

MELROSE

APARTMENTS

PARK CENTRAL

BIRMINGHAM CITY CENTRE

MELROSE

APARTMENTS

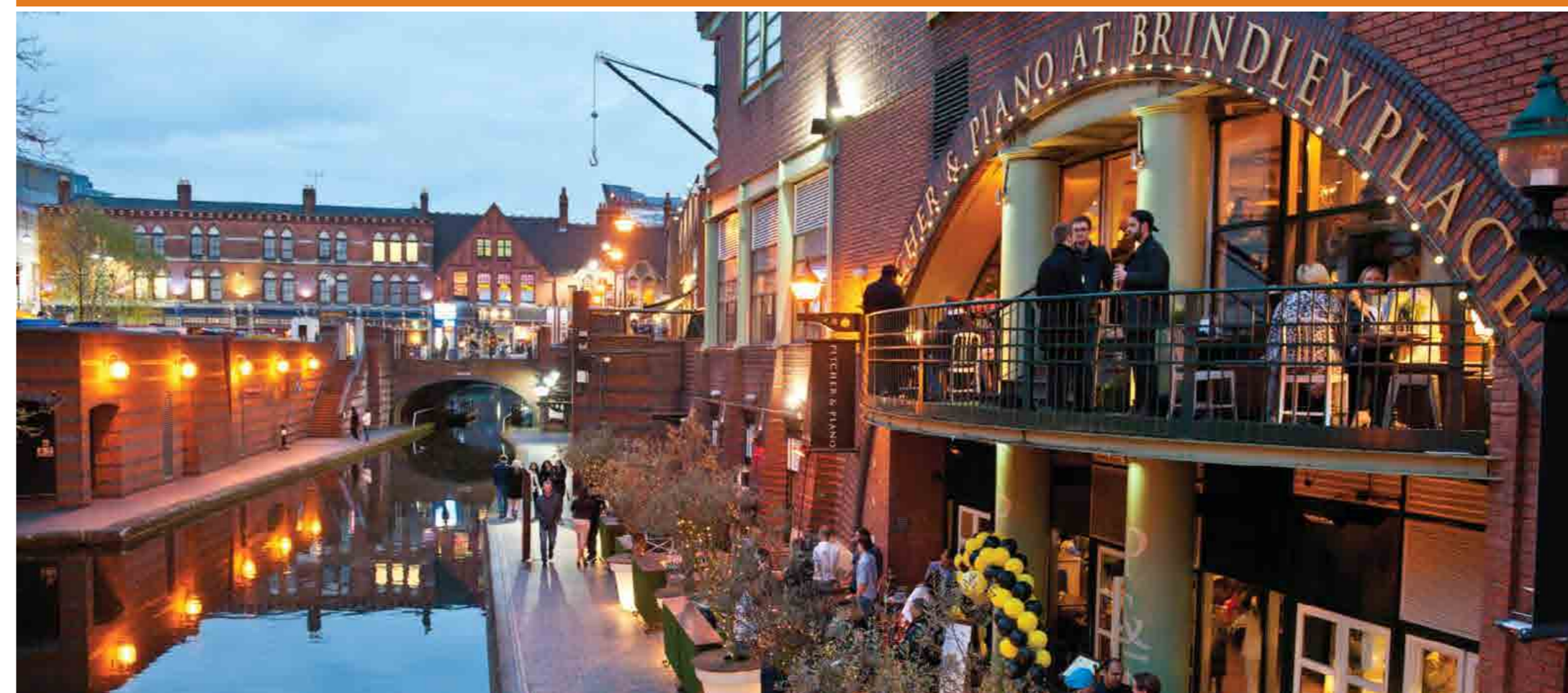


AVAILABLE WITH 20% HELP TO BUY SCHEME (5% DEPOSIT)



Dynamic city living

MINUTES FROM A FUSION OF CUTTING EDGE CULTURE, FASHION & STYLE





Park Central is developed by Crest Nicholson Regeneration,
and its recent awards and accolades include:



THE
PLACEMAKING
AWARD



DEVELOPMENT
OF THE
YEAR



BEST
REGENERATION
PROJECT



BEST
STARTER
HOME

Award winning designer apartments

AMID AN URBAN OASIS

The Melrose Apartments form a striking landmark within the final phase of Crest Nicholson's award winning Park Central development - a landmark scheme of over 1300 new homes arranged around some 8 acres of landscaped park, transforming the former Lee Bank area of Birmingham into a thriving, vibrant new community.

Park Central

CITY LIVING

This multi award-winning development extends over 61 acres and is widely acknowledged as the largest urban renewal scheme anywhere in the UK outside London.

The Melrose Apartments comprise 41 luxurious 1, 2 & 3 bedroom apartments arranged from ground to fifth floor level, with many overlooking the adjoining communal courtyard gardens.

The development offers a fabulous lifestyle opportunity whether for first time buyer, home mover or rental investor seeking quality and value within 15 minutes walk of the city centre.

Today, Park Central offers city living second to none - an urban showcase of sophisticated stylish apartments amid green open space, parkland and gardens.



