

# THE FERNLEY

## SQUARE GARDENS

The Residences at The Fernley  
- *a luxury collection of penthouses*





Rising above Manchester's most exciting new neighbourhood, The Residences at The Fernley offer an exclusive collection of two-bedroom penthouses designed for those who demand the very best in city living.

Located in the thriving First Street district of Manchester city centre - these residences place you at the heart of the action while providing a serene, elevated escape.

Each penthouse is a masterclass in contemporary design, featuring expansive living spaces with floor-to-ceiling windows with sweeping views of the skyline. Perfect for entertaining or simply unwinding, these homes blend modern luxury with the vibrant lifestyle of central Manchester.

[WATCH VIDEO](#)



# Lifestyle WITHOUT *Limits*

Step outside your door into a dynamic urban environment, where artisan coffee shops, independent restaurants, live music venues, and creative workspaces are all part of your daily surroundings.





# Residents enjoy *exclusive access* to The Fernley amenities, featuring:

- + State-of-the-art gym and wellness studio
- + Outdoor terrace and landscaped gardens for residents
- + Private dining area
- + Co-working lounges and meeting spaces
- + 24-hour concierge service





# Unrivalled connectivity

The Fernley at Square Gardens is perfectly positioned for both work and play.

Whether you're commuting across the city, exploring the UK, or flying internationally, you'll always be well-connected.

## The New Heart of Manchester

First Street is fast becoming one of Manchester's most desirable postcodes, home to cultural icons like HOME arts centre, global businesses, and a buzzing food and drink scene. The Fernley at Square Gardens is your opportunity to live at the centre of this new city hub – where energy, creativity, and convenience meet.



0.2 miles to  
Oxford Road Station



0.8 miles to Manchester  
Piccadilly Station



1.5 miles to AO Arena



10-minute drive to the M62  
motorway, linking Manchester  
to Leeds and Liverpool



18-minute drive to  
Manchester Airport



# Experience ELEVATED *Living*

## INCLUDED IN YOUR RENT

**Your monthly rent at The Fernley covers far more than your beautiful penthouse:**

- + All bills included - utilities, content insurance and high speed WIFI
- + Access to residents' gym and wellness studio with reformer Pilates
- + Resident social calendar with weekly events
- + Maintenance, security team and CCTV

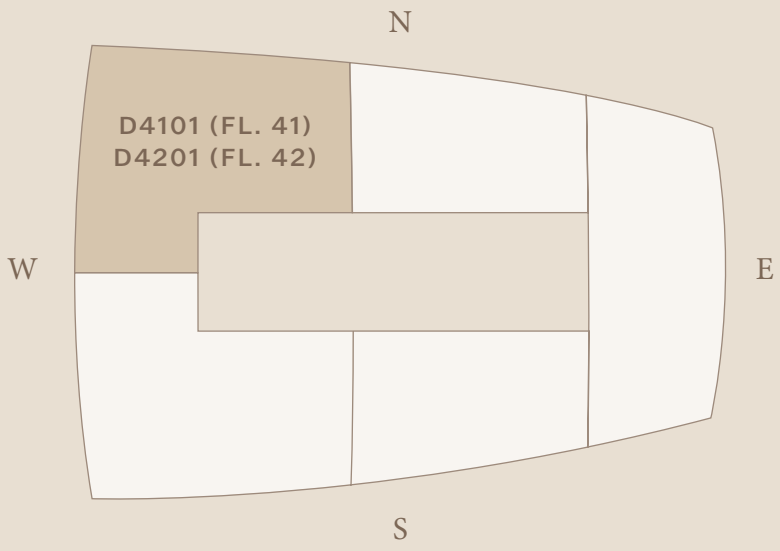




# PINE PENTHOUSE

APARTMENT OPTIONS: D4101 OR D4201

 FLOOR 41 & 42	 133 SQ M	 2 BEDROOMS	 2 BATHROOMS	 NORTH/WEST
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **65” Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50” Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

