

**GECKO™**

**BOUNDARY**

**VIEW**





# WELCOME TO YOUR FUTURE HOME.

One- and two-bedroom apartments  
in Old Trafford.

Perfectly placed between the buzz of the city and the calm of a green corner, this is Manchester living done right.

With spectacular views over Old Trafford cricket ground or over Manchester's iconic skyline, these thoughtfully designed, energy-efficient apartments offer a home that's connected, comfortable, and cleverly built for the future.

With a fresh, modern specification, these one- and two-bedroom apartments are a great choice for young professionals.

Just a few steps from the tram to MediaCityUK, the Trafford Centre, and the Lowry Centre are also on your doorstep. Whether you're a young professional just starting out or simply looking for a space to call your own, Boundary View opens the door to smarter home ownership.



**BOUNDARY**

**VIEW**





# THE BEST OF BOTH WORLDS IN YOUR HOME IN OLD TRAFFORD.

Boundary View sits right at the crossroads of some of Manchester's most vibrant neighbourhoods; with Chorlton's indie vibe, Stretford's local charm, and city centre action all within easy reach.

Watch the sun go down from your balcony, grab a tram to MediaCityUK in under 20 minutes, or meet friends at the local brewery, Seven Brothers Brewery and Taproom, for a post-work drink. Old Trafford and its surrounding areas offer plenty for culture vultures too, with exhibitions, music events, film screenings and more. Little wonder it's one of Manchester's most thriving locations.

And when it's time to switch off? Your home is a haven. Our apartments are built around a shared garden that bring the community together.



## MAKE BOUNDARY VIEW HOME.

Take your pick from one- and two-bedroom apartments in this modern development filled with community spirit.

Your home will have everything you'll need - a built-in modern kitchen, fully-fitted bathroom and vinyl flooring in both.

A secure communal garden at the back of the development help build a sense of community, complete with lawn seating and limited car parking spaces.

The contemporary open-plan kitchen-living-dining spaces are perfect for families and young professionals wanting natural light and spacious feeling.



# BUILT FOR NOW. READY FOR WHAT'S NEXT.

At Boundary View you can make a sound investment in your future and get on the property ladder without a huge deposit.

Shared ownership is a way to own part of your home while you rent the rest. Buying a share of a home means your deposit is based on a lower value, making that home ownership dream a reality.

With the security of a 999-year lease, a £500 annual contribution to your home's maintenance for the first 10 years\*, and options to buy more shares each year, you can eventually own all of your home.

Shared ownership makes it easier than you think to get on the housing ladder.

\*terms and conditions apply



# IS SHARED OWNERSHIP FOR YOU?

Smart choices. Shared ownership. Is it for you?

It's not just for first-time buyers. Shared ownership is also a good choice if you're moving on from a relationship or looking for a fresh start.

You'll enjoy all the benefits of home ownership, from choosing your own décor to having a pet – while paying a lower deposit and monthly cost.

And you're not alone. Our friendly team is here to guide you through your options and help you find the place that feels right. Just reach out – we're happy to help.



## Get to know GECKO

We're on a mission, driven by the belief that everyone deserves a place to call home. We're a not-for-profit organisation, and everything we do is based on our four core values:

-  **Aspiration** – supporting your aspiration to own a quality home you'll love to live in, in an area you want to live.
-  **Happiness** – providing you with the peace-of-mind, security and joy of waking up in your own home every morning.
-  **Space** – helping you to claim your own special space in the world, where you live your way, by your rules.
-  **Creativity** – with our fairly-priced properties, you'll have money left over to put your stamp on your new space.





# THE PLACE TO BE - OLD TRAFFORD ON YOUR DOORSTEP.

Hop on the tram outside your door and be in Manchester city centre in less than 15 minutes. Cycle to Media City in under 20 minutes or stay local and explore two vibrant neighbourhoods - with Chorlton's laid-back bars and restaurants to one side, and Stretford's new wave of shopping and makers' markets to the other. Boundary View puts you in the ideal spot for work, play and everything in between.

Though Trafford's now a bustling hub, it still holds onto its roots - with pockets of green spaces and a village-like feel that reflect its pre-industrial past. And with the tram line now extended all the way from the city centre to the Trafford Centre, it's easier than ever to live just outside the action, without missing a beat.

Shopper, adventurer or massive foodie? The Trafford centre has everything and anything you need. Like to travel? You have the M62 and Manchester airport at your fingertips for that well deserved holiday. But if you're someone who likes to stay close to home, you can walk by the beautiful canal and take a stroll through Trafford Park.



Commuting has never been easier. Business is booming with Manchester Ship Canal being a 35-minute tram ride away, and MediaCityUK and Manchester city centre less than 20. You're also close to Manchester Royal Infirmary and Manchester Children's Hospital, so whatever your job prospects and goals are, Boundary View is the ideal location to achieve a work-life balance.



## THE PERFECT PLACE FOR ADVENTURES AT HOME - AND FURTHER AWAY.

Close to the cities of Manchester and Salford, Old Trafford is perfectly placed for commuting, weekend exploring and further afield adventures.

Strong public transport links make it easy to get around, using trains, trams, or buses. Cycling is becoming a more popular way to travel around Manchester and there's plenty of safe cycle routes to follow.

The M60 ring road is just minutes away, making it easy to commute within the city or head further afield to Chester, Liverpool or Warrington.