YOUNGEST
CITY POPULATION
IN THE UK & EUROPE

1.07 MILLION
LIVE IN BIRMINGHAM

VOTED AMONG THE
TOP 10 CITIES
WORLDWIDE

A CITY FOCUSED ON
CULTURAL
DIVERSITY

MORE FOREIGN INVESTMENT PROJECTS
THAN ANY OTHER
ENGLISH REGIONAL CITY

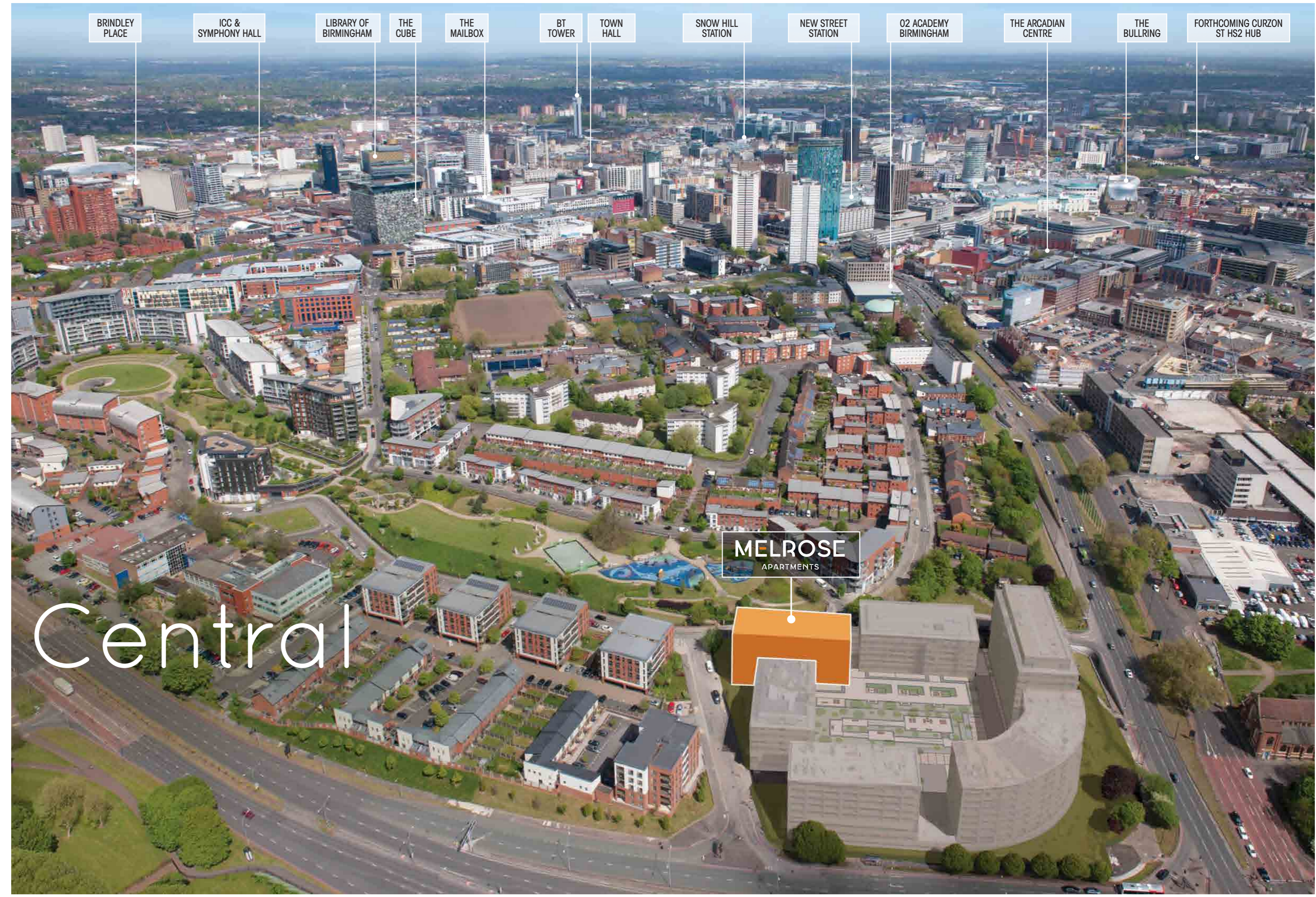
BRITAIN'S MOST
ENTREPRENEURIAL
BUSINESS HOTSPOT

BIGGEST INVESTMENT
PLAN OF ITS KIND
IN EUROPE

FIVE UNIVERSITIES
WITH OVER 73,000
UK AND OVERSEAS STUDENTS

City Central

Today, Birmingham is a city of outstanding statistics with a regional economy in excess of £90 billion. It is also a city setting an exceptional benchmark for a quality lifestyle - with the cost of living some 60% lower than London.





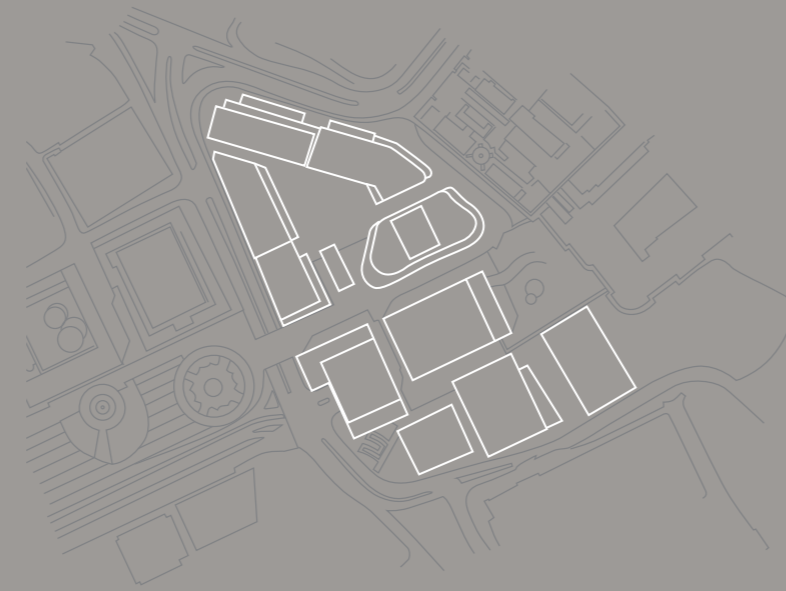
Birmingham's premier lifestyle and retail destination, the Mailbox, will now showcase an inspirational new culinary experience with the opening of NRI by Atul Kochhar - the twice Michelin-starred chef from Benares London.

Paradise BIRMINGHAM

One of the most influential and significant schemes ever seen in the city.

Paradise is set to deliver a vibrant mix of new commercial, civic, retail, leisure, hotel space and public realm - seamlessly blending with the city's most historic squares and buildings.

This 1.8 million sq.ft. regeneration masterplan is hailed to be the most important city centre revitalisation in the UK outside London.



Leading Birmingham's renaissance, the transformation of Paradise will bring new life and vitality to the historic centre and deliver the best working environment in the city.

Delivering a vision

BIRMINGHAM IS GOING PLACES

...and being driven by a phenomenal pace of regeneration that is transforming the city centre and its transport infrastructure into that of a world class destination.

