chorus

Whalley Range, Manchester

Plumlife homes

A PLACE TO FLOURISH

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Please ask a sales advisor for more information.

WELCOME TO CHORUS

We're delighted to welcome you to Lavender House at Chorus, a stylish collection of one and two-bedroom apartments set within the Whalley Range Conservation Area, Manchester. Available to buy through Shared Ownership, with balconies and private terraces to selected apartments.

Chorus is a place where individual lives come together to create something stronger. Inspired by Manchester's creative spirit and its long history of standing together, Chorus celebrates community, and offers a vibrant, welcoming and inclusive place where people can put down roots and flourish.

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chorus

A PLACE WHERE EVERY VOICE MATTERS

Next to Chorus at Lavender House sits Kindred House, the UK's first purpose-built majority LGBTQ+ Extra Care housing scheme for people aged 55 and over.

Together, Chorus and Kindred House form a landmark scheme designed to create a welcoming, inclusive and connected neighbourhood.

Sitting alongside one another, they create a vibrant community where residents can feel safe, respected and able to be themselves.

The development as a whole has been carefully designed to encourage social connection, wellbeing and community participation. Residents of Chorus will have opportunities to engage with the wider neighbourhood, helping to create an interlinked and supportive community where people can build friendships, take part in shared activities and remain connected to those around them.

While Chorus is open to people from all backgrounds, it will benefit from being part of a wider environment that celebrates diversity, promotes inclusion and fosters a strong sense of belonging.

Designed around community, wellbeing and connection, the development brings together a diverse mix of residents in a welcoming and inclusive environment.

Through its emphasis on independence, belonging and inclusion, it aims to create a neighbourhood where everyone can live confidently and feel at home, offering a true **place to flourish.**

Once complete, the wider development will deliver

80

Extra Care apartments at Kindred House, alongside

40

Shared Ownership apartments at Chorus

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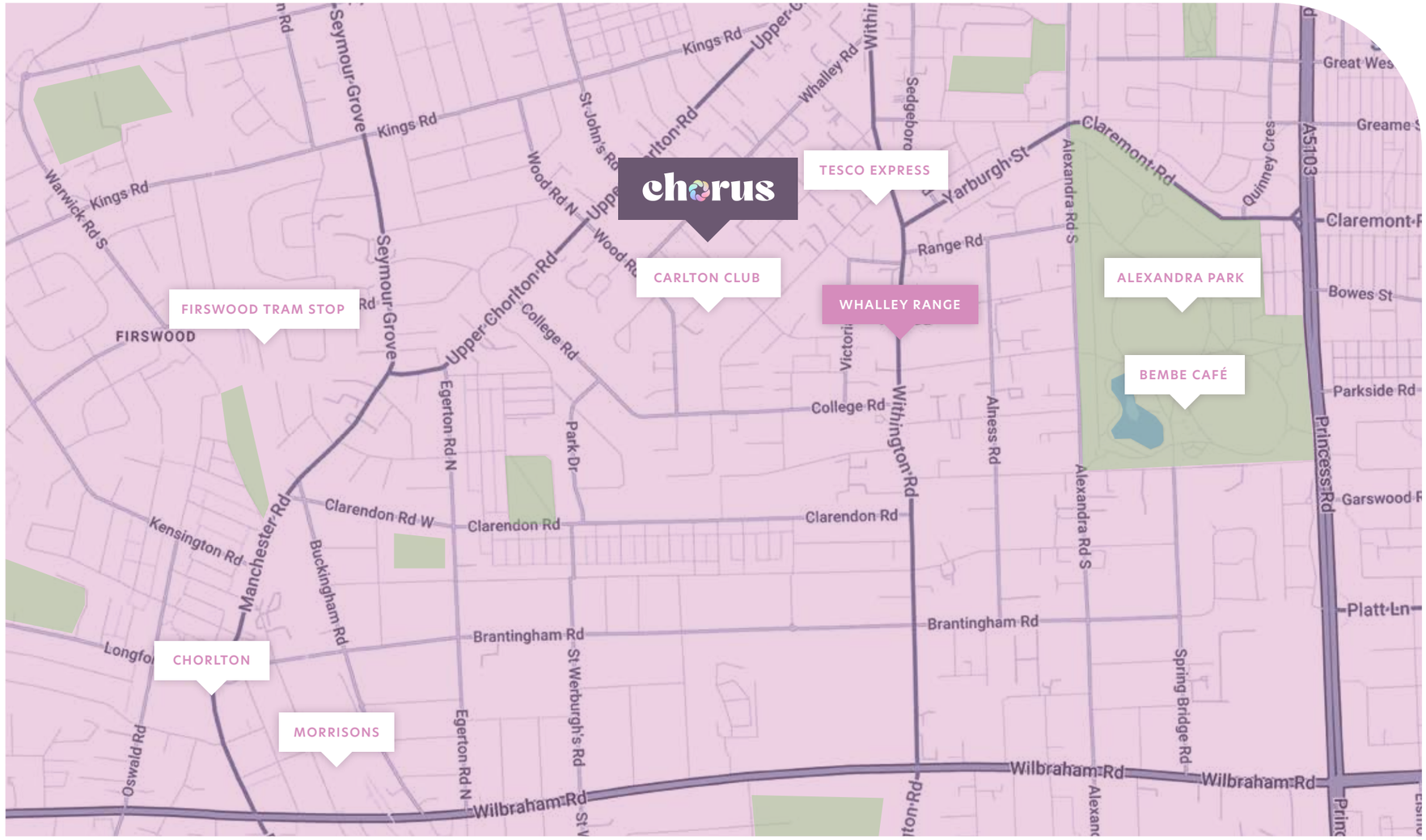
WHALLEY RANGE:

