

Pigeon Street, Manchester

# 1 & 2 bedroom apartments available with Rent to Buy



**DOVECOTE HOUSE**

# Welcome to Dovecote House

# DOVECOTE HOUSE



**A place designed for modern city living, where Manchester's energy meets a sense of home.**

High quality 1 and 2 bedroom apartments, that you'll be proud to call home.

At Dovecote House, we're bridging the gap between renting and home ownership, making things as easy as 1, 2, 3 - rent, live, buy.

You'll rent at a discounted market rate, giving you the chance to save for a deposit to buy your apartment in the future, on a timescale that suits you.

Positioned on Pigeon Street, just off Great Ancoats Street, you're perfectly placed to enjoy excellent connections and immediate access to Manchester city centre.

Rent to Buy is the supported route to home ownership, and your step-by-step way to buying your own apartment.

**Excited? We are.**



# Located Right Where **You** **Want To Be**

Situated in central Manchester, just off Great Ancoats Street, Dovecote House forms part of a thriving and ever evolving city neighbourhood, shaped by ongoing regeneration.



Perfectly positioned, you'll be well connected, with easy access to Manchester city centre and its extensive choice of shops, restaurants, galleries and cultural destinations.

From independent cafés and creative spaces in the Northern Quarter and Ancoats, to major retail, offices and leisure attractions across the city core, everything is within easy reach. Excellent transport connections make getting around Manchester and beyond simple and convenient.

When you want to escape the city buzz, nearby green spaces and waterways offer a welcome balance, with parks, canalside walks and open spaces close by - ideal for unwinding without leaving the city.



 **Northern Quarter**  
5 minutes

 **Manchester Piccadilly Station**  
9 minutes

 **Ancoats**  
7 minutes

# What is Rent to Buy?

The rent-to-buy scheme is made so you can 'try before you buy', supporting you while you find your way to own.

If you're not quite ready to buy a home and need a little help to save a deposit, the Rent to Buy scheme could be the perfect solution for you.

You'll rent at a discounted market rate giving you the chance to save for a deposit to buy your apartment in the future.

But there's no rush, and you don't have to make the decision next week. At Dovecote House, you won't even need to make it next year. The whole point is easing you into the process one step at a time.



**Discounted rent**



**Low upfront costs**



**Opportunity to buy**

## How much can I save with Rent to Buy?

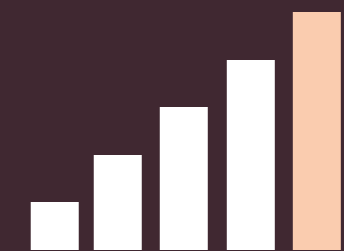
With Rent to Buy, you can rent your home at an affordable discounted rate (usually up to 20% lower than average local market rents) for up to five years while you save to buy all of your apartment or a share of it in the future.



That 20% goes straight back into your savings, meaning you're building up your deposit from day one.



Market rate  
**£1,400 a month**  
Rent to buy  
**£1,120 a month**  
Saving  
**£280 a month**



**£3,360**  
per year

Total saved after five years

**£16,800**

(Plus any interest you've made)  
This £16,800 could then be used as a deposit to purchase your home



## Who is eligible?

Certain key eligibility criteria apply to Rent to Buy, applicants must:

- Be first-time buyers, unless they are returning to the market following a personal incident such as a relationship breakdown which has meant the applicant has needed to leave their home.
- Be working, and intending to buy their own home in the future.
- Be unable to purchase right now via the open market.
- Be able to pay a rental deposit equivalent to a month's rent.
- Have a household income of less than £80,000 per year