While already being the UK's second largest city, Birmingham has access to a working population of 4.3 million people, and with £900 million redevelopment around Curzon Street in readiness for the HS2 network, a further 36,000 jobs are being created.

ARENA CENTRAL

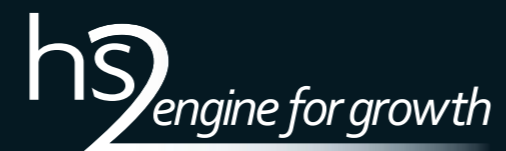
A vision to create a class-leading landmark development set around unique and innovative public realm

Arena Central lies within the city's enterprise zone and has outline consent to provide more than 1 million sq.ft. of commercial space, anchored by HSBC's new headquarters - located less than one mile from the Melrose Apartments.

With strong design influences from the likes of New York's High Line and the Promenade Plantee in Paris, the public realm will form a vital part of the new environment with over 50% soft landscaping.

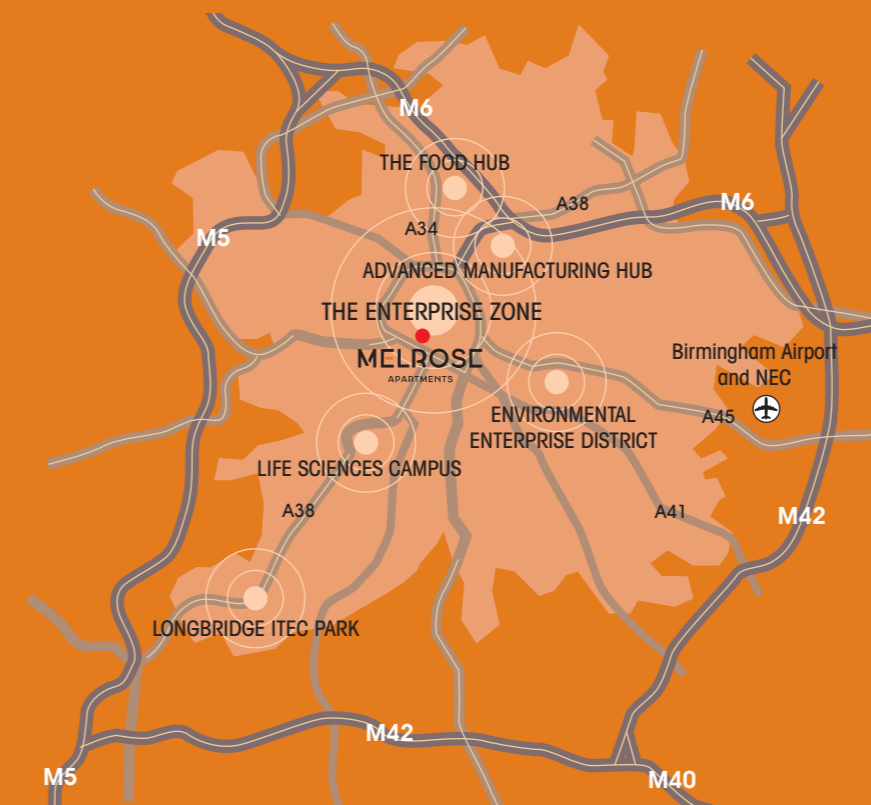
CURZON STREET A PLATFORM FOR EXPANSION

The masterplan for the area not only envelopes the new Curzon Street HS2 station but will provide several new neighbourhoods across 141 hectares and create up to 36,000 jobs.



Birmingham's framework of six economic growth zones will attract a £1.5 billion investment programme generating some 1.8 million square metres of new floor space and create around 50,000 new jobs.

By 2031, Birmingham will have undergone a transformational change that will see substantial economic growth furthering its dynamic presence on the international stage.



The big city plan

The six economic zones provide the stimulus for clustering economic activity within high quality business environments, each accelerating the delivery of growth to benefit the city.

The zones are identified as:

- Advanced Manufacturing Hub
- City Centre Enterprise Zone
- Tyseley Environmental Enterprise District
- Longbridge ITEC Park
- Life Sciences Campus
- The Food Hub





If the saddle suits, then getting around the city couldn't be simpler!

Typical cycle times from the Melrose Apartments will include:



	MINS
The Bull Ring	6
The Cube	6
Birmingham New Street Station & Grand Central	6
Brindley Place	9
Symphony Hall	9
University of Birmingham Campus The Vale	10
St Paul's Square	11

The Melrose Apartments will provide an ideal base for walking to many of the city centre's landmarks and recreational pursuits.

Typical walking times will include:



	MINS
The O2 Academy	8
Birmingham Hippodrome	11
The Arcadian	11
Calthorpe Park	11
Chinatown	13
New Street interchange	14
The Mailbox	15



getting around



Birmingham's transport network has been transformed over recent years and now boasts five interchanges that provide access to all forms of public transport - mainline rail, metro, and bus connections.

Residents at the Melrose Apartments will be around 14 minutes walk from the nearest interchange at New Street which is now the busiest hub outside London with over 5.8 million passengers changing trains annually.



BY ROAD

Birmingham is strategically located for motorway travel with the M5, M6, M40 and M42 all interconnecting in and around the city. The commute by car into London is around 116 miles, or just over 2 hours on average. Drive times across the Midlands are impressive with a typical journey time of 30 minutes to Coventry, 55 minutes to Leicester and 60 minutes to Nottingham.

BY RAIL

Three main rail stations serve Birmingham, New Street, Snow Hill and Moor Street, together providing a comprehensive network linking long distance destinations across the UK. New Street is the national hub for cross country and a major destination for Virgin trains from London Euston, Glasgow Central and Edinburgh Waverley.

The \$56 billion development of HS2 will slash current rail journey times from London by over 30 minutes and from Leeds by 50 minutes when fully operational.

BY AIR

Birmingham international will be around 25 minutes drive from the Melrose Apartments, enabling domestic and international air travel with ease and convenience.

Destinations cover Europe, the Middle East, the Indian sub-continent, North America and the Caribbean with a host of airlines including BMI Regional, Flybe, Jet2.com, Monarch, Ryanair, Thomas Cook and Thomson Airways.