A VIBRANT, DIVERSE LEAFY SUBURB

Whalley Range is a green suburb renowned for its attractive tree-lined streets and welcoming community spirit, located roughly 2 miles from Manchester City Centre. Rich in character and cultural diversity, it offers a vibrant mix of independent cafés, parks and local amenities.

Its peaceful residential setting provides a perfect balance between city convenience and suburban tranquillity, with Alexandra Park just a short walk away, offering picturesque trails, outdoor activities and picnic spots. The area is well served by local bus routes that provide frequent services to both Manchester City Centre and local destinations, as well as excellent proximity to major road networks such as the M60, making Whalley Range an increasingly sought-after place to call home.



Bembe Café

Alexandra Park / Whalley Range

LOCAL TO CHORUS

CARLTON CLUB 3 mins walk	TESCO EXPRESS 5 mins walk	ALEXANDRA PARK 15 mins walk	SYLVAN AVENUE BUS STOP 4 mins walk
CHORLTON 15 mins walk	BEMBE CAFÉ 15 mins walk	FIRSWOOD TRAM STOP 21 mins walk	MORRISONS (CHORLTON) 7 mins drive

Journey times are approximate and may vary depending on traffic and service conditions.

NEARBY DESTINATIONS

CHORLTON 15-20 mins walk	HULME 20-25 mins walk
CHORLTON 5 mins drive	WITHINGTON 8-12 mins drive
DIDSBURY 10-15 mins drive	LEVENSHULME 20-25 mins drive
DIDSBURY 15-20 mins by tram	MANCHESTER 20-25 mins by tram

BUS STOP ROUTES

Sylvan Avenue (Upper Chorlton Road)

4 MINUTES' WALK

Buses heading towards Manchester City Centre (via Brooks's Bar) and towards Chorlton.

MANCHESTER & THE SOUTHERN SUBURBS

Manchester City Centre is a vibrant and welcoming destination where culture, creativity and community come together. From the independent cafés, street art and buzzing night-life of the Northern Quarter to the award-winning restaurants and waterside living of Ancoats, every neighbourhood offers its own distinct character, rooted in the Manchester spirit. Whether enjoying a show, exploring its rich cultural scene or meeting friends for dinner, Manchester offers something for everyone, day and night.

CHORLTON

15-MINUTE WALK

Chorlton is one of South Manchester's most vibrant and eclectic neighbourhoods, renowned for its independent cafés, bars, restaurants and thriving arts scene. Its welcoming atmosphere, community spirit and diverse population make it one of the city's most desirable places to visit.

WITHINGTON

25-MINUTE WALK

Withington offers a lively and diverse mix of independent businesses, eateries and green spaces, creating a strong sense of local character. Popular with young professionals, families and students alike, it blends affordability with a vibrant community feel.

DIDSBURY

15 MINUTES BY TRAM

Didsbury combines leafy suburban charm with a sophisticated array of boutique shops, cafés, restaurants and bars. Known for its attractive period properties and village-like feel, it remains one of Manchester's most sought-after residential destinations.

LEVENSHULME

20 MINUTES BY CAR

Levenshulme is a vibrant and fast-evolving neighbourhood celebrated for its creativity and multicultural heritage. Its popular independent food scene, artisan markets and local events have made it increasingly popular with young professionals and families.

THE APARTMENTS

Elegant, spacious and filled with natural light, these distinctive apartments have been carefully crafted to offer modern comfort and exceptional everyday living.