# Floor Locator

One Bedroom Apartments

 The Lark

 The Dove

Two Bedroom Apartments

 The Swift

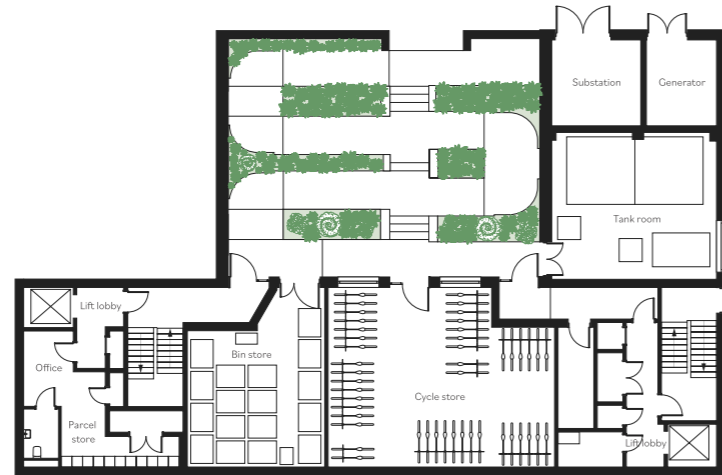
 The Starling

 The Nightingale

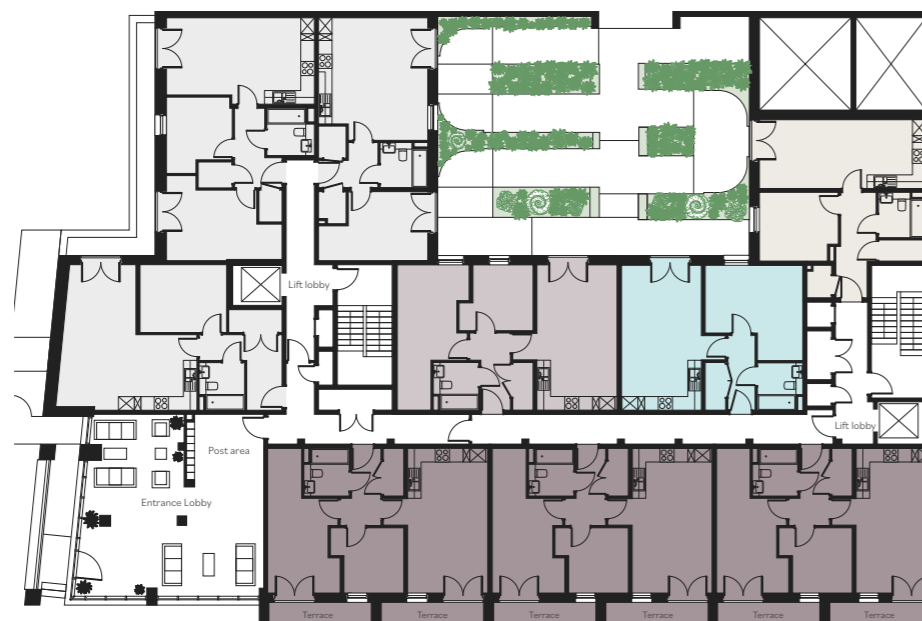
 The Robin

 The Wren

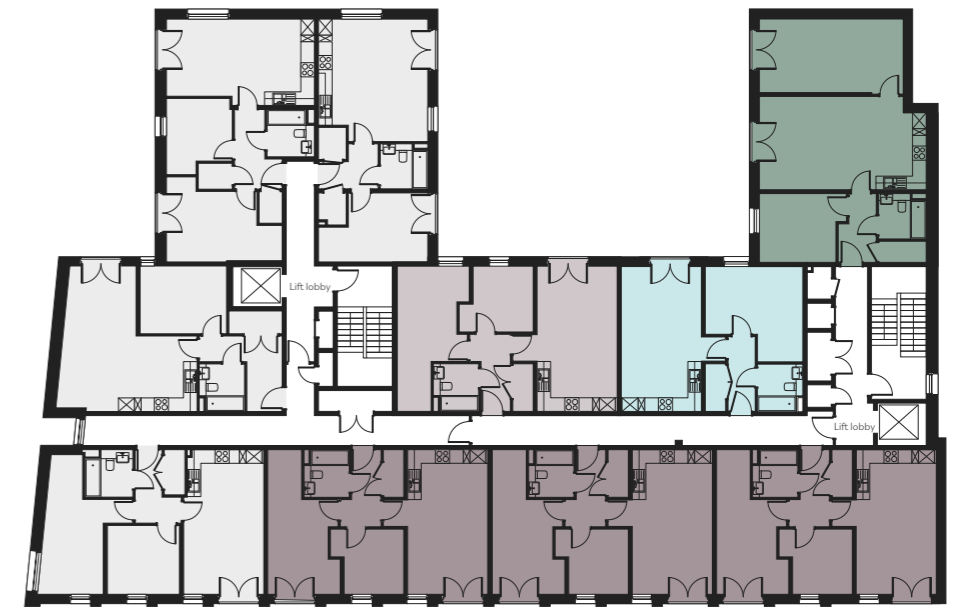
**Lower Ground Floor**



**Ground Floor**



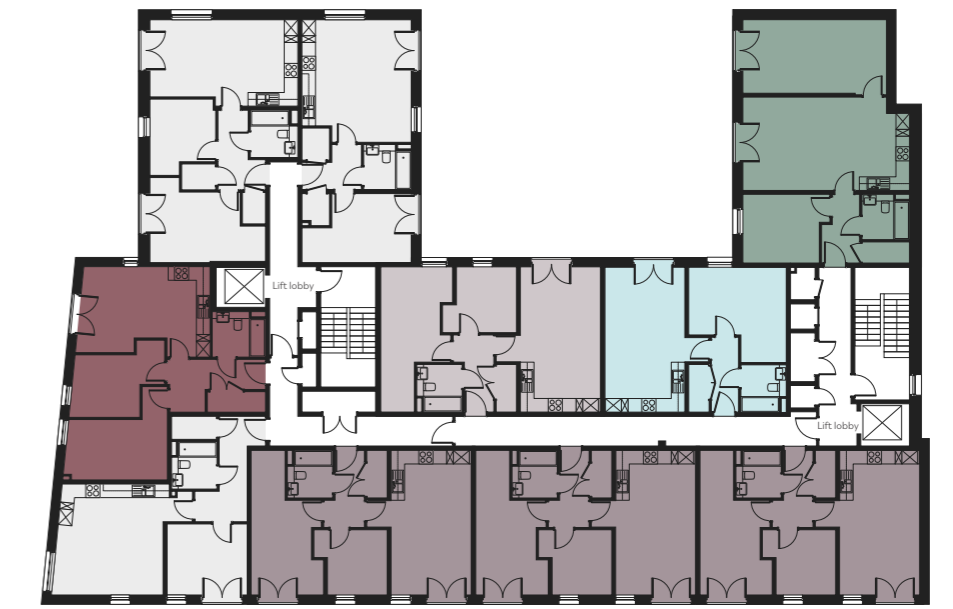
**First to Fourth Floor**

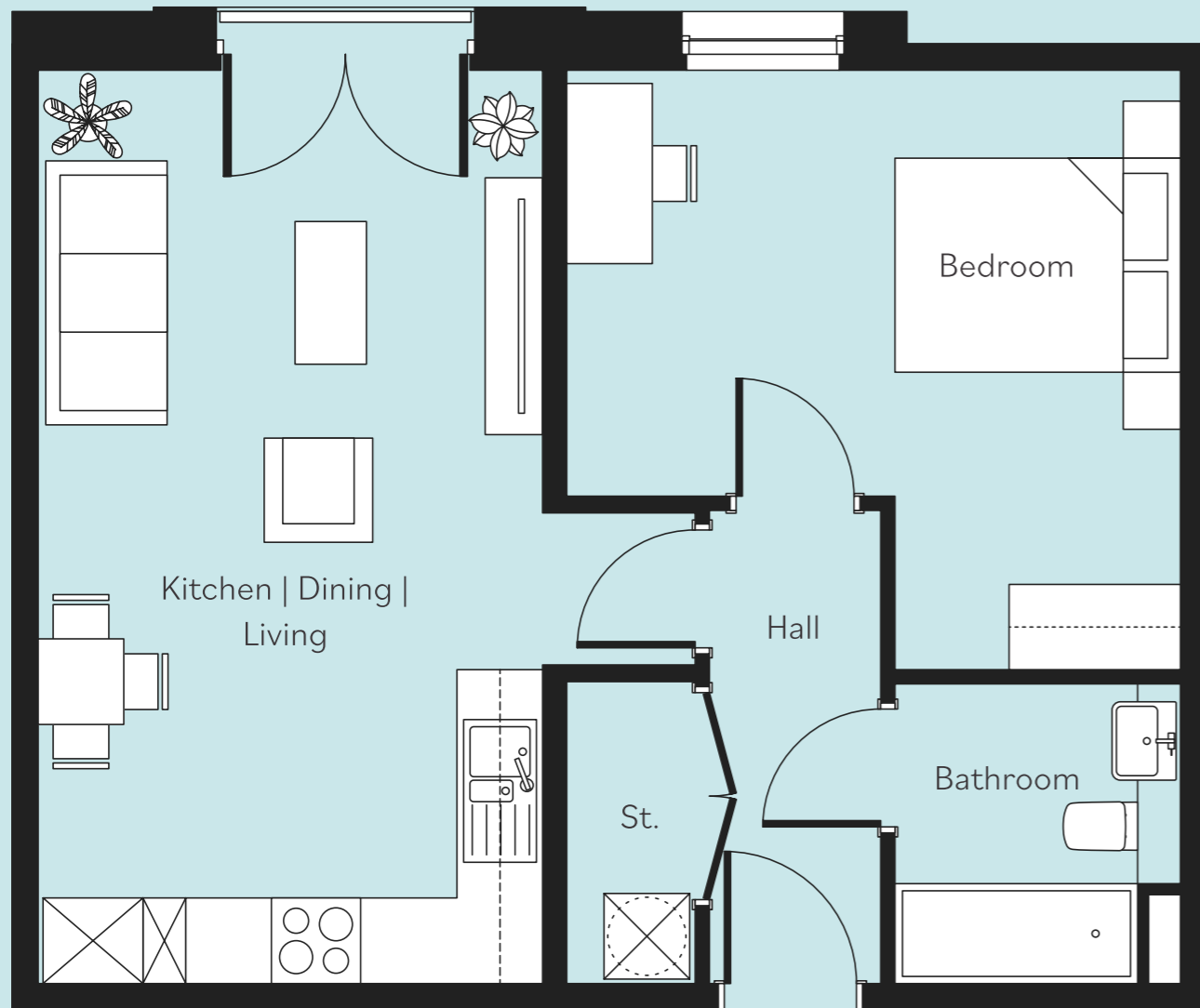


**Fifth to Seventh Floor**



**Eighth Floor**





# The Lark

## One bedroom apartment

	Size (m)	Size (ft)
Living/Kitchen/Dining	22.37m <sup>2</sup>	240.79 ft <sup>2</sup>
Hall	3.94m <sup>2</sup>	42.41 ft <sup>2</sup>
Utility	1.82m <sup>2</sup>	19.59 ft <sup>2</sup>
Bathroom	4.20m <sup>2</sup>	45.21 ft <sup>2</sup>
Bedroom	17.79m <sup>2</sup>	191.49 ft <sup>2</sup>

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The details provided are subject to change and do not constitute part of a contract. Dimensions are for guidance only and you must satisfy yourself by inspection or otherwise as to the accuracy of information given. Please ask a lettings advisor for more information.



