

urbansplash

Chips

New Islington Manchester



**Apartments available
to buy, to rent &
through affordable
purchase options**

Chips isn't your average building. It's a bit of a one off and is one of the most significant buildings in New Islington, Manchester's Millennium Community.

Designed by Alsop, Chips is nine storeys high, looks like three fat chips stacked on top of each other and is clad with timber panels stamped with the names of places which pay homage to

Manchester's role in history as the birthplace of the industrial revolution.

With canals on three sides, Chips provides 142 apartments on the upper floors and offers 11,700 sq ft of flexible ground floor commercial shell space, providing a fantastic opportunity to create your perfect office or an amazing waterside bar/restaurant.

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Chips

2 Lampwick Lane

New Islington

Manchester

M4 6BU

Chips isn't just a block of flats; it's a collection of homes that are ready to move into now, a landmark that's meant for living in. Every apartment has some outside space, with either use of the communal roof terrace or in some cases a private balcony and many have a waterside view.

Different apartment types and flexible living space allows you to choose an apartment that suits your living needs.

New Islington is Manchester's Millennium Community, a partnership between the Homes and Communities Agency, Urban Splash, New East Manchester and Manchester Methodist Housing Association. When finished, New Islington will provide up to 1,700 new homes, approximately 200,000 sq ft of commercial space, a new tram stop, new moorings for narrow boats, gardens, boreholes to provide drinking water and a district wide private utility network using combined heat and power.

New Islington is already home to 37 new houses, a new canal, a fantastic public park, a new £6.5 million health centre and a remodelled Old Mill Street. New Islington is a new community; a new place and we are working to make it the best place in Manchester.

Location

Chips is in New Islington, Manchester's Millennium Community which is located to the east of the city centre, in Ancoats. New Islington is a short walk from the city centre and is conveniently located next to the inner ring road, with excellent links to the surrounding motorway network. Piccadilly train station is nearby and New Islington is serviced by its own new Metrolink stop.

The area is also served by buses and is connected to the surrounding canal towpath network; the Ashton Canal towpath provides a convenient link to the city for both cyclists and pedestrians.

» [Click here to see location map](#)



Specification

Finishes, fixtures and fittings

- Painted plastered stud walls
- Painted plasterboard ceilings in kitchens and bathrooms
- Doors with stainless steel ironmongery

Windows

- Double-glazed windows

Flooring

- Timber flooring in living areas
- Carpet to bedrooms
- Tiled floors to bathrooms
- Tiled or timber kitchen floors (depending on apartment type)

Balconies (applies to some apartments but not all)

- Timber decking
- Glass balustrade
- External low level light

Kitchens

- Range of fitted base and wall-mounted units with gloss finish and concealed handles
- Worktop with brushed aluminium edge
- Back-painted glass splashback
- Built-in containers for recycling
- Stainless steel sink and drainer
- Electric oven, ceramic hob and extractor
- Fridge with freezer compartment in types A and B, fridge freezer in types C, D, E and F

Bathrooms

- Modern white ceramic sanitary ware
- Chrome finish taps and fittings
- Mirror with concealed storage cabinet
- Fully tiled walls
- Shower rail and drying hooks
- Heated towel rail

Services

- Telephone, TV and satellite points in living area and main bedroom
- Secure door entry system with video link to TV
- Intruder alarm
- Apartment heating and hot water linked to CHP system
- Dedicated space for washer/dryer

Common areas

- Lift to all levels
- Communal roof terrace
- Secure bicycle storage
- Recycling area in basement car park