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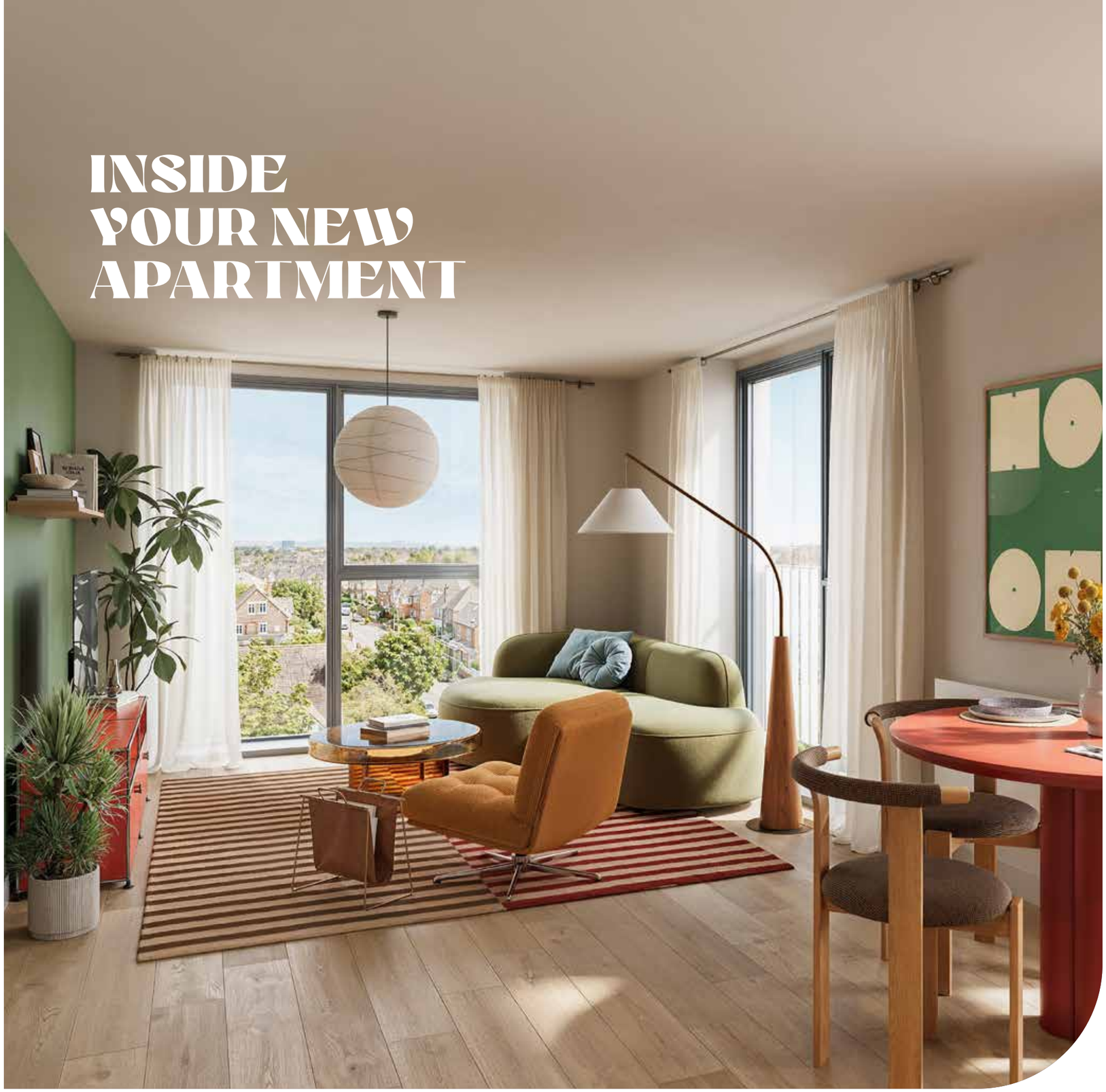
INSIDE YOUR NEW APARTMENT



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SPECIFICATION

INTERNAL FEATURES

- White finish to walls
- TV sockets to bedrooms and lounge
- Vinyl flooring throughout with carpets to bedrooms

KITCHEN

- Contemporary fitted Symphony kitchen
- Electric oven, hob and extractor hood in stainless steel finish
- Glass splash-back to hob area
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine
- Chrome sockets with USB and chrome switches
- Under pelmet lighting
- LED down-lights