**Ground Floor**  
Apartment  
5

**First Floor**  
Apartments  
14

**Second Floor**  
Apartments  
24

**Third Floor**  
Apartments  
34

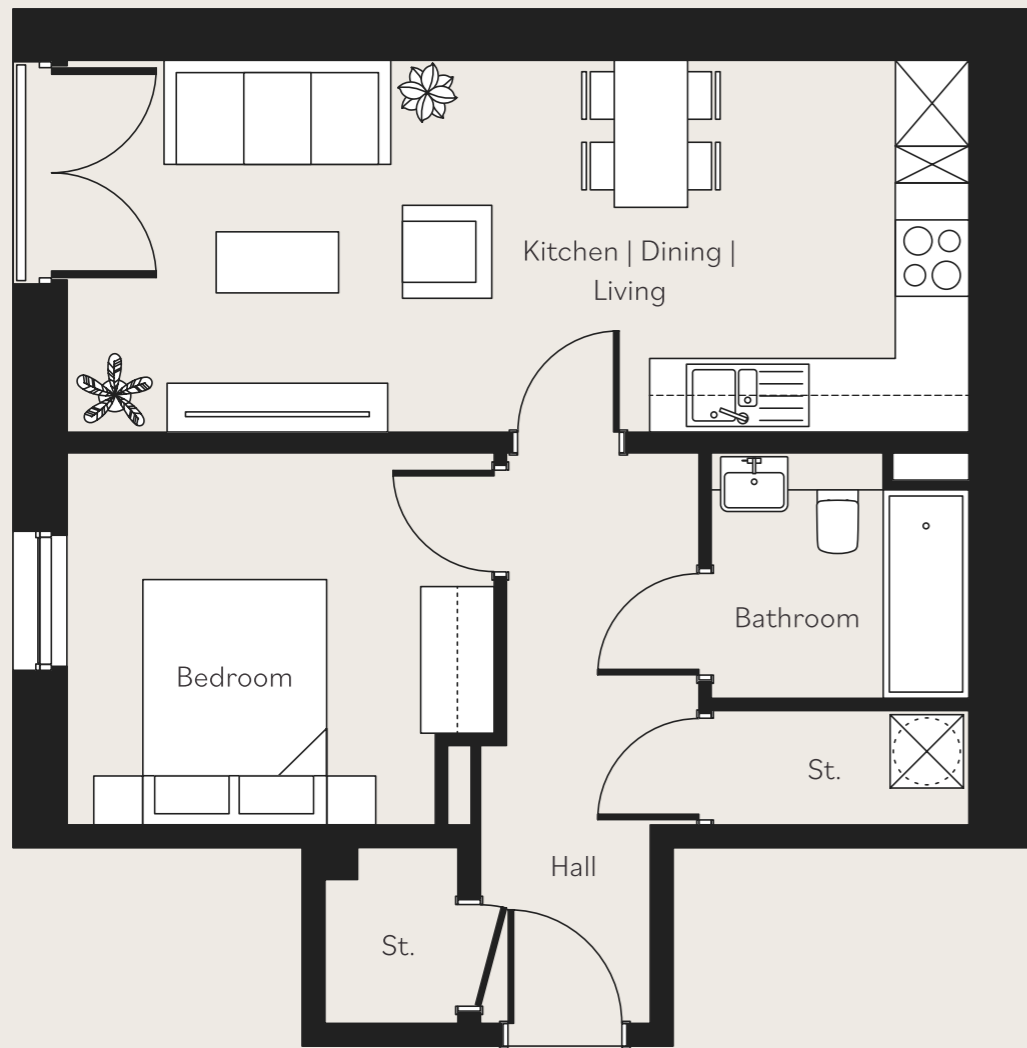
**Fourth Floor**  
Apartments  
44

**Fifth Floor**  
Apartments  
54

**Sixth Floor**  
Apartments  
64

**Seventh Floor**  
Apartments  
74

**Eighth Floor**  
Apartments  
84



# The Dove

## One bedroom apartment

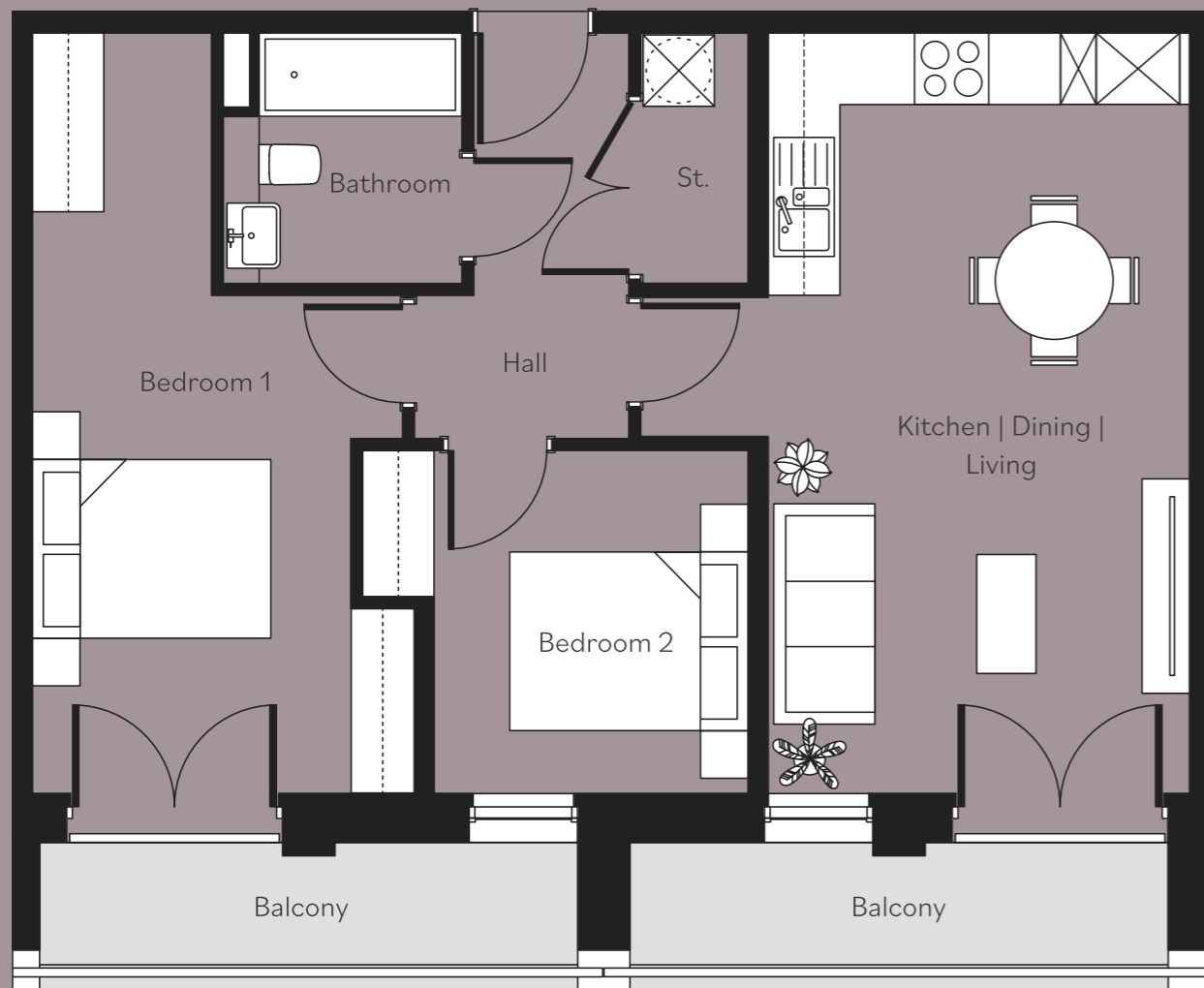
	Size (m)	Size (ft)
Living/Kitchen/Dining	23.52m <sup>2</sup>	253.17 ft <sup>2</sup>
Hall	6.02m <sup>2</sup>	64.80 ft <sup>2</sup>
Utility	2.27m <sup>2</sup>	24.43 ft <sup>2</sup>
Bathroom	5.00m <sup>2</sup>	53.82 ft <sup>2</sup>
Bedroom	10.39m <sup>2</sup>	111.84 ft <sup>2</sup>

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Ground Floor  
 Apartment  
 6





