 1st floor E210 – 2nd floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.0m 2.8 x 6.0m 2.8 x 4.6m 71.6sqm	9' 11" x 26' 3" 9' 2" x 19' 8" 9' 3" x 15' 1" 770.7sqft
E103 – 1st floor E211 – 2nd floor	Type - B1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 Bedroom 3 NIA	4.6 x 6.8m 2.8 x 3.5m 2.8 x 3.8m 2.8 x 3.7m 87.7sqm	14' 11" x 22' 3" 9' 3" x 11' 4" 9' 0" x 12' 4" 9' 0" x 12' 2" 934.0sqft
E104 – 1st floor E212 – 2nd floor	Type - C	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	4.4 x 4.4m 2.8 x 3.9m 2.4 x 3.5m 61.7sqm	14' 6" x 14' 7" 9' 3" x 12' 10" 7' 10" x 11' 7" 664.1sqft
E105 – 1st floor E213 – 2nd floor	Type - D	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.3 x 6.5m 3.1 x 3.4m 3.1 x 3.1m 61.4sqm	10' 8" x 21' 5" 10' 0" x 11' 1" 10' 1" x 10' 4" 660.9sqft
E106 – 1st floor E214 – 2nd floor	Type - E	Kitchen/Living/Dining Bedroom 1 NIA	5.9 x 5.8m 3.7 x 3.7m 52.6sqm	19' 5" x 19' 0" 12' 3" x 12' 2" 566.2sqft
E107 – 1st floor E215 – 2nd floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.8 x 7.1m 3.2 x 4.5m 51.2sqm	12' 7" x 23' 2" 10' 4" x 14' 10" 551.1sqft
E108 – 1st floor E216 – 2nd floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.9 x 7.1m 3.2 x 4.5m 51.5sqm	12' 10" x 23' 2" 23' 2" x 14' 10" 554.3sqft



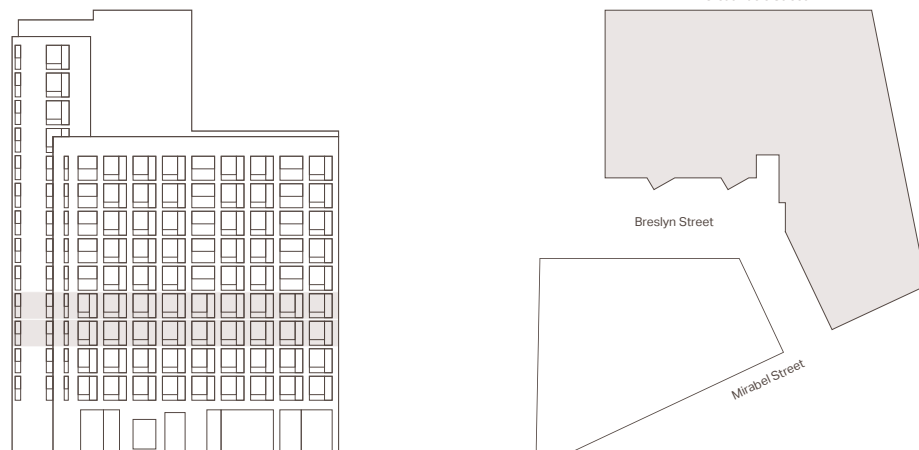
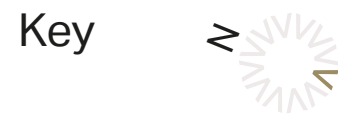
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Floor 03-04

