



ROSEDENE
— HOUSE —

APL
APM BREAD PROPERTY LIMITED

JULIAN
WADDEN



“ROSEDENE HOUSE - WHERE CHARACTER MEETS CONTEMPORARY”

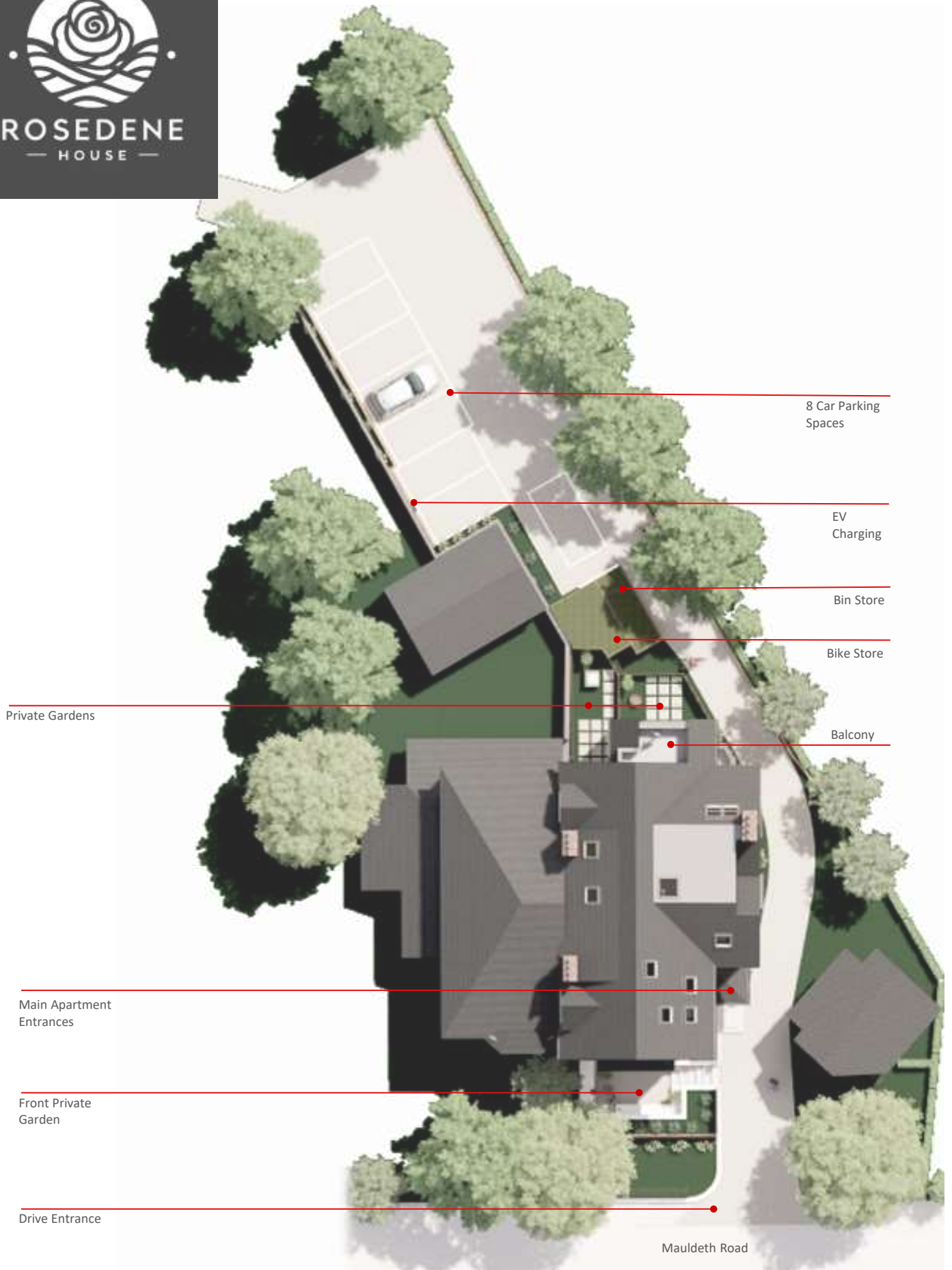
A spectacular and unique development of just 8 homes, set back off a Prime Heaton Mersey Road within strolling distance of the idyllic Heaton Moor Village.

The impressive historic façade has been impeccably renovated, with interiors moulded to a modern aesthetic.