# The Swift

## Two bedroom apartment

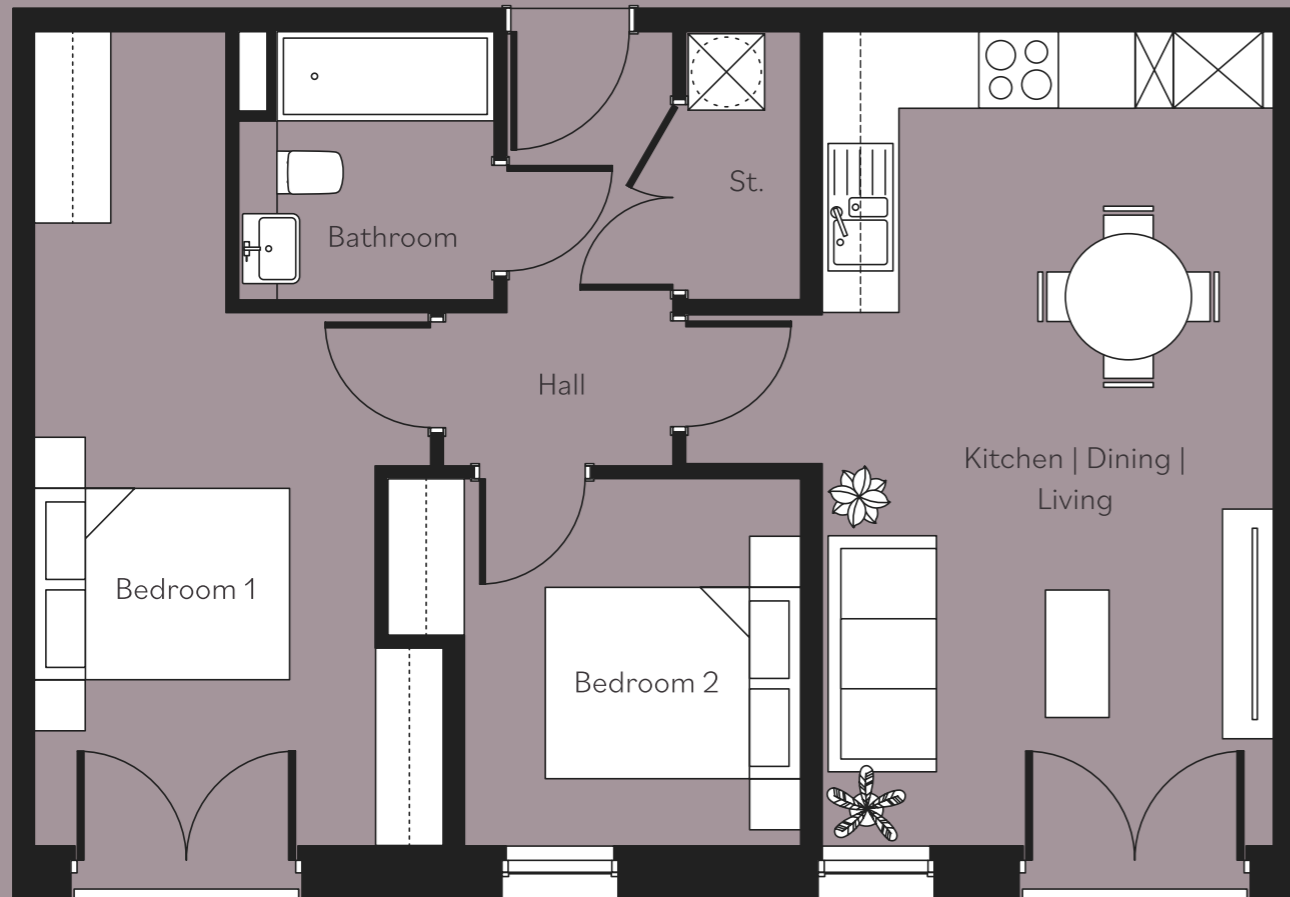
	Size (m)	Size (ft)
Living/Kitchen/Dining	22.35m <sup>2</sup>	240.57 ft <sup>2</sup>
Hall	4.27m <sup>2</sup>	45.96 ft <sup>2</sup>
Utility	2.00m <sup>2</sup>	21.53 ft <sup>2</sup>
Bathroom	4.20m <sup>2</sup>	45.21 ft <sup>2</sup>
Master Bedroom	16.46m <sup>2</sup>	177.17 ft <sup>2</sup>
Second Bedroom	7.46m <sup>2</sup>	80.30 ft <sup>2</sup>

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**Ground Floor  
Apartments  
7, 8, 9**





# The Swift without Balcony

## Two bedroom apartment

	Size (m)	Size (ft)
Living/Kitchen/Dining	22.35m <sup>2</sup>	240.57 ft <sup>2</sup>
Hall	4.27m <sup>2</sup>	45.96 ft <sup>2</sup>
Utility	2.00m <sup>2</sup>	21.53 ft <sup>2</sup>
Bathroom	4.20m <sup>2</sup>	45.21 ft <sup>2</sup>
Master Bedroom	16.46m <sup>2</sup>	177.17 ft <sup>2</sup>
Second Bedroom	7.46m <sup>2</sup>	80.30 ft <sup>2</sup>

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**First Floor**  
Apartments  
16, 17, 18

**Second Floor**  
Apartments  
26, 27, 28

**Third Floor**  
Apartments  
36, 37, 38

**Fourth Floor**  
Apartments  
46, 47, 48

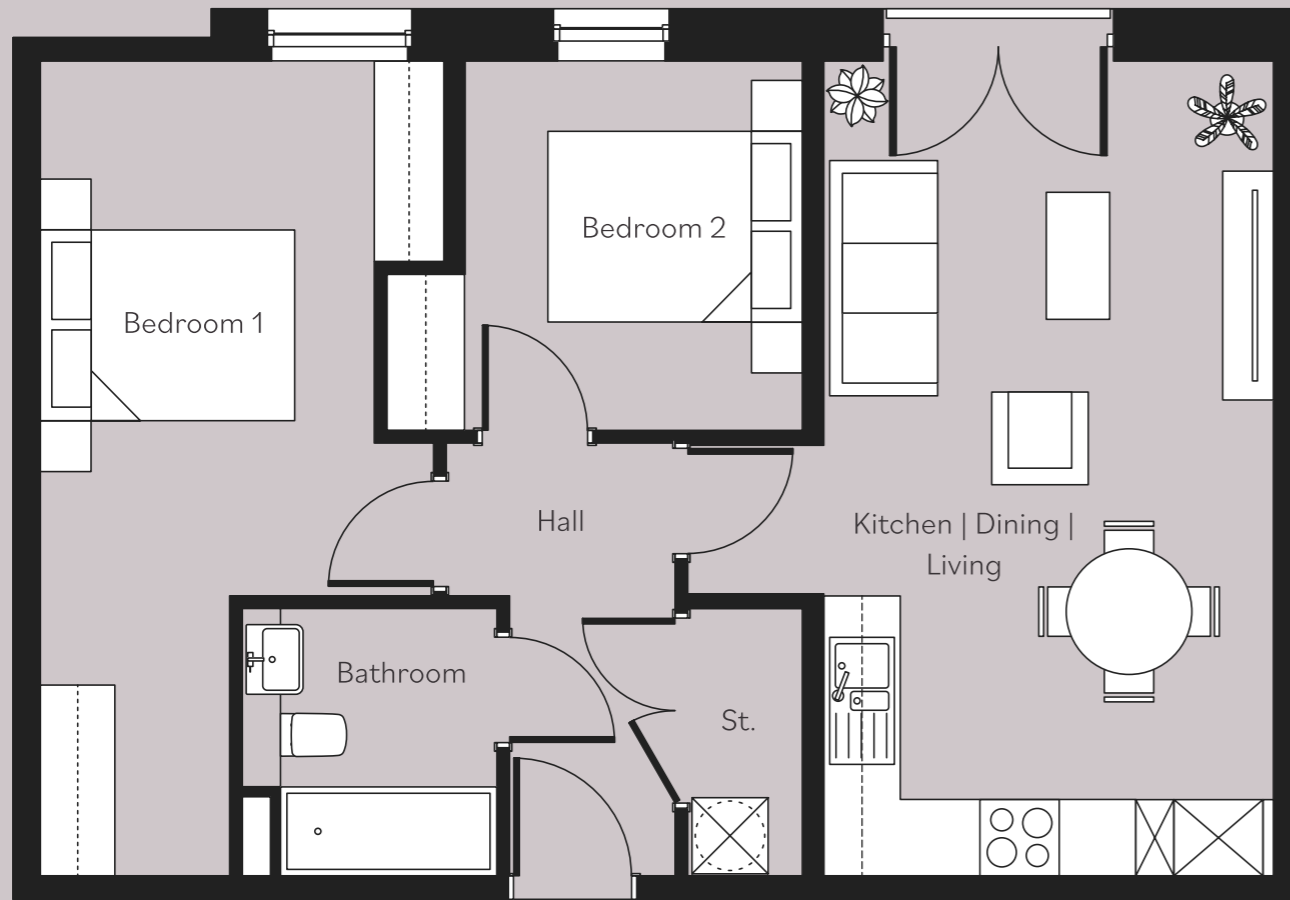
**Fifth Floor**  
Apartments  
56, 57, 58