E317 – 3rd floor E425 – 4th floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.0m 2.8 x 6.0m 2.9 x 4.7m 72.0sqm	9' 11" x 26' 3" 9' 2" x 19' 8" 9' 6" x 15' 3" 775.0sqft
E318 – 3rd floor E426 – 4th floor	Type - A1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.0 x 8.1m 2.8 x 6.0m 2.8 x 4.6m 71.6sqm	9' 11" x 26' 6" 9' 2" x 19' 8" 9' 3" x 15' 1" 770.7sqft
E319 – 3rd floor E427 – 4th floor	Type - B1	Kitchen/Living/Dining Bedroom 1 Bedroom 2 Bedroom 3 NIA	4.6 x 6.8m 2.8 x 3.5m 2.8 x 3.8m 2.8 x 3.7m 87.7sqm	14' 11" x 22' 3" 9' 3" x 11' 4" 9' 0" x 12' 4" 9' 0" x 12' 2" 943.0sqft
E320 – 3rd floor E428 – 4th floor	Type - C	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	4.4 x 4.4m 2.8 x 3.9m 2.4 x 3.5m 61.7sqm	14' 6" x 14' 7" 9' 3" x 12' 10" 7' 10" x 11' 7" 664.1sqft
E321 – 3rd floor E429 – 4th floor	Type - D	Kitchen/Living/Dining Bedroom 1 Bedroom 2 NIA	3.3 x 6.6m 3.1 x 3.4m 2.6 x 3.1m 61.4sqm	10' 8" x 21' 9" 10' 0" x 11' 1" 8' 8" x 10' 4" 660.9sqft
E322 – 3rd floor E430 – 4th floor	Type - E	Kitchen/Living/Dining Bedroom 1 NIA	5.9 x 5.8m 3.7 x 3.7m 52.6sqm	19' 5" x 19' 0" 12' 3" x 12' 2" 566.2sqft
E323 – 3rd floor E431 – 4th floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.8 x 7.2m 3.2 x 4.5m 51.2 sqm	12' 7" x 23' 6" 10' 4" x 14' 10" 551.1sqft
E324 – 3rd floor E432 – 4th floor	Type - F	Kitchen/Living/Dining Bedroom 1 NIA	3.9 x 7.0m 3.2 x 4.5m 51.5sqm	12' 10" x 23' 1" 10' 4" x 14' 9" 554.3sqft



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Floor 05-09

E533 - 5th floor	Type - A2	Kitchen/Living/Dining	3.1 x 6.3m	10' 1" x 20' 10"
E641 - 6th floor		Bedroom 1	2.8 x 6.1m	9' 0" x 19' 10"
E749 - 7th floor		Bedroom 2	2.8 x 4.7m	9' 3" x 15' 3"
E857 - 8th floor		NIA	65.6sqm	706.1sqft
E965 - 9th floor		Balcony	3.0sqm	32.3sqm
E534 - 5th floor	Type - A2	Kitchen/Living/Dining	3.1 x 8.1m	10' 2" x 26' 6"
E642 - 6th floor		Bedroom 1	2.8 x 4.7m	9' 3" x 15' 3"
E750 - 7th floor		Bedroom 2	2.8 x 6.1m	9' 0" x 19' 10"
E858 - 8th floor		NIA	65.2sqm	701.8sqft
E966 - 9th floor		Balcony	2.9sqm	31.2sqm
E535 - 5th floor	Type - B2	Kitchen/Living/Dining	4.6 x 5.1m	14' 11" x 16' 7"
E643 - 6th floor		Bedroom 1	2.8 x 3.5m	9' 3" x 11' 4"
E751 - 7th floor		Bedroom 2	2.8 x 3.8m	9' 0" x 12' 4"
E859 - 8th floor		Bedroom 3	2.8 x 3.7m	9' 0" x 12' 4"
E967 - 9th floor		NIA	81.7sqm	879.4sqft
		Balcony	3.5sqm	37.7sqm
E536 - 5th floor	Type - C	Kitchen/Living/Dining	4.4 x 5.0m	14' 6" x 16' 6"
E644 - 6th floor		Bedroom 1	2.8 x 4.0m	9' 3" x 13' 0"
E752 - 7th floor		Bedroom 2	2.4 x 3.5m	7' 10" x 11' 7"
E860 - 8th floor		NIA	61.7sqm	664.1sqft
E968 - 9th floor				
E537 - 5th floor	Type - D	Kitchen/Living/Dining	3.3 x 6.7m	10' 8" x 22' 0"
E645 - 6th floor		Bedroom 1	3.1 x 3.4m	10' 0" x 11' 1"
E753 - 7th floor		Bedroom 2	2.6 x 3.1m	8' 7" x 10' 4"
E861 - 8th floor		NIA	61.4sqm	660.9sqft
E969 - 9th floor				
E538 - 5th floor	Type - E	Kitchen/Living/Dining	5.9 x 5.8m	19' 5" x 19' 0"
E646 - 6th floor		Bedroom 1	3.7 x 3.7m	12' 3" x 12' 2"
E754 - 7th floor		NIA	52.6sqm	566.2sqft
E862 - 8th floor				
E970 - 9th floor				
E539 - 5th floor	Type - F	Kitchen/Living/Dining	3.8 x 7.2m	12' 7" x 23' 6"
E647 - 6th floor		Bedroom 1	3.2 x 4.5m	10' 4" x 14' 10"
E755 - 7th floor		NIA	51.2sqm	551.1sqft
E863 - 8th floor				
E971 - 9th floor				
E540 - 5th floor	Type - F	Kitchen/Living/Dining	3.9 x 7.0m	12' 10" x 23' 1"
E648 - 6th floor		Bedroom 1	3.2 x 4.5m	10' 4" x 14' 9"
E756 - 7th floor		NIA	51.5sqm	554.3sqft
E864 - 8th floor				
E972 - 9th floor				