SITE PLAN



8 Car Parking Spaces

EV Charging

Bin Store

Bike Store

Balcony

Private Gardens

Main Apartment Entrances

Front Private Garden

Drive Entrance

Mauldeth Road



The Heaton

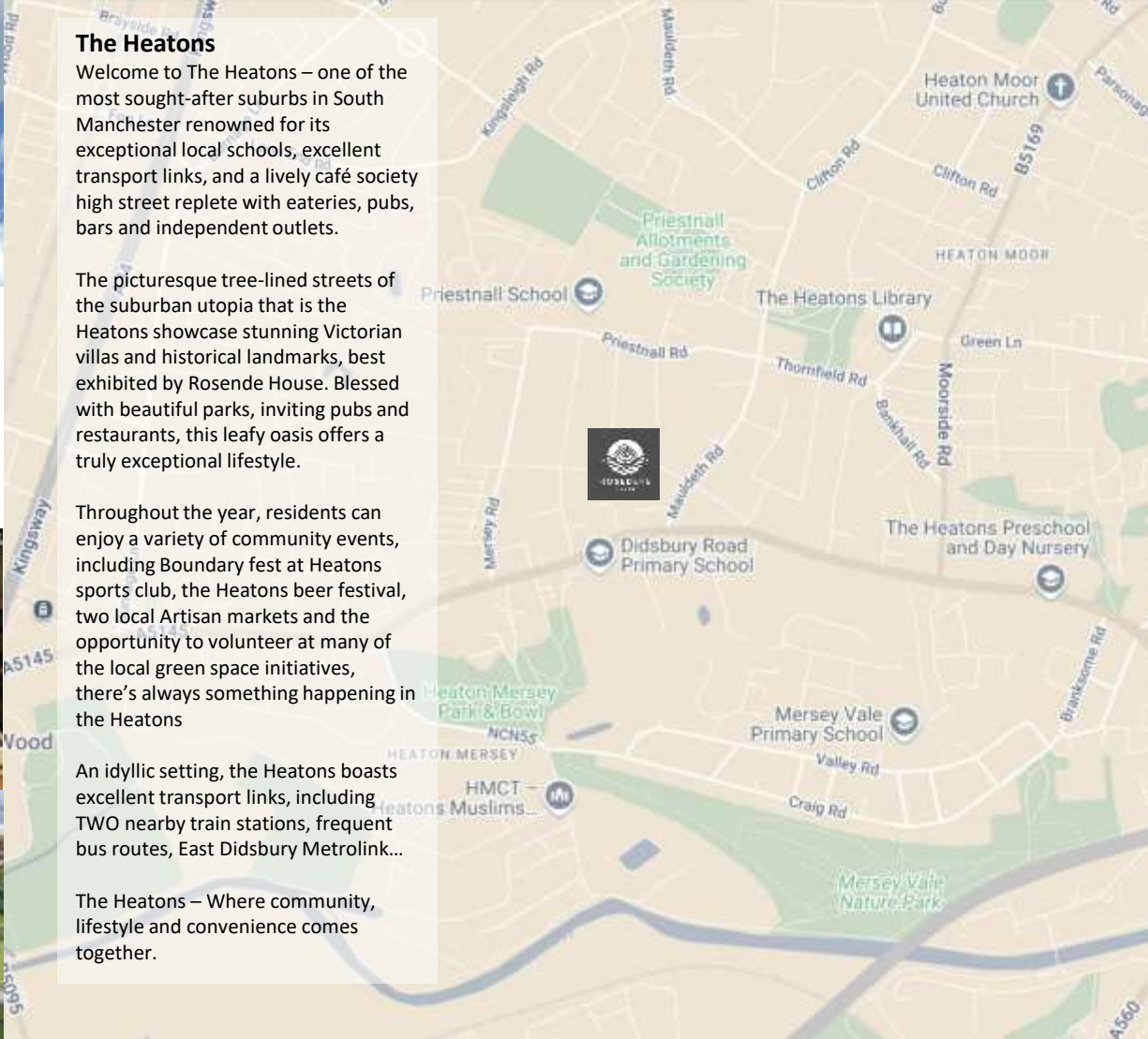
Welcome to The Heaton – one of the most sought-after suburbs in South Manchester renowned for its exceptional local schools, excellent transport links, and a lively café society high street replete with eateries, pubs, bars and independent outlets.

The picturesque tree-lined streets of the suburban utopia that is the Heaton showcase stunning Victorian villas and historical landmarks, best exhibited by Rosende House. Blessed with beautiful parks, inviting pubs and restaurants, this leafy oasis offers a truly exceptional lifestyle.

Throughout the year, residents can enjoy a variety of community events, including Boundary fest at Heaton sports club, the Heaton beer festival, two local Artisan markets and the opportunity to volunteer at many of the local green space initiatives, there's always something happening in the Heaton

An idyllic setting, the Heaton boasts excellent transport links, including TWO nearby train stations, frequent bus routes, East Didsbury Metrolink...

The Heaton – Where community, lifestyle and convenience comes together.





About Armistead Property

Armistead Property is a development company based in Manchester, specialising in the renovation and sale of homes in and around the city. With over 15 years of experience, we have a passion for restoring beautiful period homes, with a particular focus on large Victorian conversions, and turning them into high-end, self-contained flats.

Our Network & Associates

We have built a strong network of professionals, including contractors, structural engineers, architects, lawyers, and property managers, all of whom are essential to our success. We also maintain an excellent relationship with City Councils, where we are recognised as an approved builder.

What We Do

As an award-winning developer, Armistead Property focuses on acquiring buildings with exceptional potential. We refine, refurbish and revamp these properties to the highest of standards, enhancing their layouts and ensuring they meet the demands of modern living. For over a decade, we have consistently followed this successful business model, resulting in the purchase and sale of over 250 homes.