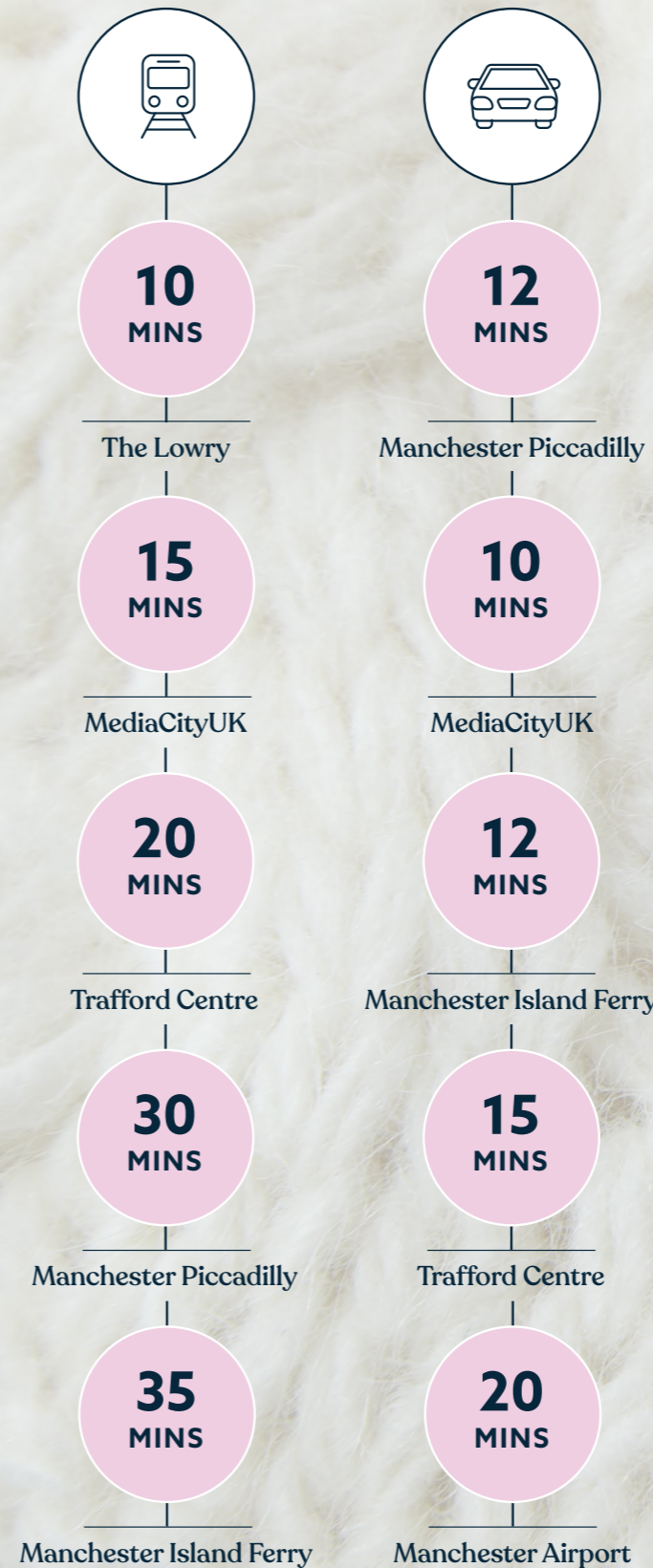


# EASY GETAWAYS BY TRAM, CAR, BUS OR PLANE.



Old Trafford boasts excellent public transportation services, including the Old Trafford Metrolink station, which is just around the corner, making it easy to get to Manchester centre and beyond.

Your daily commute becomes a breeze with the tram to Manchester taking 15 to 20 minutes, and only 15 minutes to Manchester airport, connecting you to the rest of the UK. For drivers, the M60 is on your doorstep, making Old Trafford one of the most connected parts of Manchester.



## BY BUS

Old Trafford has several bus route services, offering connections to Manchester Piccadilly, MediaCityUK, and other parts of the city.