BATHROOM

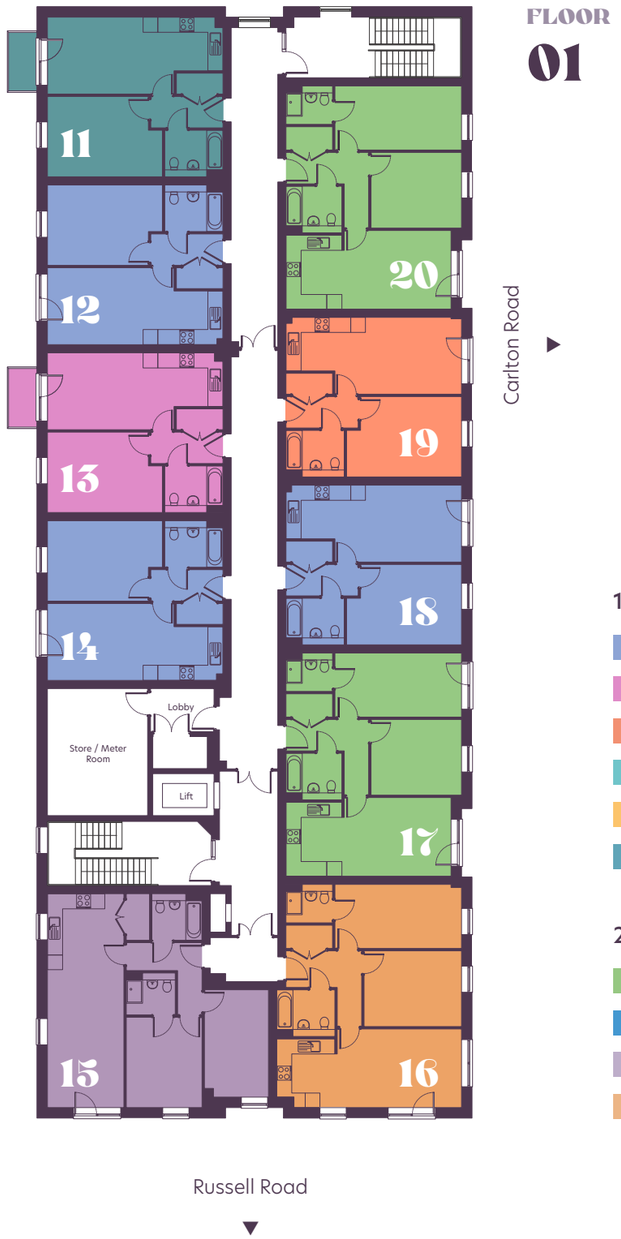
- Contemporary white bathroom fittings
- Porcelanosa range wall tiles to bathroom and en-suite
- Thermostatic shower over bath with a glass shower screen
- Heated towel rail
- Large wall mirror
- LED down-lights

GENERAL

- Balconies/terraces to selected plots
- EV charging points
- Secure door entry system
- Cycle store

FIND YOUR NEW APARTMENT

Use the floorplates to identify the apartment position, view, and layout that feels right for you.



1 Bedroom Apartments

- The Melody
- The Melody with terrace or balcony
- The Fusion
- The Fusion with terrace
- The Tutti
- The Harmony with balcony

2 Bedroom Apartments

- The Aria
- The Alto
- The Nova
- The Anthem

Dimensions and furniture layouts are for guidance only and prospective buyers must satisfy themselves by inspection or otherwise, to ensure accuracy when ordering carpets and/or furniture. Please speak to a sales advisor for more information.