Lower Ground – Flat 1

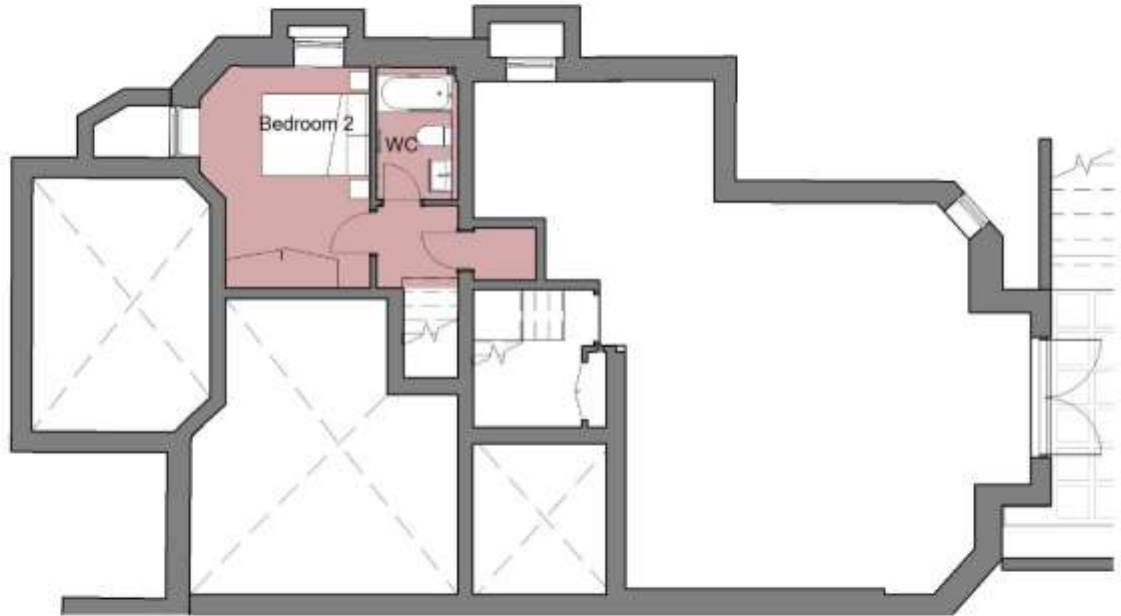
660 Sqft (internal)

2 Bedrooms

Open Plan

Private Garden Space 322 Sqft (external)





Lower Ground Floor – Flat 2

211 Sqft (794 Sqft combined internal)
Duplex Flat
2 Bedrooms
1 Bathroom & 1 En Suite



Upper Ground – Flat 2

583 Sqft (794 Sqft combined internal)
Open Plan
Private Garden 118 Sqft (External)



Lower Ground Floor – Flat 3

733 Sqft (internal)
Open Plan
2 Bedrooms
Private Garden 182 Sqft (external)



First Floor – Flat 4

712 Sqft
2 Bedrooms
Split level
Juliet Balcony



First Floor – Flat 5

656 Sqft
2 Bedrooms
Split Level



Second Floor – Flat 6

713 Sqft
2 Bedrooms
Juliet Balcony
Split level



Second Floor – Flat 7

655 Sqft
2 Bedrooms
Split level
Extra Height Spaces



Third Floor – Flat 8

850 Sqft (internal)
2 Bedrooms
Split Level
Private Balcony 86 Sqft (external)
Large Floor Area

SPECIFICATIONS

Kitchen

- Ceiling recessed spotlights and under cupboard lights.
- Oak Laminate flooring
- Sandstone colour high quality kitchen units
- Appliances.
 - Induction hob
 - Electric oven.
 - Powerful Cooker hood.
 - Dishwasher.
 - Integrated fridge freezer.
- Worktop. Solid Quartz Worktop
- Inset sink and single mixer tap.
- Solid Quartz backsplash

Bathroom

- Ceiling recessed spotlights and wall lights
- 3 piece white suite
- Large stylish vanity unit
- Wall mounted recessed shower mixer and hinged glass screen
- White Ceramic tiles from bath edge to ceiling on all 3 wall sides of the bath.
- Terrazzo style Ceramic floor tile.
- Bespoke mirror with lighting
- Heater towel rail

Lounge/Dining room

- Ceiling recessed spotlights.
- Oak Laminate flooring

Bedroom

- Ceiling recessed spotlights.
- Oak Laminate flooring

General

- Mixergy X Intelligent and smart control Hot Water tank.
- Mylek intelligent and smart panel heaters
- Acoustic separation between flats
- Full internal insulation lining to all exterior walls, lower ground floor and roof
- Fully rewired to current building regulation standards
- Telephone and broadband connection to the Living/Dining room
- New UPVC double glazed windows
- Heat exchange ventilation fans throughout
- Motion activated high efficiency LED lighting in communal areas.
- Washer / Dryer
- Storage Space

External areas

- Each flat will have 1 parking space
- Enclosed Bin store area
- Bike shed
- Well maintained Soft landscape areas.
- Managed by Developers





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All images are for illustrative purposes only. Designs and specifications may be subject to change.