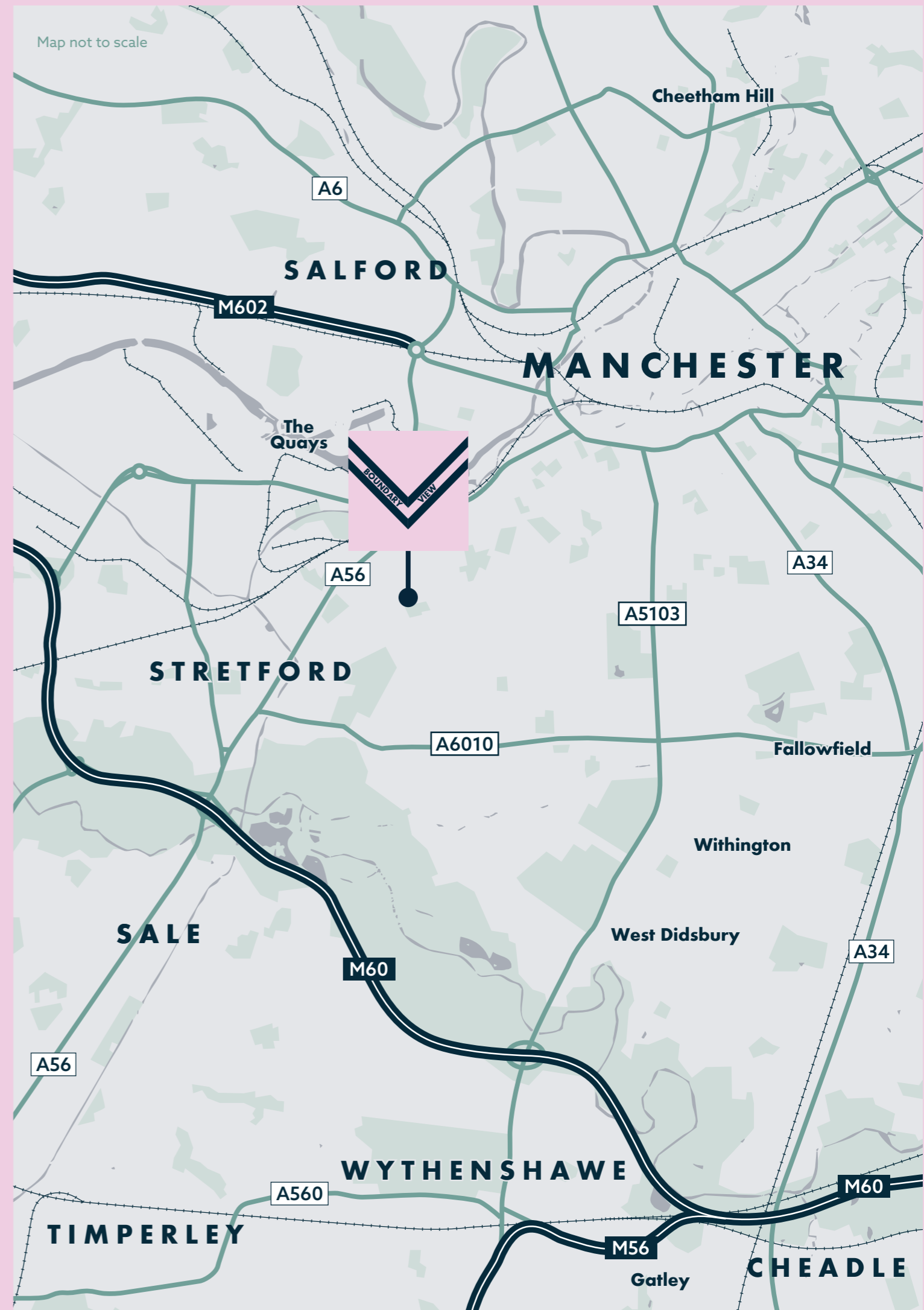
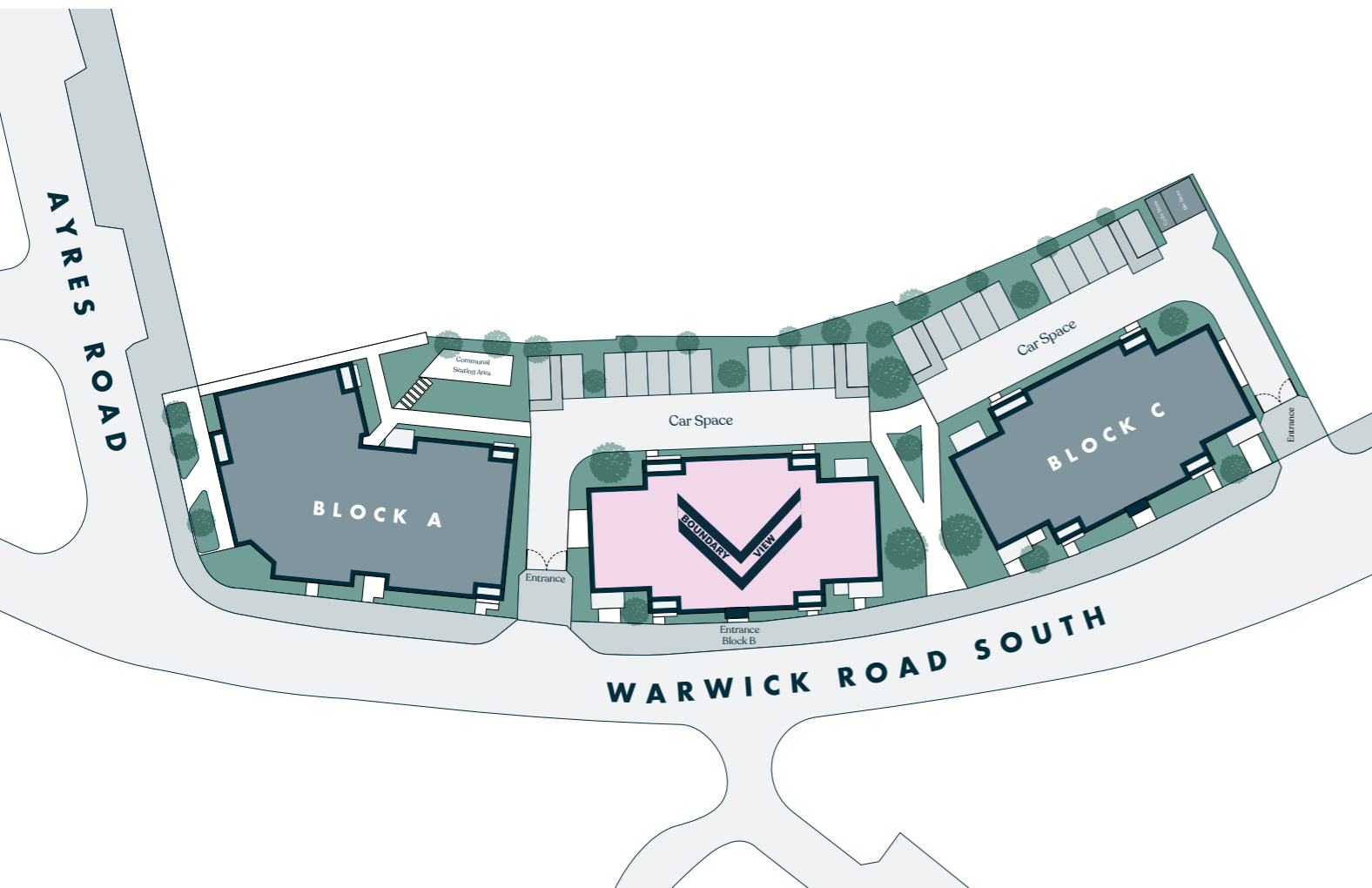
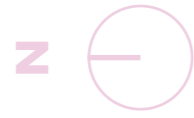
## BY PLANE

With domestic, short and long-haul flights available from Manchester International Airport, the world is a step closer. The airport is less than ten miles from Old Trafford, making that early flight or late-night arrival a bit more bearable.