MELROSE
APARTMENTS



Destination matters

BIRMINGHAM TO LONDON IN 49 MINUTES IS FAST BECOMING REALITY
WITH HS2 SET TO ENTER SERVICE WITHIN THE NEXT DECADE.





Step into the scene

EUROPE'S YOUNGEST CITY IS ALIVE WITH STYLE

Birmingham has got it all. Bars, pubs, clubs, comedy, theatre, arenas and a fusion of fabulous gastro haunts from Michelin star Adam's on Waterloo Street to the buzzing Latino atmosphere of Bodega - everything is in place for a night on the town at a pace and place that suits you.





your retail wonderland

The Melrose Apartments lie within very close proximity of all the City's flagship stores, salons, independent boutiques, arcades and designer outlets that together offer retail therapy for everyone from the novice to the most addicted!

You can pop to the local, grab a market bargain, go seriously stylish or genuine specialist - and all within a 20 minute walk of your new luxury apartment at Park Central.





Edgbaston lies less than a mile from the Melrose apartments and sums up world class sport in a word. There's cricket, tennis, golf, rowing, sailing and a plethora of recreational pursuits nearby.



Birmingham also offers excellent educational facilities for all ages including numerous universities with one of the largest campus facilities situated within 30 minutes walk of the apartments.

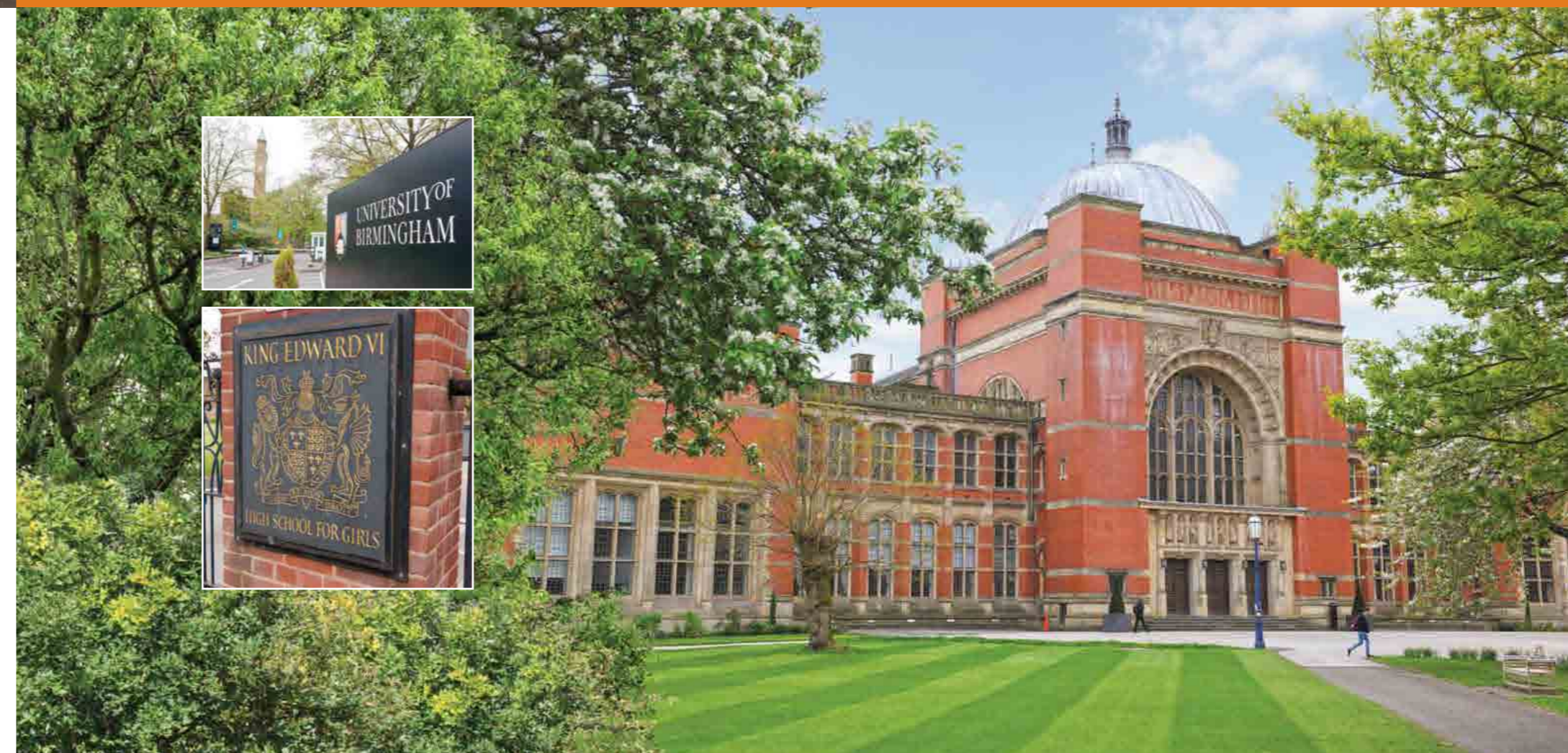
With 571 parks representing 14 square miles of public open space, Birmingham outperforms any other equivalent size city in Europe. Parklands abound, so too the many recreational pursuits that come with acres of unspoilt space, natural lakes and mature woodland.