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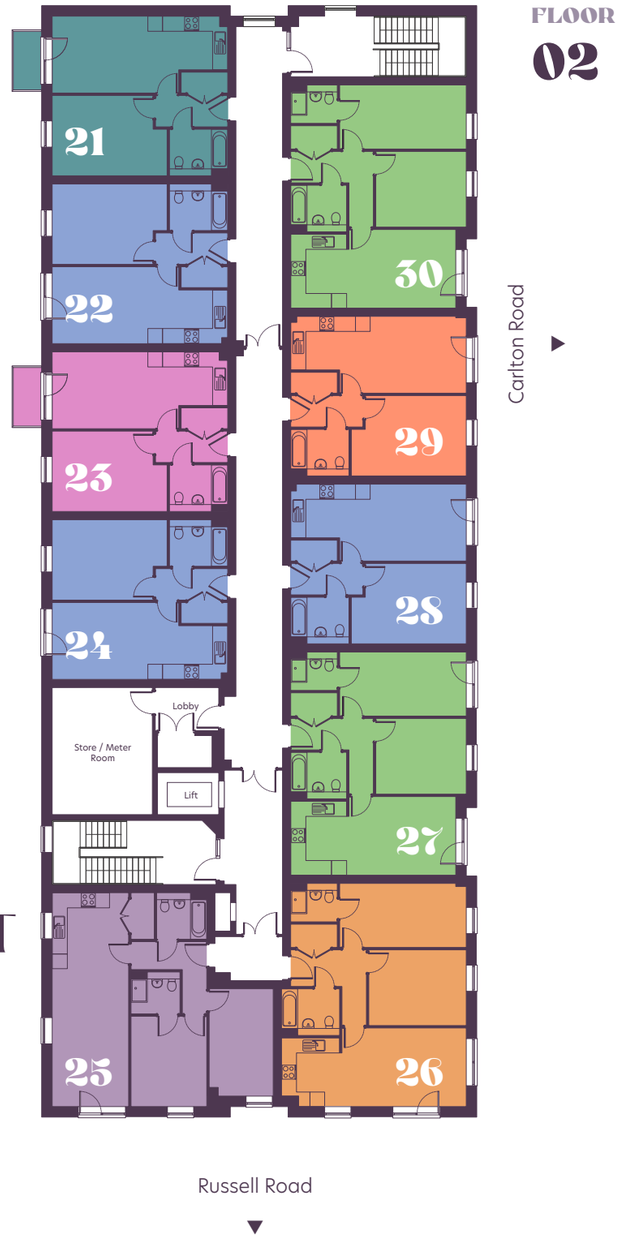
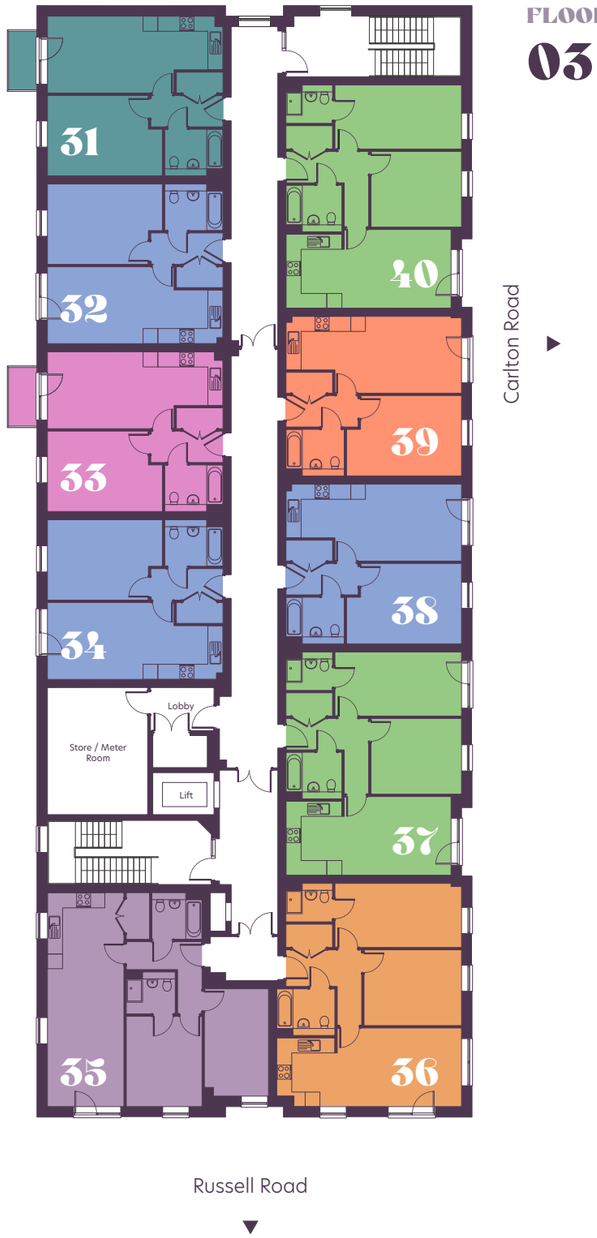
FLOOR
02



FLOOR
03



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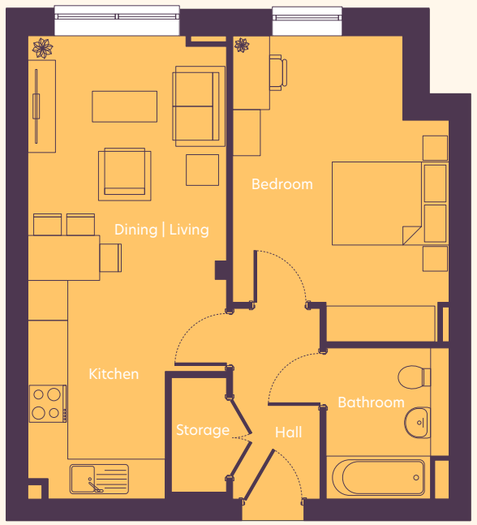
THE TUTTI

1 Bedroom Apartment
52.0 m² | 559 sq ft



AVAILABLE

Floor 00
Apartment 7

	SQ M	SQ FT
Dining | Living	4.1 x 3.2	13′ 4″ × 10′ 4″
Kitchen	3.6 × 2.2	11′ 8″ × 7′ 2″
Hall	3.1 × 1.4	10′ 1″ × 4′ 5″
Utility / Store	1.8 × 0.9	5′ 9″ × 2′ 9″
Bathroom	2.5 × 2.0	8′ 2″ × 6′ 5″
Bedroom	5.1 × 2.7	16′ 7″ × 8′ 8″

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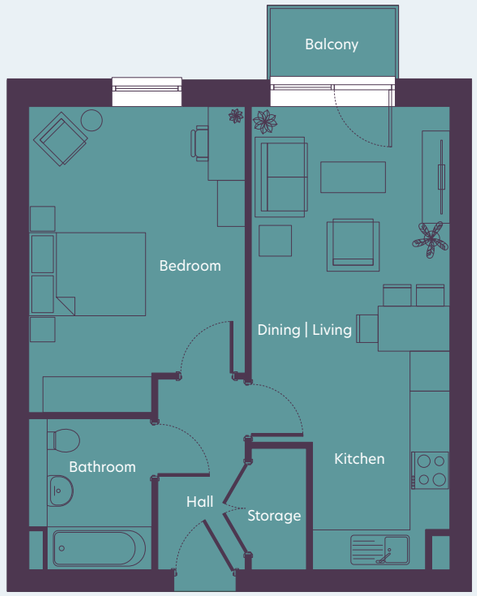
THE HARMONY WITH BALCONY