Sources: \*google.com/maps. Times shown are approximate and subject to traffic \*\*thetrainline.com. Times shown are for the fastest travel times, average journeys may be longer



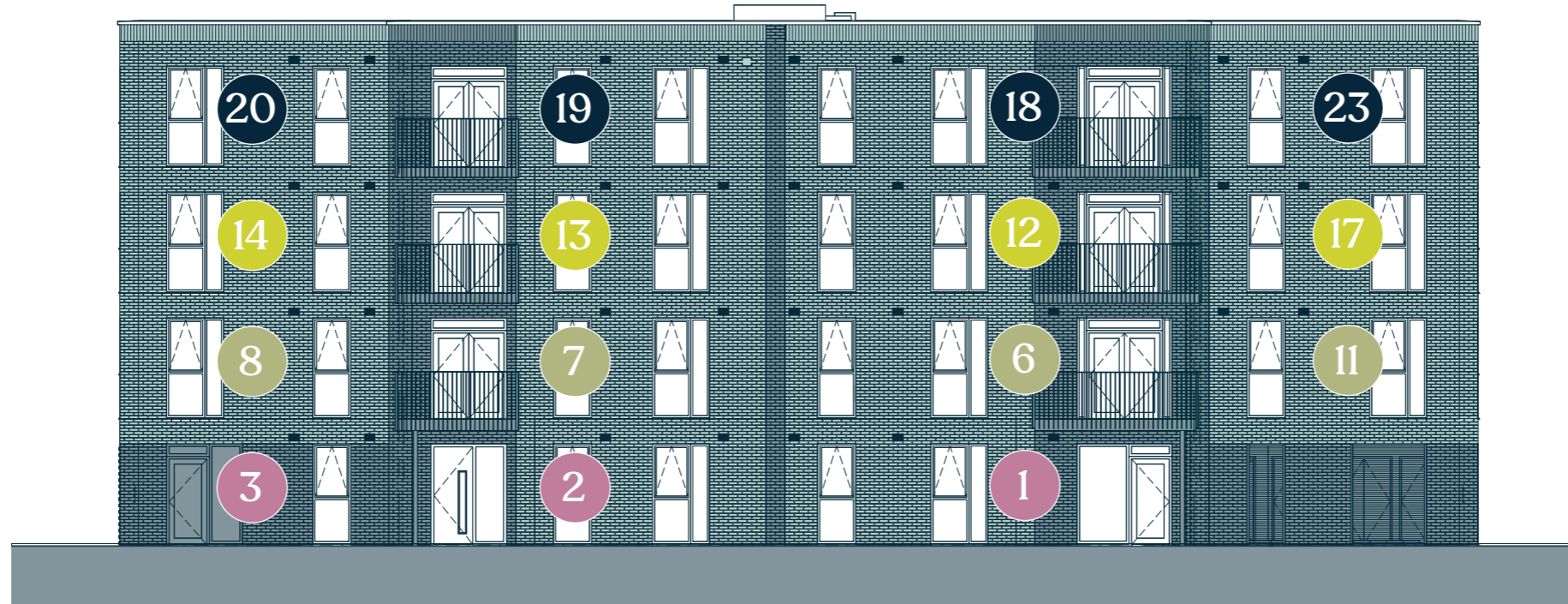
# DEVELOPMENT PLAN & LOCATION





# PLOT LOCATOR

## EAST ELEVATION\*



\*Car park facing viewpoint.

## WEST ELEVATION\*



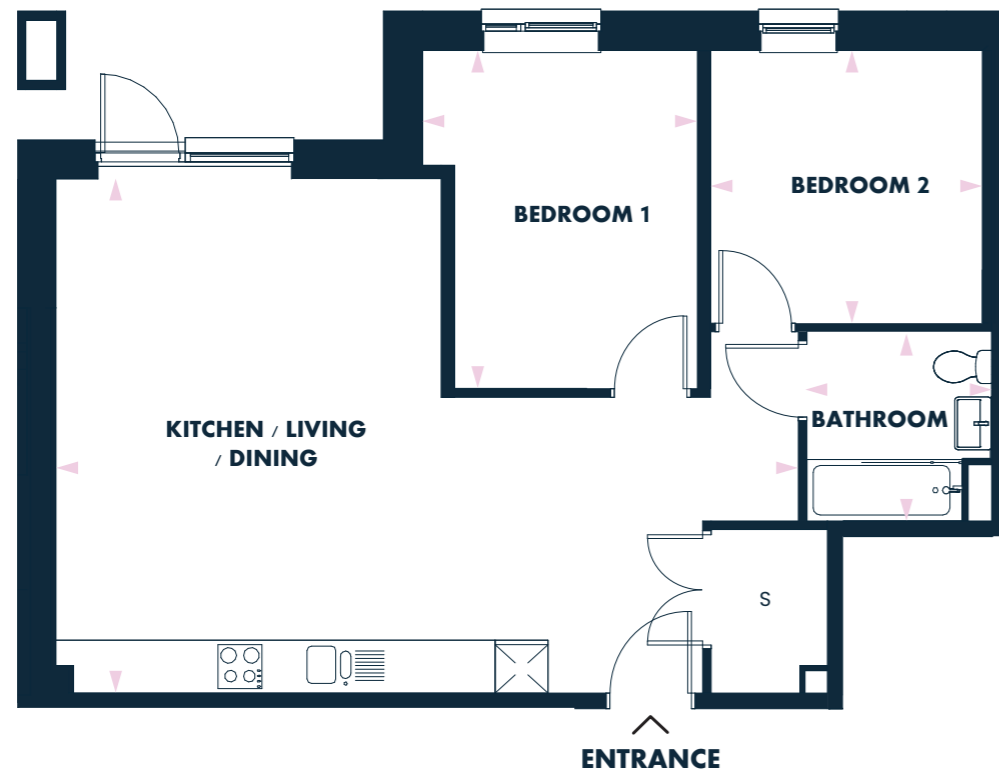
\*Road facing viewpoint. All road-facing properties benefit from additional sound reduction measures, including enhanced patio doors with secondary glazing to help reduce noise levels. Please speak to a Sales Advisor for more information.