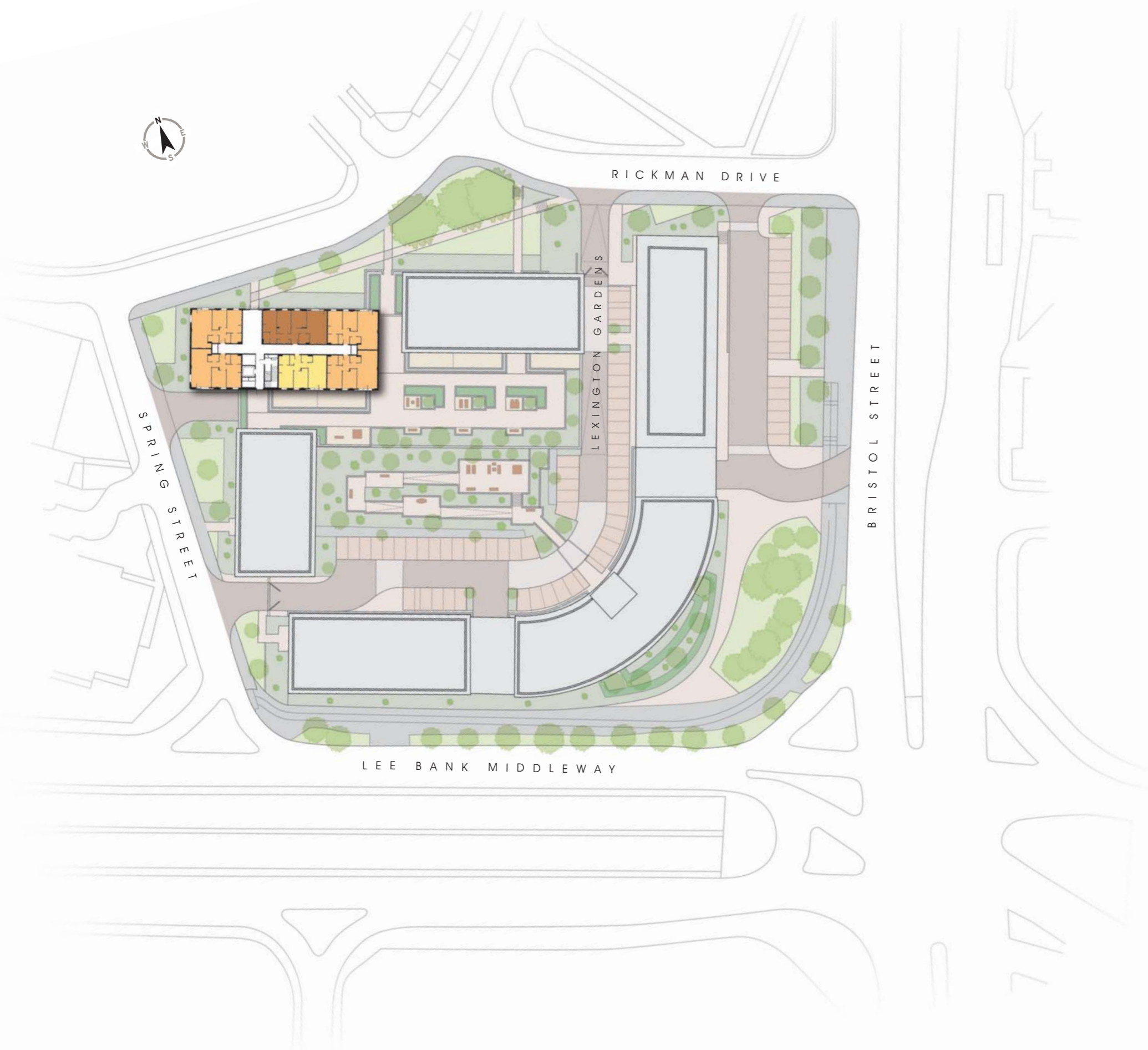


A city of culture

RECREATION & ACADEMIC EXCELLENCE

Today, Birmingham is a city of world cultures and heritage, its artistic strengths remain unrivalled - the city of Birmingham Symphony Orchestra, the Royal Shakespeare company and the Birmingham Royal Ballet to name a few. Impressive venues, galleries and grand architecture abound, so too, the legacy of public sculptures that stand testimony to the city's manufacturing heydays. While Victoria Square is still recognised as the centre of Birmingham, its surrounding retail, media and creative quarters now provide a showcase for the region's economic and regenerative growth.





The Melrose Apartments at Park Central have not only been designed to an exacting criteria of stylish functionality - but are being built and delivered by one of the UK's most innovative and established developers, Crest Nicholson.

Each apartment will be highly specified and offer a choice of floor and kitchen finish which alternates between block floor levels.

You simply choose the apartment that suits you, and let the dedicated sales team do the rest.

The development

AVAILABLE WITH HELP TO BUY

- Choice of 1, 2 & 3 bedroom luxury apartment styles.
- Two floor finish & kitchen worktop tones alternating between apartment levels.
- Manhattan designer fully integrated kitchens with Bosch appliances.
- Secure car parking (at additional cost).
- Residents' private gated courtyard garden.
- Majority of apartments with balcony.
- En-suite bathroom to master bedroom in each two and three bedroom apartment.
- Audio-visual entryphone security to each apartment.
- 10 year NHBC warranty.



LEVEL 5
SPEC B



LEVEL 4
SPEC A



LEVEL 3
SPEC B



LEVEL 2
SPEC A



LEVEL 1
SPEC B



LEVEL G
SPEC A

Step into a world of sophisticated style, contemporary finishes and quality craftsmanship