1 Bedroom Apartment
53.5 m² | 575 sq ft



AVAILABLE

Floor 01
Apartment 11

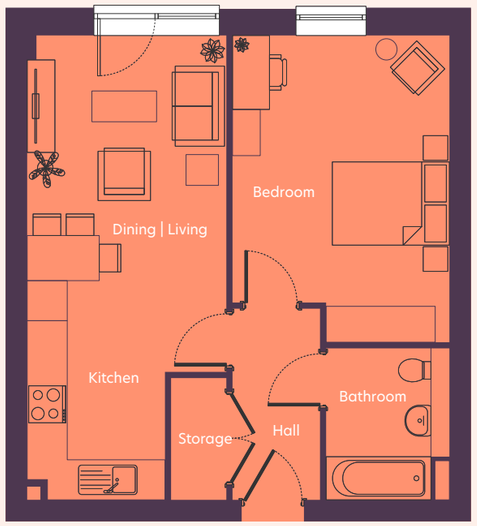
Floor 02
Apartment 21

Floor 03
Apartment 31

	SQ M	SQ FT
Dining | Living	5.6 × 3.3	18′ 3″ × 10′ 8″
Kitchen	3.5 × 3.3	11′ 4″ × 10′ 8″
Hall	2.9 × 1.4	9′ 4″ × 4′ 5″
Utility / Store	1.9 × 0.9	6′ 2″ × 2′ 9″
Bathroom	2.4 × 2.0	7′ 8″ × 6′ 5″
Bedroom	5.1 × 3.5	16′ 7″ × 11′ 4″

THE FUSION

1 Bedroom Apartment
53.5 m² | 575 sq ft



AVAILABLE

Floor 01
Apartment 9

Floor 02
Apartment 19

Floor 03
Apartment 29

	SQ M	SQ FT
Dining | Living	5.6 × 3.3	18′ 3″ × 10′ 8″
Kitchen	3.5 × 3.3	11′ 4″ × 10′ 8″
Hall	2.9 × 1.4	9′ 4″ × 4′ 5″
Utility / Store	1.9 × 0.9	6′ 2″ × 2′ 9″
Bathroom	2.4 × 2.0	7′ 8″ × 6′ 5″
Bedroom	5.1 × 3.5	16′ 7″ × 11′ 4″

PLEASE NOTE:

All Fusion apartments have identical room dimensions.

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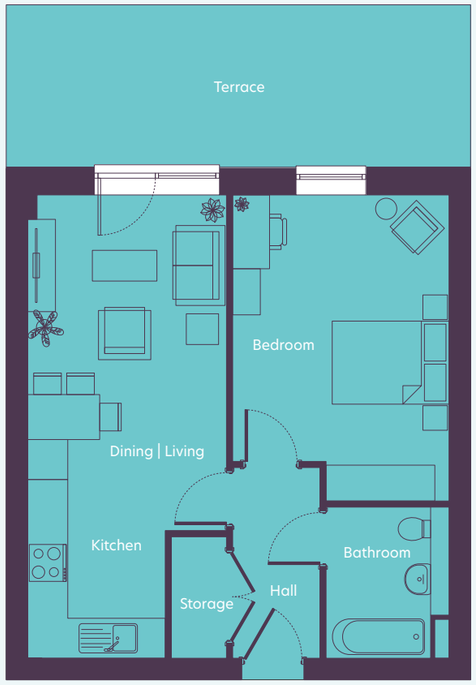
THE FUSION WITH TERRACE

1 Bedroom Apartment
53.5 m² | 575 sq ft

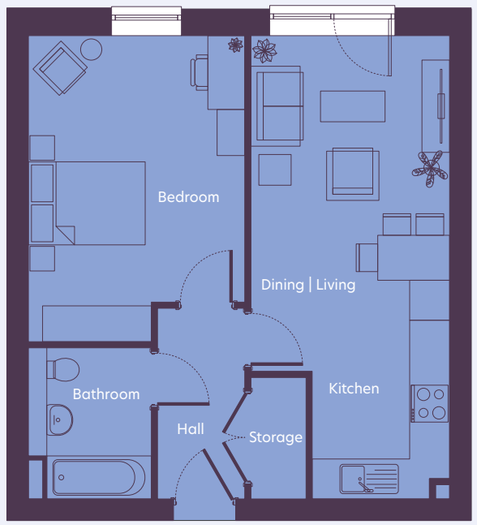


AVAILABLE

Floor 00
Apartment 4

THE MELODY

1 Bedroom Apartment
53.5 m² | 575 sq ft



AVAILABLE

Floor 00
Apartment 8

Floor 01
Apartments 12, 14, 18

Floor 02
Apartments 22, 24, 28

Floor 03
Apartments 32, 34, 38

	SQ M	SQ FT
Dining | Living	5.6 x 3.3	18'3" x 10'8"
Kitchen	3.5 × 3.3	11' 4" × 10' 8"
Hall	2.9 x 1.4	9'4" x 4'5"
Utility / Store	1.9 x 0.9	6' 2" × 2' 9"
Bathroom	2.4 × 2.0	7' 8" × 6' 5"
Bedroom	5.1 x 3.5	16'7" x 11'4"

PLEASE NOTE:

All Melody apartments have identical room dimensions.