# 2 BEDROOM APARTMENT

## APARTMENT 1



Kitchen/Dining/Living	8.40m x 5.80m
Bedroom 1	3.10m x 3.90m
Bedroom 2	3.10m x 3.10m
Bathroom	2.10m x 2.10m

**Total 67.32m<sup>2</sup>**

S = Store

# 1 BEDROOM APARTMENT

## APARTMENT 2



Kitchen/Dining/Living	4.80m x 7.10m
Bedroom	2.80m x 5.00m
Bathroom	2.20m x 2.10m

**Total 56.81m<sup>2</sup>**

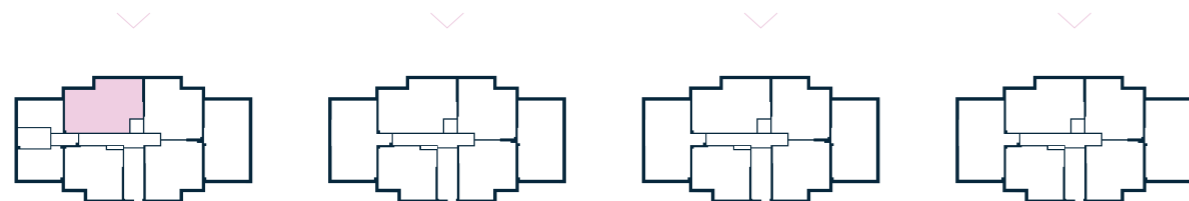
S = Store

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

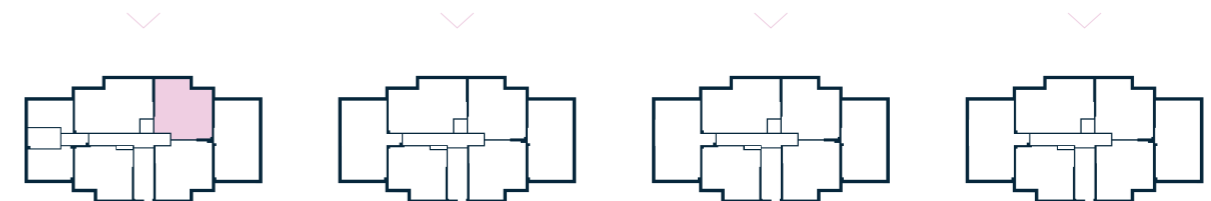


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

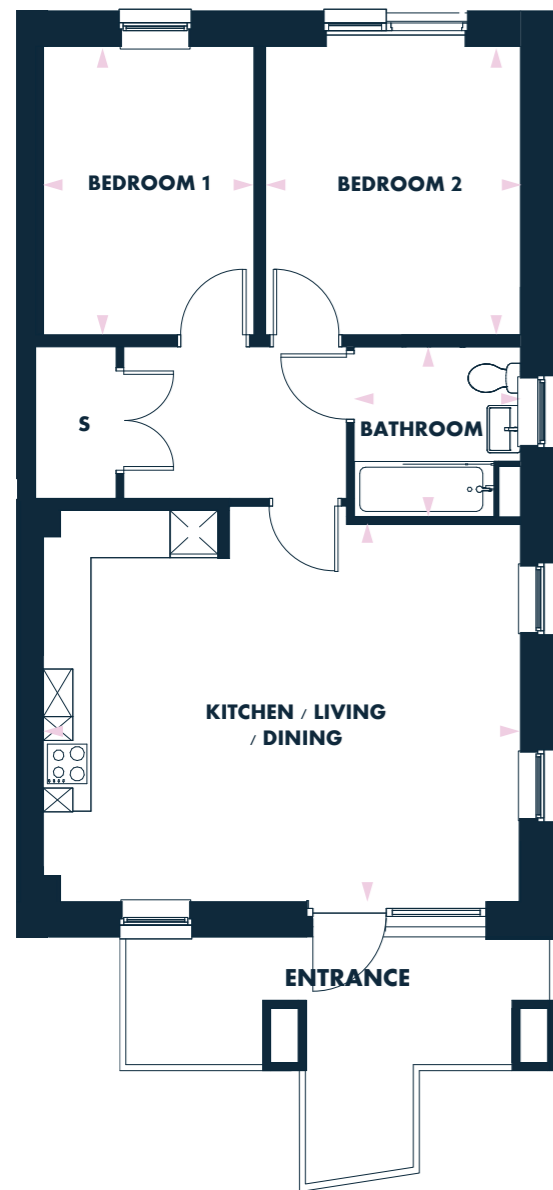
THIRD FLOOR





# 2 BEDROOM APARTMENT

## APARTMENT 3



Kitchen/Dining/Living	6.00m x 4.70m
Bedroom 1	2.60m x 3.60m
Bedroom 2	3.20m x 3.60m
Bathroom	2.10m x 2.20m