**Sixth Floor**  
Apartments  
66, 67, 68

**Seventh Floor**  
Apartments  
76, 77, 78

**Eighth Floor**  
Apartments  
86, 87, 88





# The Starling

## Two bedroom apartment

	Size (m)	Size (ft)
Living/Kitchen/Dining	22.57m <sup>2</sup>	242.94 ft <sup>2</sup>
Hall	4.27m <sup>2</sup>	45.96 ft <sup>2</sup>
Utility	2.00m <sup>2</sup>	21.53 ft <sup>2</sup>
Bathroom	4.20m <sup>2</sup>	45.21 ft <sup>2</sup>
Master Bedroom	16.48m <sup>2</sup>	177.39 ft <sup>2</sup>
Second Bedroom	7.54m <sup>2</sup>	81.16 ft <sup>2</sup>

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**Ground Floor**  
Apartments  
4

**First Floor**  
Apartments  
13

**Second Floor**  
Apartments  
23

**Third Floor**  
Apartments  
33

**Fourth Floor**  
Apartments  
43

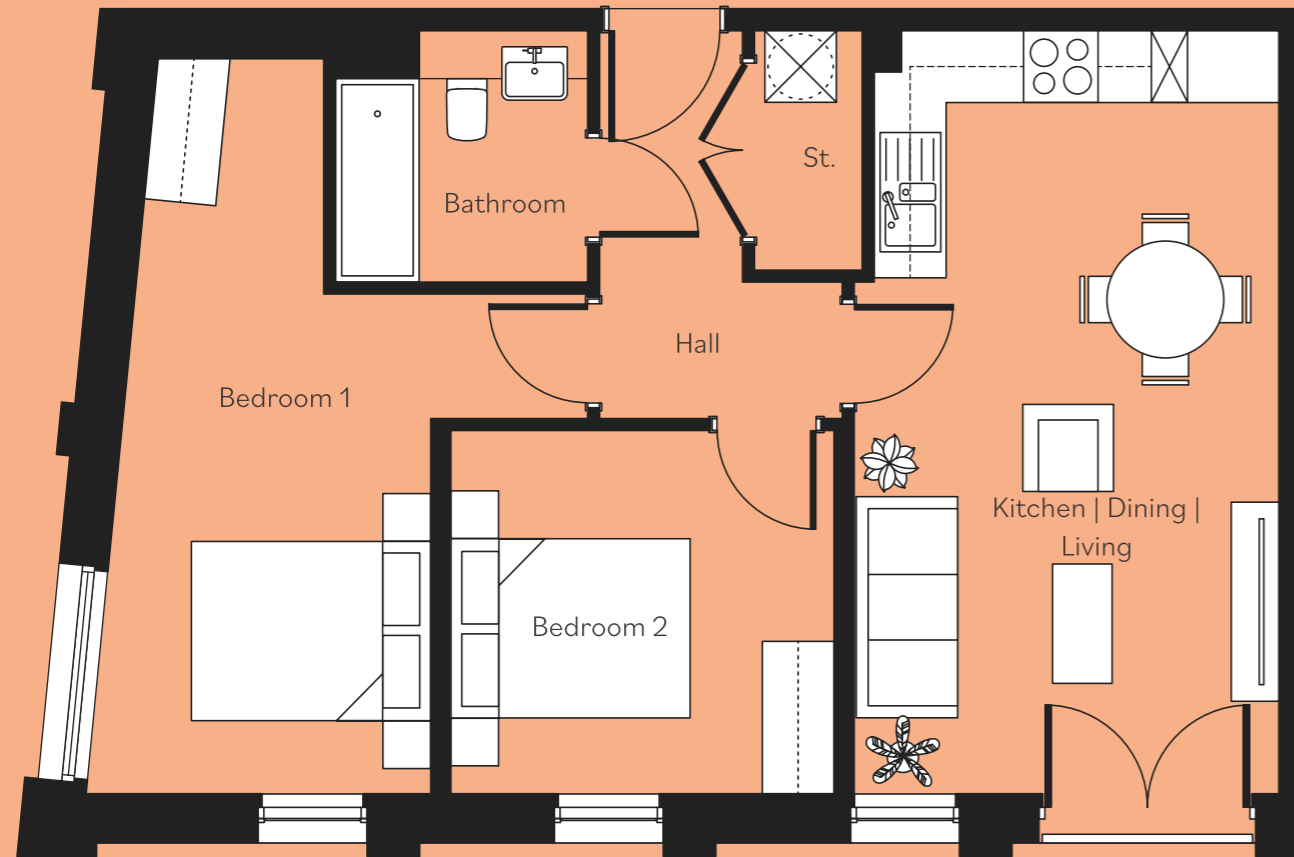
**Fifth Floor**  
Apartments  
53

**Sixth Floor**  
Apartments  
63

**Seventh Floor**  
Apartments  
73

**Eighth Floor**  
Apartments  
83



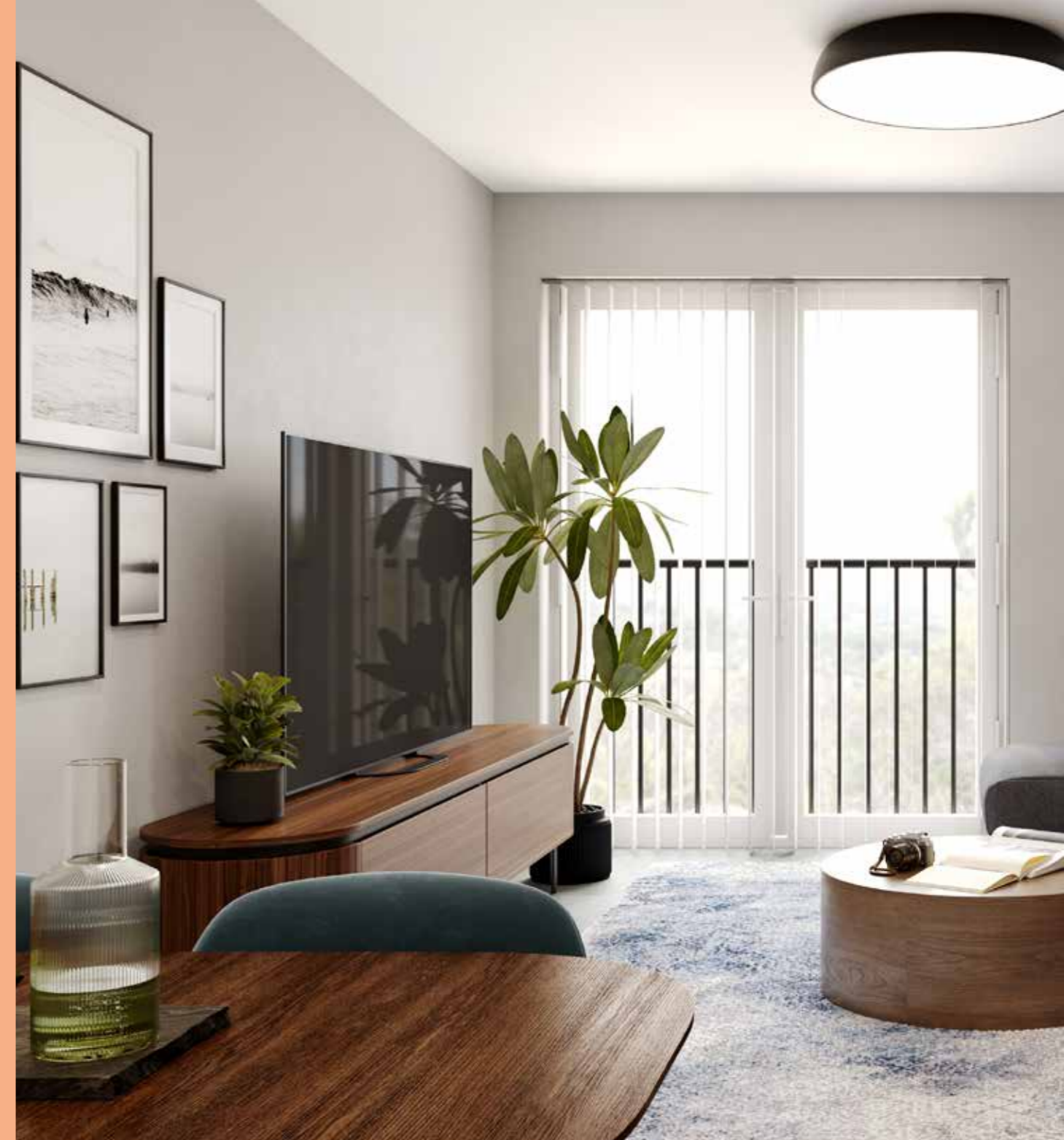


# The Nightingale

## Two bedroom apartment

	Size (m)	Size (ft)
Living/Kitchen/Dining	22.56m <sup>2</sup>	242.83 ft <sup>2</sup>
Hall	3.74m <sup>2</sup>	40.26 ft <sup>2</sup>
Utility	1.94m <sup>2</sup>	20.88 ft <sup>2</sup>
Bathroom	4.23m <sup>2</sup>	45.53 ft <sup>2</sup>
Master Bedroom	17.45m <sup>2</sup>	187.83 ft <sup>2</sup>
Second Bedroom	9.61m <sup>2</sup>	103.44 ft <sup>2</sup>

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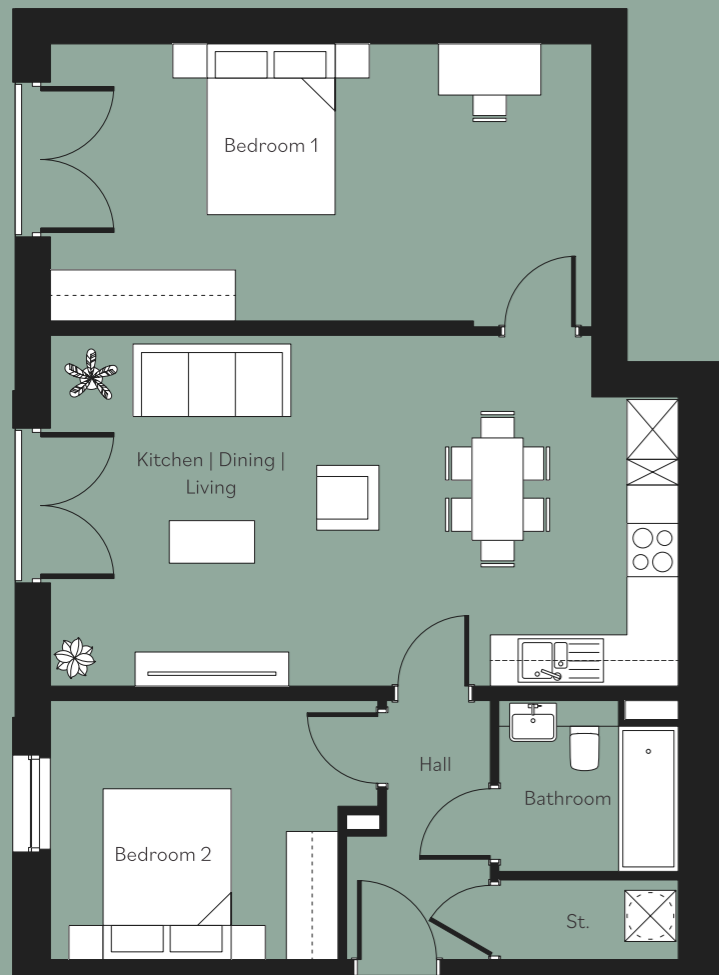