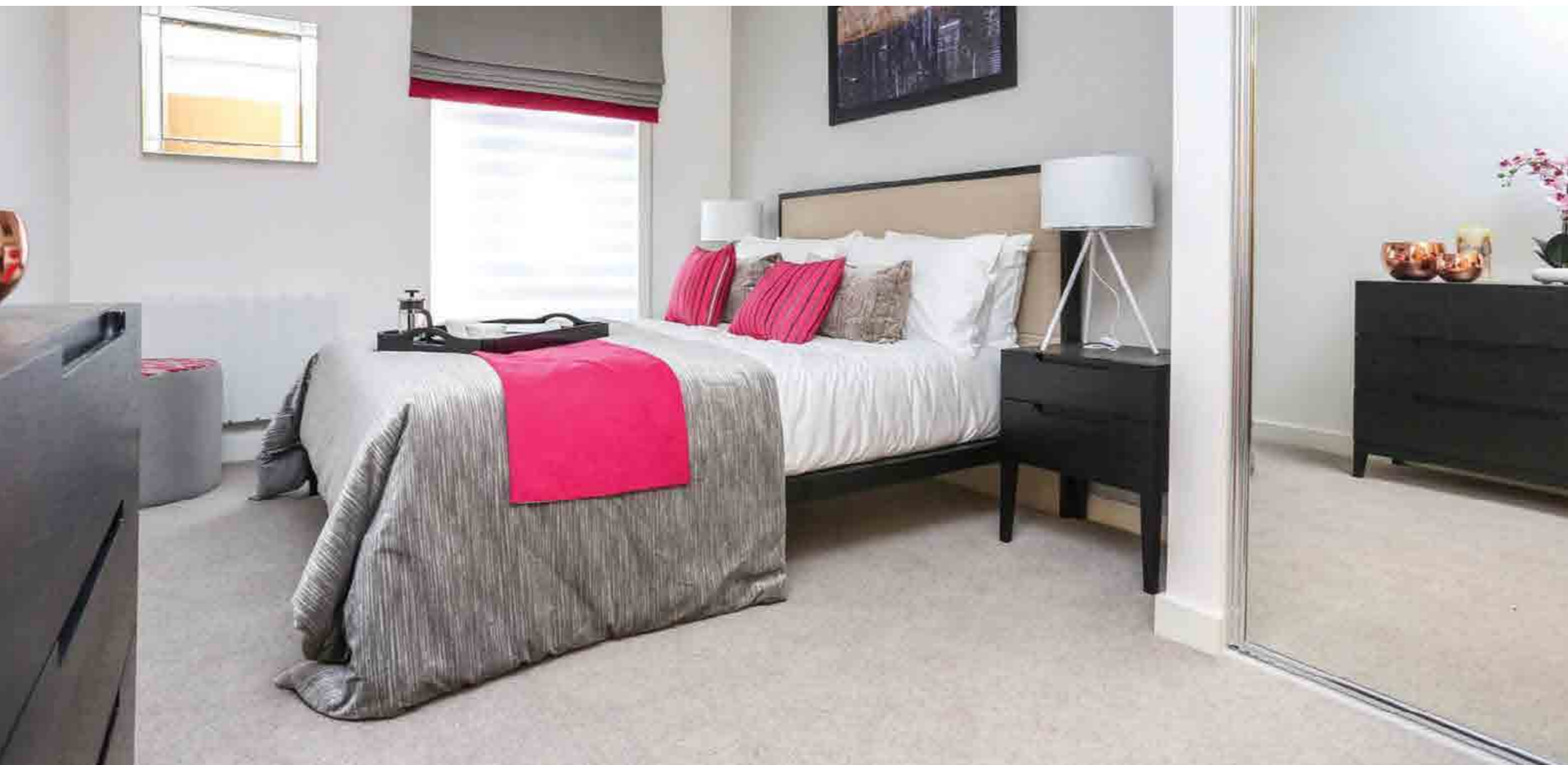


space
TO LIVE & LUXURIATE



Each Manhattan kitchen will feature Bosch appliances, Hansgrohe sink mixers and two specifications - alternating per floor for worktop and glass splashback colour palette.



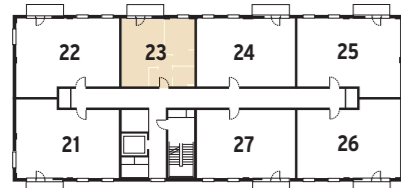




LEVEL 5
SPEC B



LEVEL 4
SPEC A



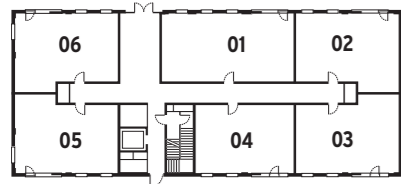
LEVEL 3
SPEC B



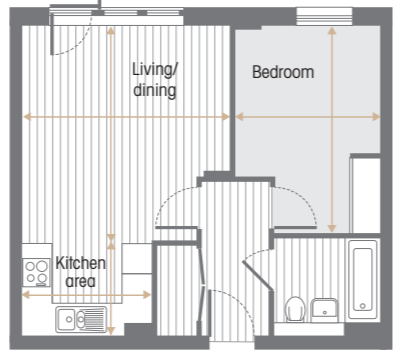
LEVEL 2
SPEC A



LEVEL 1
SPEC B

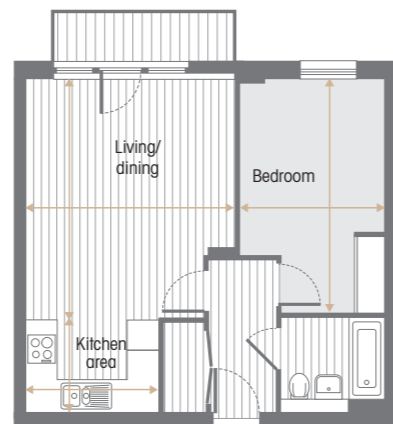


LEVEL G
SPEC A



1 Bedroom Apartment

37	Internal area	44.4 Sq.m.	478 Sq.ft.
	Living/dining	4.1 x 4.3m	13'4" x 14'0"
	Kitchen area	2.6 x 1.9m	8'6" x 6'2"
	Bedroom	2.9 x 4.1m	9'6" x 13'4"



1 Bedroom Apartment

09 16 23 30	Internal area	47.8 Sq.m.	515 Sq.ft.
	Living/dining	6.7 x 4.1m	22'0" x 13'4"
	Kitchen area	2.6 x 1.9m	8'6" x 6'2"
	Bedroom	2.9 x 4.6m	9'6" x 15'0"



Spec B shown for illustrative purposes.

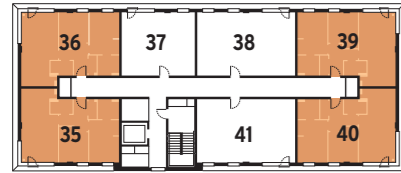


Spec A shown for illustrative purposes.