Total 56.03m<sup>2</sup>

S = Store

# 1 BEDROOM APARTMENT

## APARTMENT 4



Kitchen/Dining/Living	4.70m x 6.90m
Bedroom	2.70m x 4.90m
Bathroom	2.20m x 2.10m

Total 65.95m<sup>2</sup>

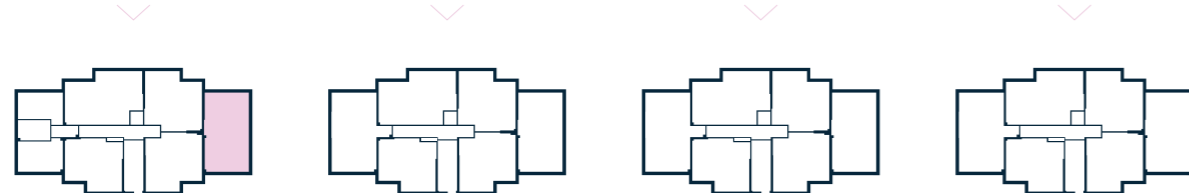
S = Store

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

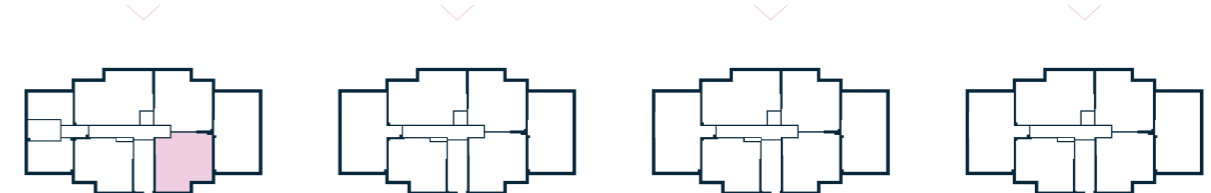


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR





# 1 BEDROOM APARTMENT

## APARTMENT 5



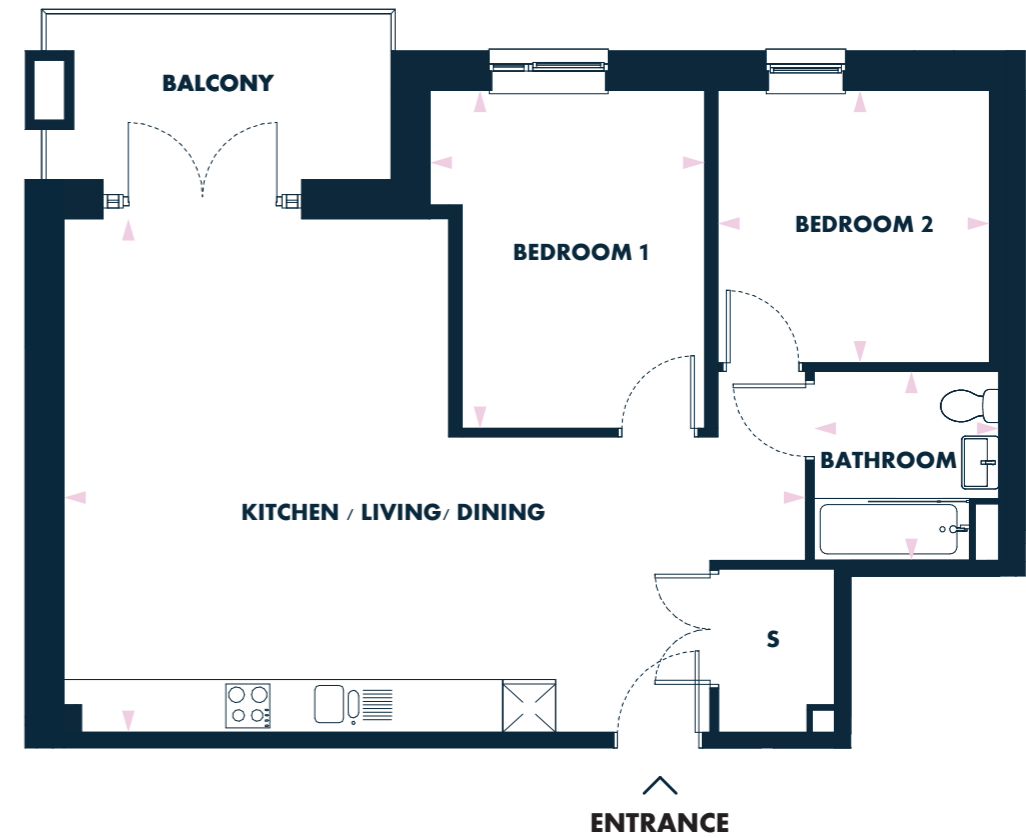
Kitchen/Dining/Living	4.80m x 5.70m
Bedroom 1	2.80m x 4.40m
Bathroom	2.20m x 2.10m

Total 56.03m<sup>2</sup>

S = Store

# 2 BEDROOM APARTMENT

## APARTMENT 6, 12, 18



Kitchen/Dining/Living	8.40m x 5.90m
Bedroom 1	3.10m x 3.80m
Bedroom 2	3.10m x 3.10m
Bathroom	2.10m x 2.10m