E533 E857  
E641 E965  
E749

E534 E858  
E642 E966  
E750

E535 E859  
E643 E967  
E751



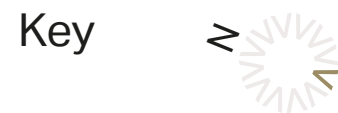
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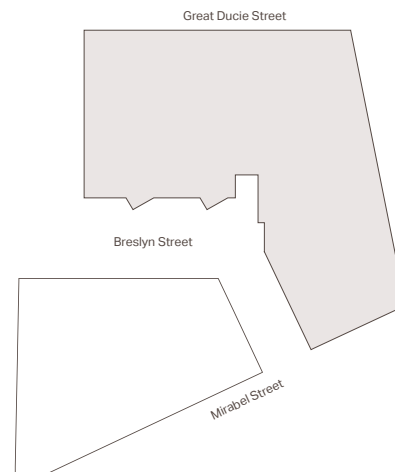
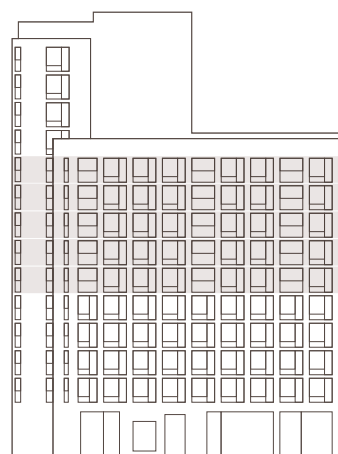
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E537 E861  
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- 1 Bed
- 2 Bed
- 3 Bed



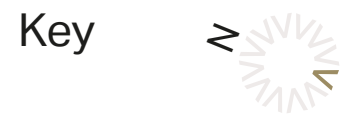
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Floor 10