General

Lease

- The apartments are to be sold on a lease of 250 years

Parking

- Secure basement car parking available at extra cost

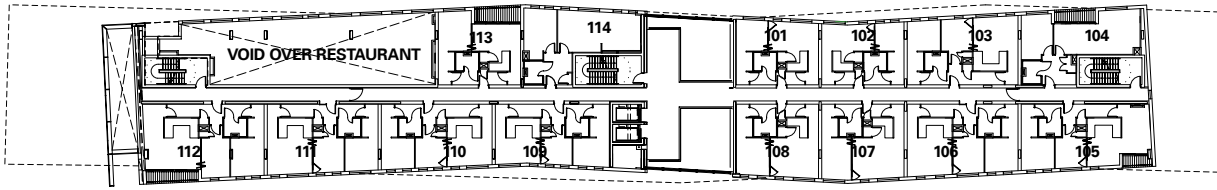
Site plan



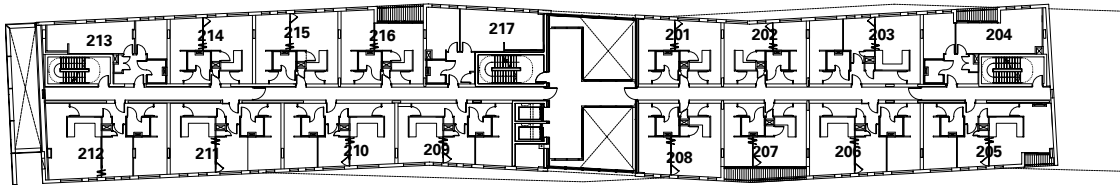
Floor plans



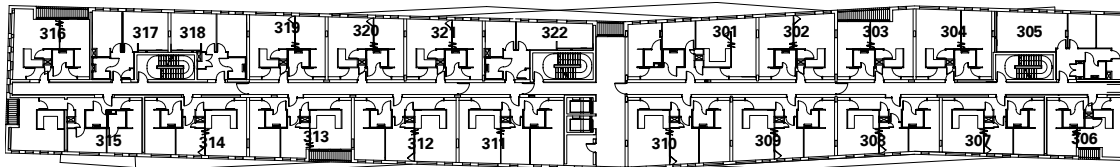
Level 01



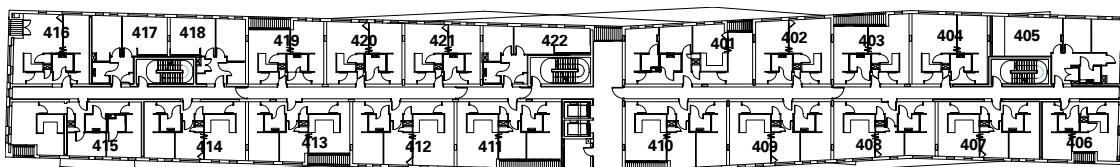
Level 02



Level 03



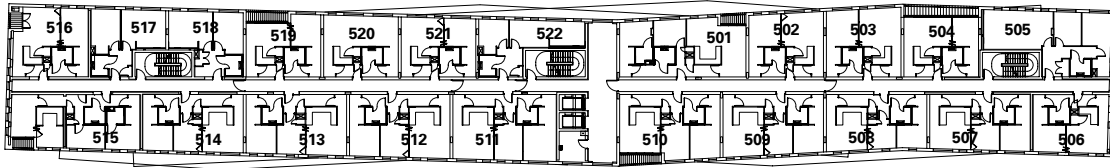
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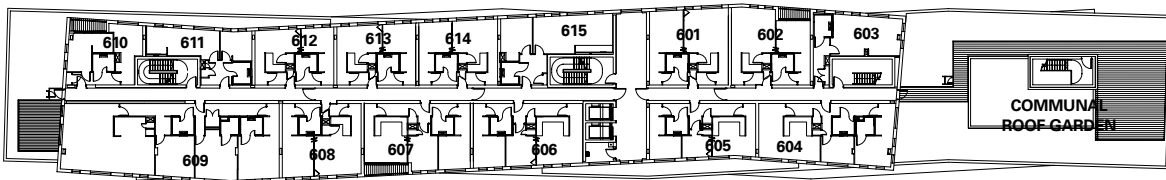
Floor plans



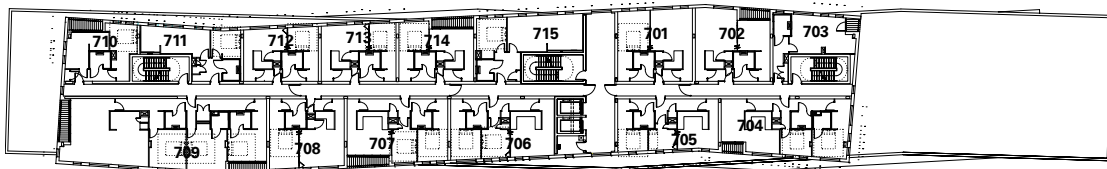
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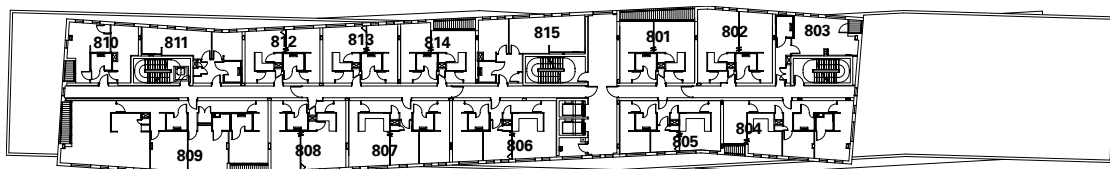
Level 06



Level 07



Level 08



DISCLAIMER: These particulars do not form any part of a contract. The information in these particulars was correct at the time of collation. Certain details are subject to change. Plans are not to scale. Images are representative of the space and may not be the actual unit. Please make sure you have the latest price list. For further details contact a member of the sales team.