Total 65.95m<sup>2</sup>

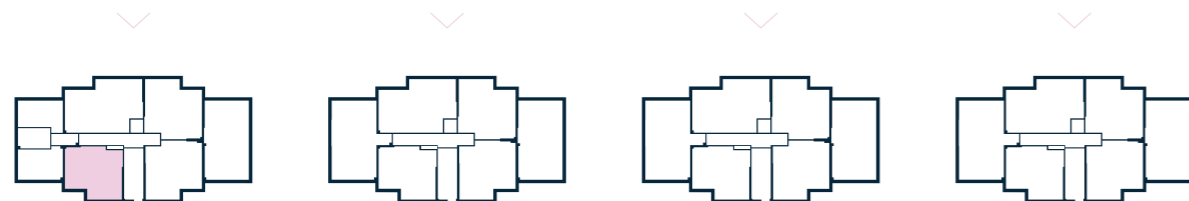
S = Stored

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

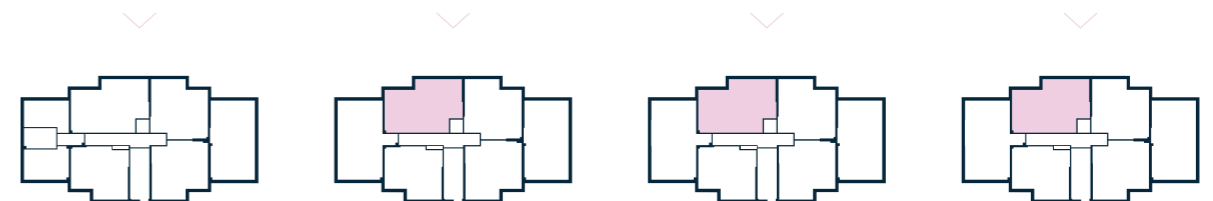


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR





# 1 BEDROOM APARTMENT

APARTMENT 7, 13, 19



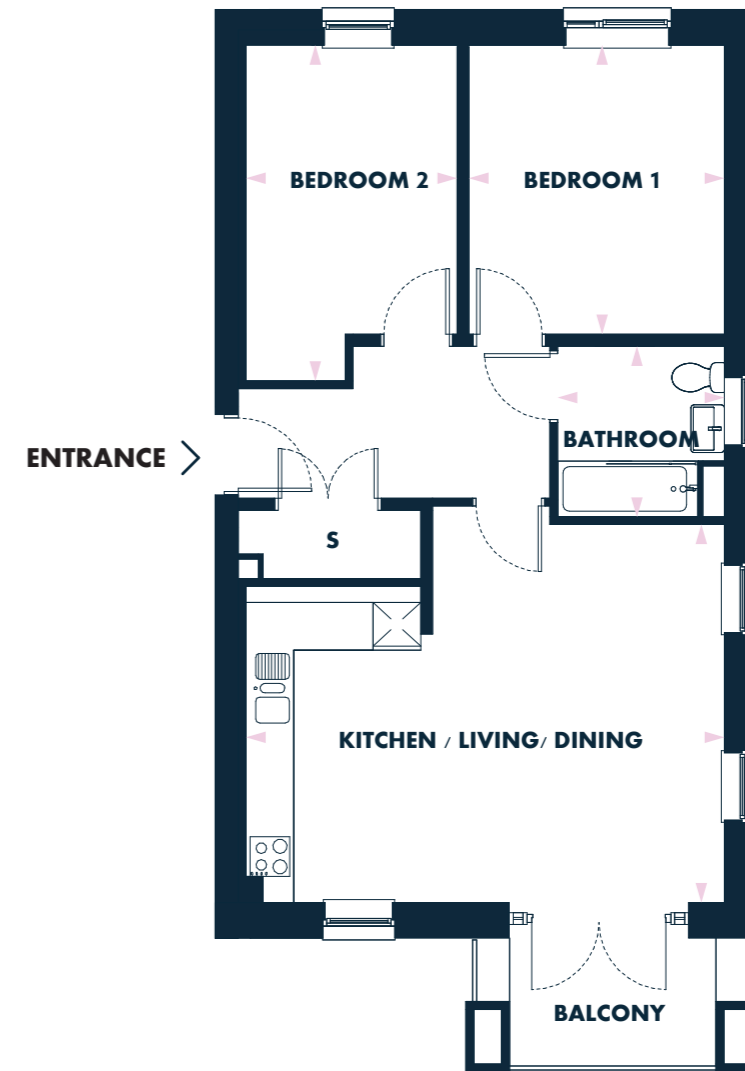
Kitchen/Dining/Living	4.80m x 6.20m
Bedroom 1	2.70m x 5.00m
Bathroom	2.10m x 2.10m

Total 50.11m<sup>2</sup>

S = Store

# 2 BEDROOM APARTMENT

APARTMENT 8, 14, 20



Kitchen/Dining/Living	6.00m x 4.76m
Bedroom 1	3.20m x 3.60m
Bedroom 2	2.60m x 4.20m
Bathroom	2.10m x 2.10m

Total 65.95m<sup>2</sup>

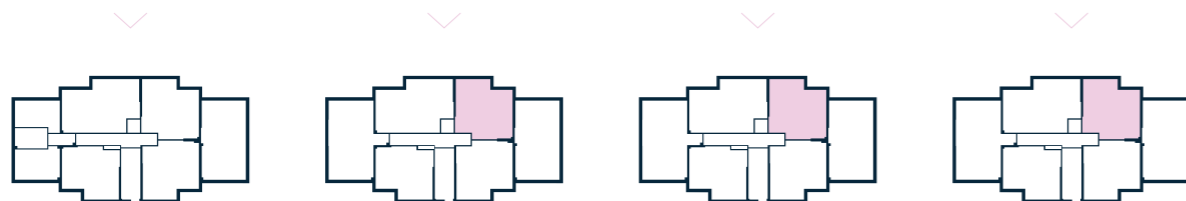
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GROUND FLOOR