E1073 - 10th floor	Type - C	Kitchen/Living/Dining	4.4 X 4.5m	14' 6" x 14' 11"
		Bedroom 1	2.8 x 3.9m	9' 3" x 12' 10"
		Bedroom 2	2.4 x 3.5m	7' 10" x 11' 7"
		NIA	61.7sqm	664.1sqft
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E1074 - 10th floor	Type - D	Kitchen/Living/Dining	3.2 x 6.6m	10' 8" x 21' 9"
		Bedroom 1	3.1 x 3.4m	10' 0" x 11' 1"
		Bedroom 2	3.1 x 3.1m	10' 1" x 10' 4"
		NIA	61.4sqm	660.9sqft
<hr/>				
E1075 - 10th floor	Type - E	Kitchen/Living/Dining	5.9 x 5.8m	19' 5" x 19' 0"
		Bedroom 1	3.0 x 3.7m	9' 9" x 12' 2"
		NIA	52.6sqm	564.0sqft



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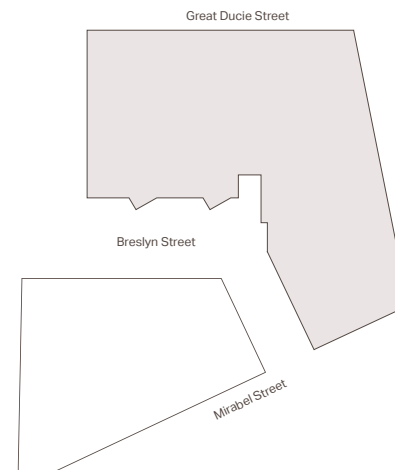
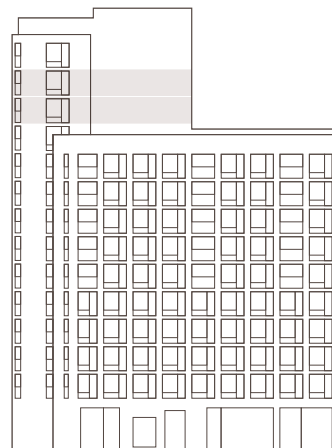
Floor 11-12

E1176 - 11th floor	Type - C	Kitchen/Living/Dining	4.4 X 4.4m	14' 6" x 14' 7"
E1279 - 12th floor		Bedroom 1	2.8 x 3.9m	9' 3" x 12' 10"
		Bedroom 2	2.4 x 3.5m	7' 10" x 11' 7"
		NIA	61.7sqm	664.1sqft
E1177 - 11th floor	Type - D	Kitchen/Living/Dining	3.2 x 6.6m	10' 8" x 21' 9"
E1280 - 12th floor		Bedroom 1	3.1 x 3.4m	10' 0" x 11' 1"
		Bedroom 2	3.1 x 3.1m	10' 1" x 10' 4"
		NIA	61.4sqm	660.9sqft
E1178 - 11th floor	Type - E	Kitchen/Living/Dining	5.9 x 5.8m	19' 5" x 19' 0"
E1281 - 12th floor		Bedroom 1	3.0 x 3.7m	9' 9" x 12' 2"
		NIA	52.6sqm	564.0sqft

Key



- 1 Bed
- 2 Bed
- 3 Bed



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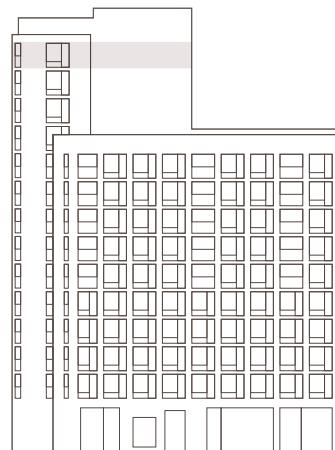
Floor 13

E1382 - 13th floor	Type - C	Kitchen/Living/Dining	4.4 X 4.5m	14' 6" x 14' 11"
		Bedroom 1	2.8 x 3.9m	9' 7" x 12' 10"
		Bedroom 2	2.4 x 3.5m	7' 10" x 11' 7"
		NIA	61.7sqm	664.1sqft
E1383 - 13th floor	Type - D	Kitchen/Living/Dining	3.2 x 6.6m	10' 8" x 21' 9"
		Bedroom 1	3.1 x 3.4m	10' 0" x 11' 1"
		Bedroom 2	3.0 x 3.2m	9' 11" x 10' 8"
		NIA	61.4sqm	660.9sqft
E1384 - 13th floor	Type - E	Kitchen/Living/Dining	5.9 x 5.8m	19' 5" x 19' 0"
		Bedroom 1	3.7 x 3.7m	12' 1" x 12' 1"
		NIA	50.8sqm	546.8sqft