**Fifth Floor  
Apartments  
59**

**Sixth Floor  
Apartments  
69**

**Seventh Floor  
Apartments  
79**





# The Robin

## Two bedroom apartment

	Size (m)	Size (ft)
Living/Kitchen/Dining	25.80m <sup>2</sup>	277.71 ft <sup>2</sup>
Hall	4.90m <sup>2</sup>	52.74 ft <sup>2</sup>
Utility	1.90m <sup>2</sup>	20.45 ft <sup>2</sup>
Bathroom	4.20m <sup>2</sup>	45.21 ft <sup>2</sup>
Master Bedroom	20.14m <sup>2</sup>	216.78 ft <sup>2</sup>
Second Bedroom	8.33m <sup>2</sup>	89.66 ft <sup>2</sup>

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**First Floor**  
 Apartments  
 15

**Second Floor**  
 Apartments  
 25

**Third Floor**  
 Apartments  
 35

**Fourth Floor**  
 Apartments  
 45

**Fifth Floor**  
 Apartments  
 55

**Sixth Floor**  
 Apartments  
 65

**Seventh Floor**  
 Apartments  
 75

**Eighth Floor**  
 Apartments  
 85





# The Wren

## Two bedroom apartment

	Size (m)	Size (ft)
Living/Kitchen/Dining	21.98m <sup>2</sup>	236.59 ft <sup>2</sup>
Hall	5.02m <sup>2</sup>	54.03 ft <sup>2</sup>
Utility	2.52m <sup>2</sup>	27.13 ft <sup>2</sup>
Bathroom	4.58m <sup>2</sup>	49.30 ft <sup>2</sup>
Master Bedroom	11.65m <sup>2</sup>	125.40 ft <sup>2</sup>
Second Bedroom	8.40m <sup>2</sup>	90.42 ft <sup>2</sup>

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**Eighth Floor  
 Apartments  
 80**



# Specification

## Internal features

Brilliant white finish to walls

Carpets to hallway, living area & bedrooms

Brushed steel ironmongery to doors

White satin finish to woodwork

Wall mounted panel radiators

Hot water storage cylinder

White vertical blinds

LED downlights to kitchen & bathrooms

TV socket to lounge



## Bathroom

Contemporary white bathroom fittings

Porcelanosa wall tiles to bathroom

Large wall mirror

Chrome heated towel rails to bathroom

Thermostatic shower over bath with glass shower screen

Acoustix Oak Vinyl flooring

LED downlights



## Kitchen

Contemporary fitted Symphony 'Woodbury' kitchens

Electric oven extractor hood in stainless steel finish

Electric ceramic hob in black

Integrated Electrolux Fridge Freezer

Slimline laminate worktops with upstands

Glass splashback to hob area

Stainless steel bowl & half sink

Plumbing for washing machine

Chrome sockets

Under pelmet lighting

LED downlights

Acoustix Oak Vinyl flooring



## General

Secure entry system

Cycle storage

# Frequently Asked Questions



## How do I apply for a Rent to Buy apartment?

You will be asked to complete an application form. We will then require photocopies of your P60 or past three months wage slips along with information regarding any committed outgoings. Once in receipt of this information, Plumlife will carry out an affordability assessment and inform you if you're eligible. You will then be invited to view the apartments, where you will be provided with more information regarding making a reservation.

## How much is the rental deposit?

A deposit of one month's rent will be required at least 3 working days before your tenancy start date along with one month's rent in advance. The deposit will be held with Tenancy Deposit Scheme (TDS) and you will receive a deposit certificate along with the relevant Prescribed Information Form.

## Do I pay maintenance/service charge on top of my rent?

No, these charges are included in the rental amount each month.

## How do I reserve a Rent to Buy apartment?

We require a non-refundable holding deposit of £100. This holds the property initially for 30 days during which time we will carry out referencing and credit checks which are completed by a third party who will contact you requesting supporting documentation.



**Please be aware that if the credit and referencing check fails, Plumlife cannot continue with your application.**

## What will my rent be?

The rent amount will be confirmed when your application is received and apartment choice has been agreed, this will also be recorded in your tenancy agreement.

The rent is calculated at 80% of the market rent for your property, this figure includes any service charges but will not include parking charges and pet charges (if applicable). Rent and any additional charges will be payable on the 1st day of each month by Direct Debit.

Your rent will be reviewed annually increasing on the 1st April each year in line with Consumer Price Index (CPI) plus 1%, the CPI being that at September of the previous year, so no unexpected increases.

## Can I purchase the property during the initial five-year letting period?

In some circumstances, we may be able to offer Shared Ownership as an option to purchase during the initial five-year letting period but we have no obligation to sell and cannot guarantee that this will be an option. If we are unable to offer Shared Ownership as an option on your property, we may have other Shared Ownership properties elsewhere for you to consider.

## What happens at the end of the five-year initial letting period?

Under the government Rent to Buy initiative, offering the property as Rent to Buy is an option during the initial five year period which commences when the property is newly built. If the property is re-let during the initial five year period, the remaining term will reduce accordingly.

At the end of the five-year initial period, the Landlord will consider the options available which include selling the property at full market value with tenants having first right of refusal or converting the tenancy to market rent.



# About us

**Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.**

We've been helping first-time buyers with affordable home ownership for more than 25 years. Our 'People. Places. Purpose.' Strapline isn't just there for show - building and supporting great communities is at the heart of what we do.

We're part of Manchester based Great Places Housing Group, our multi-award winning teams specialise in offering first-time buyers affordable homeownership solutions, via options including Rent to Buy.

We're known for innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.

Our Plumlife Management team manage over 7,500 leasehold, shared ownership and rented properties across the North West, providing high-quality facilities management and lettings services. So you can feel safe, knowing you're in experienced hands.



We manage  
**over 7,500**

leasehold, shared ownership and rented  
properties across the North West



## **DOVECOTE HOUSE**

**For enquiries please get in touch**

**0161 447 5050**

**[rent@plumlife.co.uk](mailto:rent@plumlife.co.uk)**