LEVEL 5

LEVELS 1-4

MELROSE
APARTMENTS



LEVEL 5
SPEC B



LEVEL 4
SPEC A



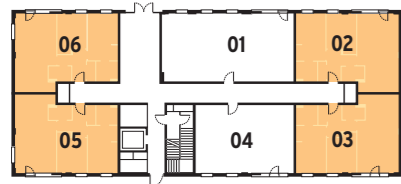
LEVEL 3
SPEC B



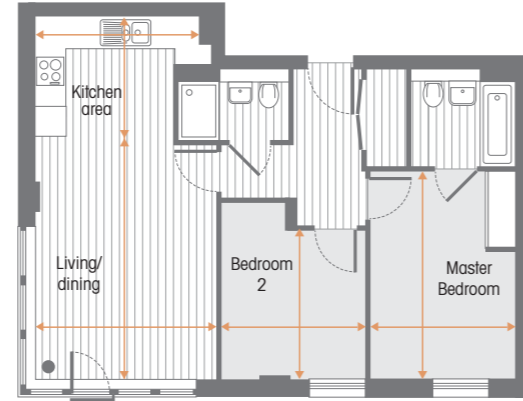
LEVEL 2
SPEC A



LEVEL 1
SPEC B



LEVEL G
SPEC A



2 Bedroom Apartment

35 36 39 40		
Internal area	63.1 Sq.m.	680 Sq.ft.
Living/dining	4.7 x 3.6m	15'4" x 11'10"
Kitchen area	3.5 x 2.5m	11'6" x 8'2"
Master Bedroom	2.9 x 4.1m	9'6" x 13'4"
Bedroom 2	2.9 x 3.0m	9'6" x 9'9"



2 Bedroom Apartment

02 03 05 06		
Internal area	70.9 Sq.m.	764 Sq.ft.
Living/dining	5.1 x 4.0m	16'8" x 13'0"
Kitchen area	4.0 x 2.5m	13'0" x 8'2"
Master Bedroom	2.9 x 4.6m	9'6" x 15'0"
Bedroom 2	2.9 x 3.4m	9'6" x 11'2"



2 Bedroom Apartment

07 08 11 12 14 15 18 19 21 22 25 26 28 29 32 33		
Internal area	70.9 Sq.m.	764 Sq.ft.
Living/dining	5.1 x 4.0m	16'8" x 13'0"
Kitchen area	4.0 x 2.5m	13'0" x 8'2"
Master Bedroom	2.9 x 4.6m	9'6" x 15'0"
Bedroom 2	2.9 x 3.4m	9'6" x 11'2"



Spec B shown for illustrative purposes.



Spec A shown for illustrative purposes.

LEVEL 5

LEVELS G-4

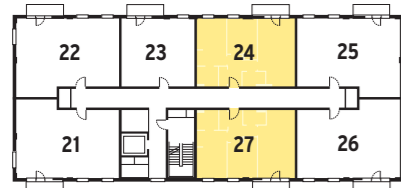
MELROSE
APARTMENTS



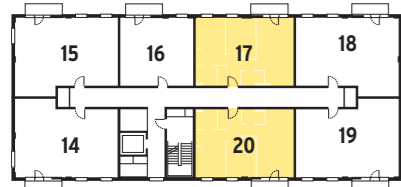
LEVEL 5
SPEC B



LEVEL 4
SPEC A



LEVEL 3
SPEC B



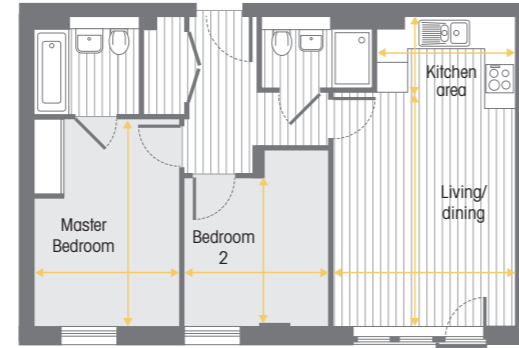
LEVEL 2
SPEC A



LEVEL 1
SPEC B

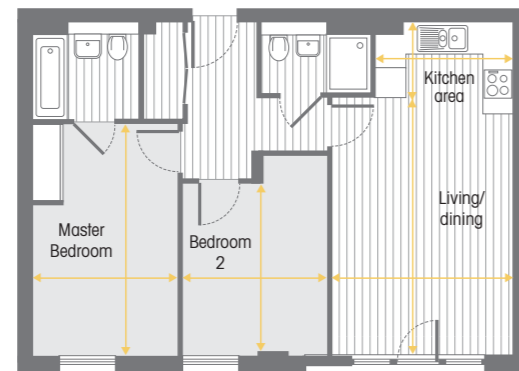


LEVEL G
SPEC A



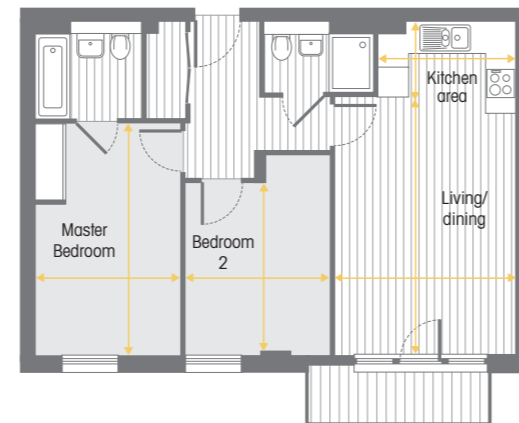
2 Bedroom Apartment

38 41	Internal area	59.8 Sq.m.	644 Sq.ft.
	Living/dining	3.6 x 4.6m	11'10" x 15'0"
	Kitchen area	2.8 x 1.5m	9'2" x 5'0"
	Master Bedroom	2.9 x 4.1m	9'6" x 13'4"
	Bedroom 2	2.9 x 3.0m	9'6" x 9'9"



2 Bedroom Apartment

04	Internal area	64.2 Sq.m.	691 Sq.ft.
	Living/dining	5.1 x 3.6m	16'8" x 11'10"
	Kitchen area	2.7 x 1.5m	8'10" x 5'0"
	Master Bedroom	2.9 x 4.6m	9'6" x 15'0"
	Bedroom 2	2.9 x 3.5m	9'6" x 11'6"



2 Bedroom Apartment

10 13 17 20 24 27 31 34	Internal area	64.2 Sq.m.	691 Sq.ft.
	Living/dining	5.1 x 3.6m	16'8" x 11'10"
	Kitchen area	2.7 x 1.5m	8'10" x 5'0"
	Master Bedroom	2.9 x 4.6m	9'6" x 15'0"
	Bedroom 2	2.9 x 3.5m	9'6" x 11'6"



Spec B shown for illustrative purposes.