Key



- 1 Bed
- 2 Bed
- 3 Bed



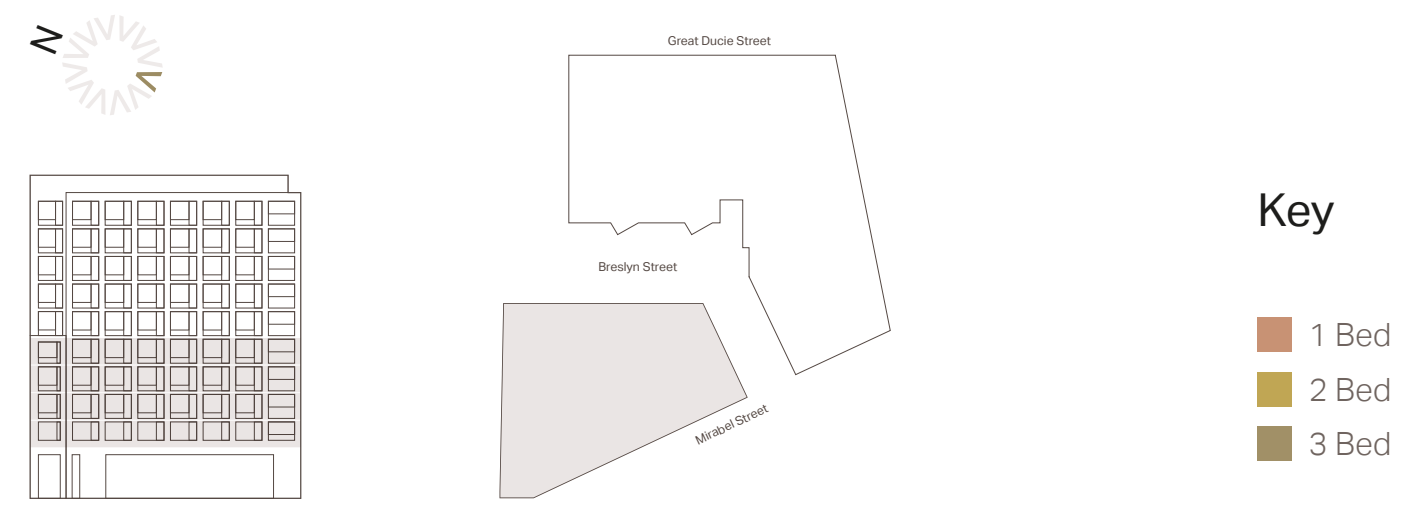
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Floor 01-04