FIRST FLOOR

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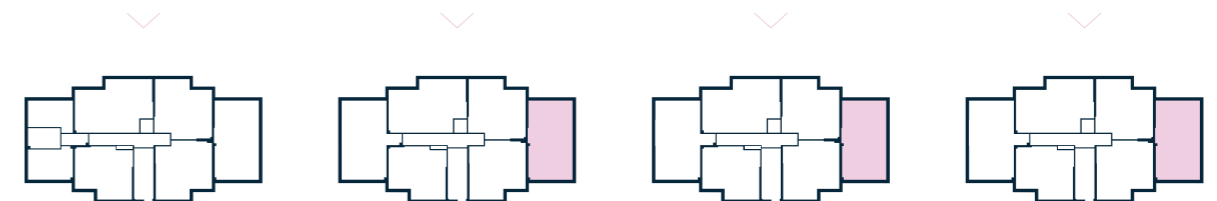


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR





# 1 BEDROOM APARTMENT

APARTMENT 9, 15, 21



Kitchen/Dining/Living	5.60m x 6.20m
Bedroom	2.70m x 4.90m
Bathroom	2.10m x 2.10m

Total 50.89m<sup>2</sup>

S = Store

# 1 BEDROOM APARTMENT

APARTMENT 10, 16, 22



Kitchen/Dining/Living	4.80m x 6.10m
Bedroom	2.80m x 4.40m
Bathroom	2.20m x 2.10m

Total 50.99m<sup>2</sup>

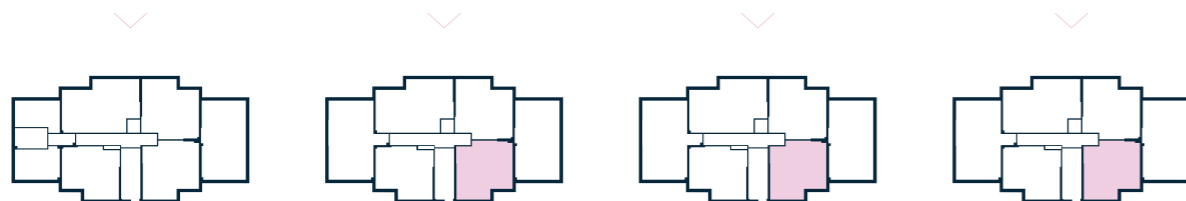
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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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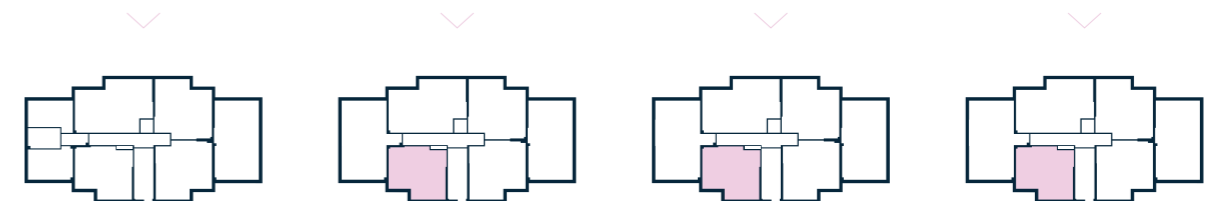


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR





# 2 BEDROOM APARTMENT

APARTMENT 11, 17, 23



Kitchen/Dining/Living	6.00m x 4.80m
Bedroom 1	3.20m x 3.60m
Bedroom 2	2.70m x 4.20m
Bathroom	2.10m x 2.10m

Total 64.92m<sup>2</sup>

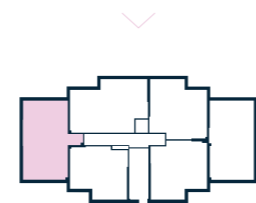
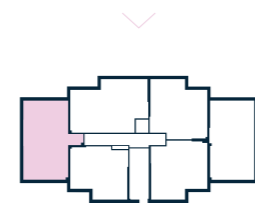
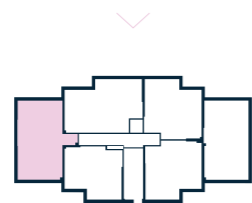
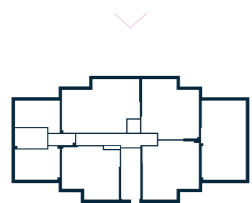
S = Store

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR







# SPECIFICATION

## KITCHEN AND LIVING AREA

- Fully-fitted Symphony kitchen
- Fitted worktops and upstands
- Integrated electric fan assisted oven
- Integrated 50/50 fridge freezer
- Glass splashback to the cooker
- LED downlights
- Vinyl flooring in kitchen and bathroom (no flooring included in the bedrooms, dining and living area)

## BATHROOM

- Tiled bathroom floor
- Tiled bathroom walls surrounding bath and shower
- Heated towel rail
- LED downlights

## EXTERNAL

- Landscaped gardens with communal patio and seating area
- Bike store
- Secure bin store
- Fobbed gate access to car park

## ELECTRICAL

- Extractor fans in kitchen and bathrooms
- TV points in the living space
- Mains-operated smoke detectors with battery back-up



Visit:  
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Email:  
[sales@geckohomes.co.uk](mailto:sales@geckohomes.co.uk)

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0330 995 1333

**GECKO™**



Total floor measurements shown are typical for these apartment types but should not be relied on when ordering carpets or fittings. Please ensure you take your own measurements. Floor plans, layouts and measurements are subject to change. The images shown within this brochure are for illustrative purposes only. All details shown within this brochure are subject to change and do not constitute part of a contract.