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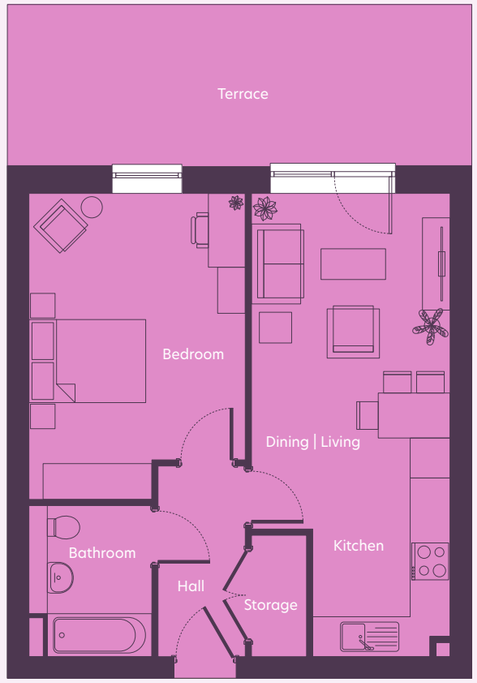
THE MELODY WITH TERRACE

1 Bedroom Apartment
53.5 m² | 575 sq ft

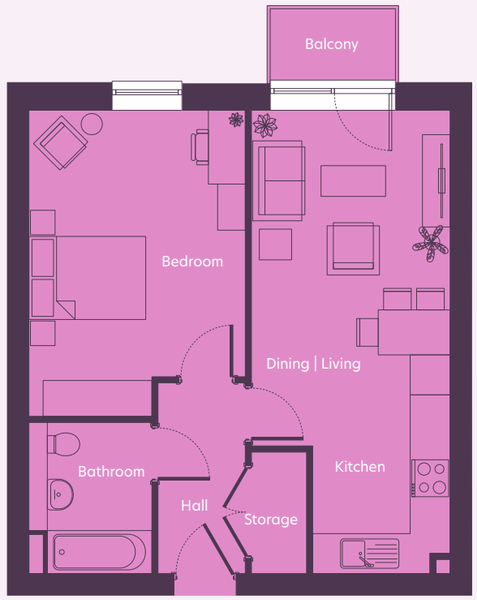


AVAILABLE

Floor 00
Apartments 1, 2, 3

THE MELODY WITH BALCONY

1 Bedroom Apartment
53.5 m² | 575 sq ft



AVAILABLE

Floor 01
Apartment 13

Floor 02
Apartment 23

Floor 03
Apartment 33

THE ARIA

2 Bedroom Apartment
73.5 m² | 791 sq ft

AVAILABLE

Floor 00
Apartment 10

Floor 01
Apartments 17, 20

Floor 02
Apartments 27, 30

Floor 03
Apartments 37, 40

	SQ M	SQ FT
Dining | Living	4.6 x 3.3	15' 0" × 10' 8"
Kitchen	2.3 x 3.3	7' 5" × 10' 8"
Hall	3.5 x 1.6	11' 4" × 5' 2"
Utility / Store	2.1 × 1.0	6' 8" × 3' 2"
Bathroom	2.3 × 2.0	7' 5" × 6' 5"
En-suite	2.1 x 1.6	6' 8" × 5' 2"
Bedroom 1	5.5 x 2.7	18' 0" × 8' 8"
Bedroom 2	4.0 x 3.4	13' 1" × 11' 1"

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THE ALTO

2 Bedroom Apartment
74.0 m² | 796 sq ft

AVAILABLE

Floor 00
Apartment 6

	SQ M	SQ FT
Dining | Living	5.2 x 3.3	17' 0" × 10' 8"
Kitchen	2.5 x 3.0	8' 2" × 9' 8"
Hall	3.2 x 1.5	10' 4" × 4' 9"
Utility / Store	2.1 × 1.0	6' 8" × 3' 2"
Bathroom	2.4 × 2.0	7' 8" × 6' 5"
En-suite	2.1 x 1.6	6' 8" × 5' 2"
Bedroom 1	4.1 x 3.2	13' 1" × 10' 4"
Bedroom 2	5.5 x 2.7	18' 0" × 8' 8"