W101 – 1st floor	Type - G	Kitchen/Living/Dining	3.4 x 6.9m	11' 2" x 21' 7"
W206 – 2nd floor		Bedroom 1	2.9 x 4.4m	9' 5" x 14' 4"
W311 - 3rd floor		Bedroom 2	2.8 x 3.4m	9' 0" x 10' 8"
W416 - 4th floor		NIA	61.6sqm	663.1sqft
W102 – 1st floor	Type - H	Kitchen/Living/Dining	2.9 x 6.6m	9' 5" x 21' 10"
W207 – 2nd floor		Bedroom 1	2.8 x 4.2m	9' 2" x 13' 11"
W312 - 3rd floor		NIA	37.4sqm	402.6sqft
W103 – 1st floor	Type - J	Kitchen/Living/Dining	5.7 x 4.0m	18' 10" x 13' 3"
W208 – 2nd floor		Bedroom 1	2.7 x 3.5m	8' 10" x 11' 4"
W313 - 3rd floor		Bedroom 2	3.0 x 4.3m	9' 10" x 14' 2"
W418 - 4th floor		NIA	66.9sqm	720.1sqft
		Balcony	1.8sqm	19.4sqft
W104 – 1st floor	Type - K	Kitchen/Living/Dining	3.6 x 6.5m	11' 11" x 21' 3"
W209 – 2nd floor		Bedroom 1	2.9 x 4.4m	9' 7" x 14' 5"
W314 - 3rd floor		Bedroom 2	3.1 x 3.1m	10' 2" x 10' 3"
W419 - 4th floor		NIA	61.4sqm	660.9sqft
W105 – 1st floor	Type - L1	Kitchen/Living/Dining	3.4 x 6.7m	11' 2" x 21' 10"
W210 – 2nd floor		Bedroom 1	2.7 x 5.4m	8' 10" x 17' 10"
W315 - 3rd floor		Bedroom 2	2.3 x 3.8m	7' 5" x 12' 5"
W420 - 4th floor		NIA	61.0sqm	656.6sqft



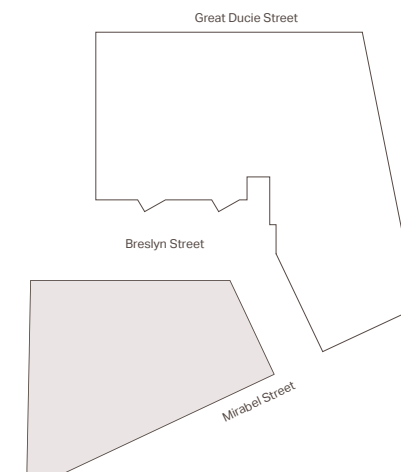
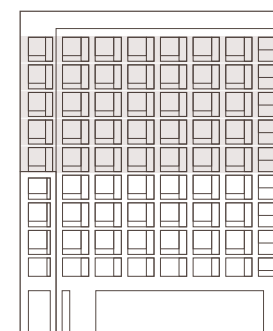
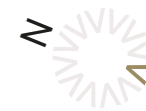
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Floor 05-09

W521 - 5th floor	Type - G	Kitchen/Living/Dining	3.4 x 6.9m	11' 2" x 21' 7"
W626 - 6th floor		Bedroom 1	2.9 x 4.4m	9' 5" x 14' 4"
W731 - 7th floor		Bedroom 2	2.8 x 3.4m	9' 0" x 10' 8"
W836 - 8th floor		NIA	61.6sqm	663.1sqft
W941 - 9th floor				
W522- 5th floor	Type - H	Kitchen/Living/Dining	2.9 x 6.6m	9' 5" x 21' 10"
W627 - 6th floor		Bedroom 1	2.8 x 4.2m	9' 2" x 13' 11"
W732 - 7th floor		NIA	37.4sqm	402.6sqft
W837 - 8th floor				
W942 - 9th floor				
W523 - 5th floor	Type - J	Kitchen/Living/Dining	5.7 x 4.0m	18' 10" x 13' 3"
W628 - 6th floor		Bedroom 1	2.7 x 3.5m	8' 10" x 11' 4"
W733 - 7th floor		Bedroom 2	3.0 x 4.3m	9' 10" x 14' 2"
W838 - 8th floor		NIA	66.9sqm	720.1sqft
W943 - 9th floor		Balcony	1.8sqm	19.4sqft
W524 - 5th floor	Type - K	Kitchen/Living/Dining	3.4 x 6.5m	11' 2" x 21' 3"
W629 - 6th floor		Bedroom 1	2.9 x 4.4m	9' 7" x 14' 5"
W734 - 7th floor		Bedroom 2	2.3 x 3.8m	7' 5" x 12' 5"
W839 - 8th floor		NIA	61.4sqm	660.9sqft
W944 - 9th floor				



Key

- 1 Bed
- 2 Bed
- 3 Bed

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