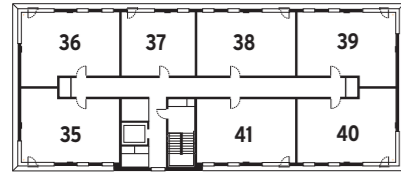
LEVEL 5



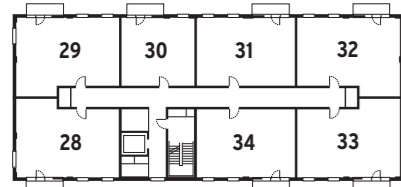
Spec A shown for illustrative purposes.

LEVELS G-4

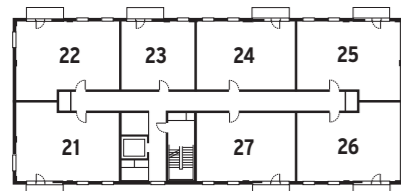
MELROSE
APARTMENTS



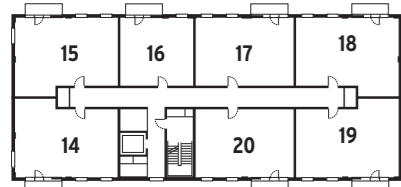
LEVEL 5
SPEC B



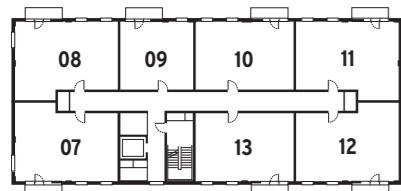
LEVEL 4
SPEC A



LEVEL 3
SPEC B



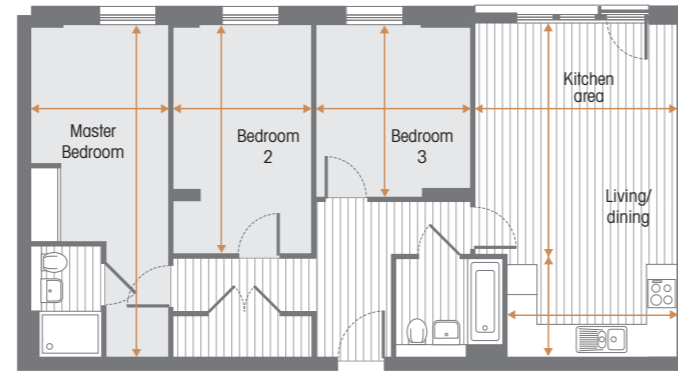
LEVEL 2
SPEC A



LEVEL 1
SPEC B



LEVEL G
SPEC A



3 Bedroom Apartment

01			
Internal area	85.9 Sq.m.	926 Sq.ft.	
Living/dining	4.0 x 4.6m	13'0" x 15'0"	
Kitchen area	3.4 x 2.0m	11'2" x 6'6"	
Master Bedroom	2.7 x 6.7m	8'10" x 22'0"	
Bedroom 2	2.7 x 4.6m	8'10" x 15'0"	
Bedroom 3	3.0 x 3.5m	9'9" x 11'5"	



Spec A shown for illustrative purposes.

LEVEL G

GENERAL

- Walls & ceilings white emulsion finish.
- White gloss door linings, skirting and architraves.
- Timber effect vinyl flooring to living/dining, kitchen area, hall and bathrooms (Spec A mid oak, Spec B dark oak).
- Entrance and internal doors in decorative oak finish.
- Polished chrome door furniture.
- Energy efficient LED downlighting to bathrooms, en-suites and kitchen areas.
- Pendant lighting to living/dining and bedrooms.
- Terrestrial and satellite TV, FM (DAB) radio and telephone sockets to living room and all bedrooms.
- Living room and bedroom socket Sky+ enabled.
- Provision for fibre optic broadband.
- Thermostatically controlled electric panel heating.
- Double glazing throughout.
- Audio/video entryphone system to each apartment.
- USB socket to living room and bedrooms.
- Mains operated smoke/heat detector.

KITCHENS

- Manhattan designer kitchen units in porcelain white with brushed nickel handles.
- 40mm post formed worktops in White Ipanema (Spec A) or Natural Messina (Spec B).
- Glass splashback in warm grey (Spec A) or charcoal (Spec B).
- Low energy underlighting to wall units.
- Stainless steel 1 1/2 bowl sink with Hansgrohe single lever mixer tap.
- Free standing Bosch washer/dryer in hall cupboard.
- Fully integrated Bosch appliances to include:
 - Fan assisted electric oven.
 - Recirculating extractor hood.
 - Four ring ceramic hob.
 - Fridge freezer.
 - Slimline dishwasher (1 bed apartments).
 - Standard dishwasher (2 bed apartments).

BATHROOM / SHOWER ROOM

- Roca (Gap Range) white bathroom suite with shower tray or bath as applicable.
- Folding curved glass bath screen with silver frame and Hansgrohe thermostatic bath/shower mixer for wall mounted hand shower.
- Chrome plated heated towel rail.
- Chrome plated Hansgrohe single lever basin tap.
- Porcelanosa wall and feature wall tiling in light grey (Spec A) and mid grey (Spec B).
- Thermostatically controlled and pressurised hot and cold water.
- Shaver socket.

BEDROOMS

- Fully fitted gravel stone (grey) carpet with underlay.
- Mirror door fitted wardrobe to all bedrooms.

COMMUNAL AREAS

- Ceramic floor tiling to entrance areas.
- Heavy duty carpet to lobbies, stairs and common corridors.
- Low energy surface and wall mounted lighting with sensor control.
- Half height mirrored lift serving all apartment levels.
- Secure cycle store.
- Secure surface and undercroft car parking (available at additional cost).
- Communal landscaped courtyard gardens.

WARRANTY

- 10 year NHBC warranty.



MELROSE

APARTMENTS

PARK CENTRAL

2A BELL BARN ROAD, BIRMINGHAM B15 2DN

For further information & sales enquiries please contact



10 Indecon Square, London E14 9EZ

020 7620 1500
galliardhomes.com

These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source tfl.gov.uk, crossrail.co.uk and google.co.uk. Interior and exterior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure are subject to copyright owned by the developer and cannot be reproduced in any way without prior written consent.