THE ANTHEM

2 Bedroom Apartment
74.0 m² | 796 sq ft

AVAILABLE

Floor 01
Apartment 16

Floor 02
Apartment 26

Floor 03
Apartment 36

	SQ M	SQ FT
Dining | Living	5.2 x 3.3	17' 0" × 10' 8"
Kitchen	2.5 x 3.0	8' 2" × 9' 8"
Hall	3.2 x 1.5	10' 4" × 4' 9"
Utility / Store	2.1 × 1.0	6' 8" × 3' 2"
Bathroom	2.4 × 2.0	7' 8" × 6' 5"
En-suite	2.1 x 1.6	6' 8" × 5' 2"
Bedroom 1	4.1 x 3.2	13' 1" × 10' 4"
Bedroom 2	5.5 x 2.7	18' 0" × 8' 8"

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THE NOVA

2 Bedroom Apartment
76.5 m² | 823 sq ft

AVAILABLE

Floor 00
Apartment 5

Floor 01
Apartment 15

Floor 02
Apartment 25

Floor 03
Apartment 35

	SQ M	SQ FT
Dining | Living	3.4 × 6.2	11' 1" × 20' 3"
Kitchen	3.4 × 3.3	11' 1" × 10' 8"
Hall	1.5 × 3.2	4' 9" × 10' 4"
Utility / Store	2.0 × 1.0	6' 5" × 3' 2"
Bathroom	2.1 × 2.0	6' 8" × 6' 5"
En-suite	1.6 × 2.1	5' 2" × 6' 8"
Bedroom 1	4.0 × 3.2	13' 1" × 10' 4"
Bedroom 2	4.6 × 2.7	15' 0" × 8' 8"

SHARED OWNERSHIP
AND THE BUYING PROCESS

Stepping into a new home that belongs to you is one of the best feelings in the world and with Shared Ownership, you might be able to have that feeling sooner than you think.

Shared Ownership is a way to buy a share in a home now with the option to buy more of it in the future. You pay a rent on the share of the home that you don't own.

Shared Ownership is a popular scheme for people who may struggle to buy a home on the open market. This is a common position to be in and our Shared Ownership customers are of varying ages and from all walks of life.

Initially, you can purchase the share of a home that you can afford, usually between 25-75% and then you'll pay rent on the other share. On some newer Shared Ownership homes, lower shares may be available, subject to eligibility checks and further approval.

You'll need a minimum level of income and savings, the amount will be determined by the value of the home you want to buy, your personal circumstances, and your lender's requirements, but depending on which lender you use, the deposit can be as little as 5% of the share value.

FIRST TIME BUYER, ADAM

"Plumlife helped me get on the property ladder early with a smaller deposit, helping me move into a modern apartment that meets my needs."

ELIGIBILITY

Certain key eligibility criteria apply to Shared Ownership, these include

- Not being able to buy a suitable home for your needs on the open market
- Not owning any other property
- Having a household income of less than £80,000 per year

EXAMPLE BORROWING*

Scan the QR code to work out the typical monthly costs of buying a Shared Ownership home at Chorus, using our handy affordability calculator. Simply input the value of the property you're interested in, select a share percentage, complete the remaining details, and the calculator will provide you with an example of what you can expect to pay on a monthly basis.

Full Market Value	£200,000
Share Percentage	50%
Deposit Amount	5% (£5,000)
Mortgage Term	30 years
Interest Rate	5%
Share Value	£100,000
Mortgage Amount	£95,000
Monthly Mortgage Costs	£510
Monthly Rental Costs	£229.17
Total Monthly Cost	£739.17

When you reserve your home, you'll also need to appoint a solicitor who will guide you through the legal process including exchange of contracts, through to completion. For further information, please refer to our Guide to Shared Ownership document.

*Other fees not shown in calculations. This a guide only, not actual mortgage advice

IN SAFE HANDS

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

Plumlife homes

We've been helping first-time buyers with affordable home ownership for more than 25 years.

We're part of Manchester based Great Places Housing Group, specialising in making home ownership easier for a range of people throughout the North West and beyond.

As a Profit for Purpose organisation, the 'People. Places. Purpose' strapline isn't just there for show - building and supporting great communities is at the heart of what Plumlife does.

We offer highly desirable new build homes for sale via the government-backed Shared Ownership scheme.

From chic urban apartments, to family-friendly homes in the country – we're known for innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.

WE'VE HELPED 25,000+ PEOPLE GET ON THE PROPERTY LADDER

RESERVE YOUR HOME AT CHORUS

For enquiries please get in touch

0161 447 5050

sales@plumlife.co.uk

Disclaimer: The details in this brochure are subject to change and do not constitute part of a contract. Prospective customers must satisfy themselves by inspection or otherwise as to the accuracy of information given in the brochure. Images are provided for illustration purposes only and may differ to the homes available; please ask a member of the sales team for more information.

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Whalley Range, Manchester

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