- **Super-king ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair

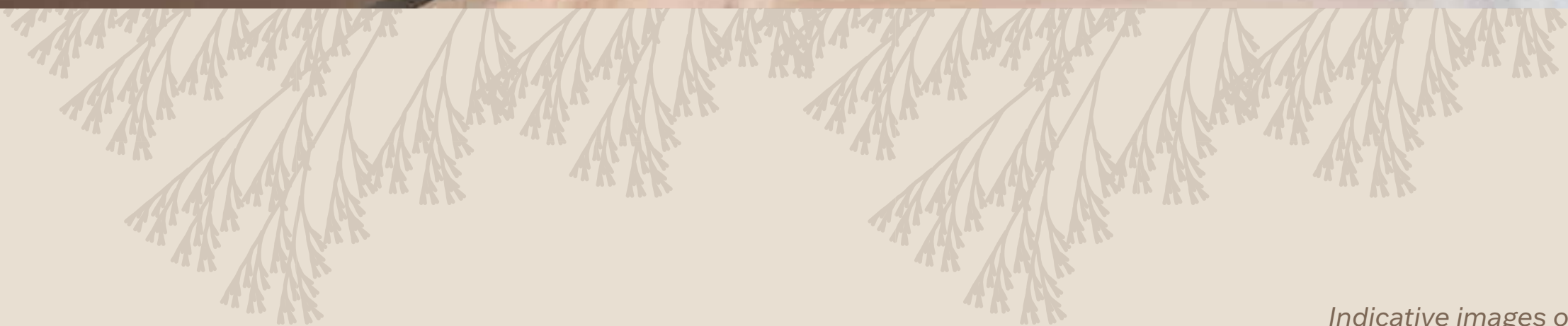
## PRIVATE PRIMARY SUITE LOUNGE/OFFICE

- **Dedicated workspace** with desk and chair
- **Lounge area** with sofa and coffee table

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



PINE PENTHOUSE



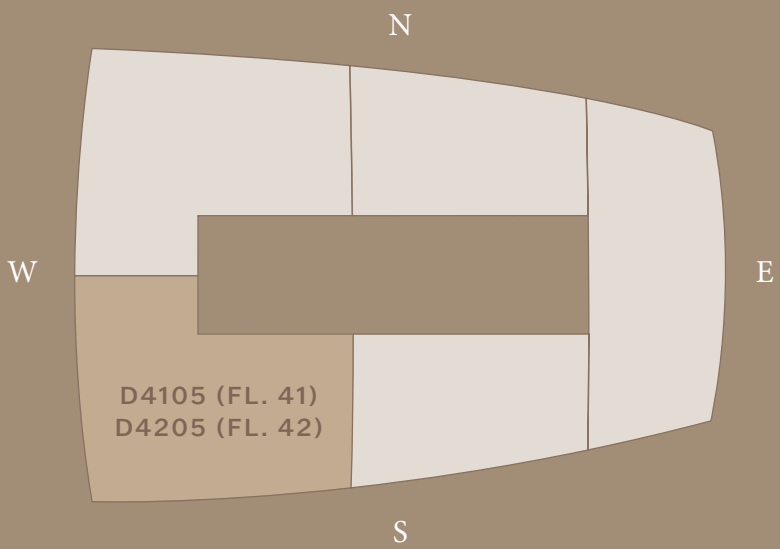
Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



# MAPLE PENTHOUSE

APARTMENT OPTIONS: D4105 OR D4205

 FLOOR 41 & 42	 133 SQ M	 2 BEDROOMS	 2 BATHROOMS	 SOUTH/WEST
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
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- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **65” Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50” Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

- **Super-king ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair

## PRIVATE PRIMARY SUITE LOUNGE/OFFICE

- **Dedicated workspace** with desk and chair
- **Lounge area** with sofa and coffee table

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



MAPLE PENTHOUSE

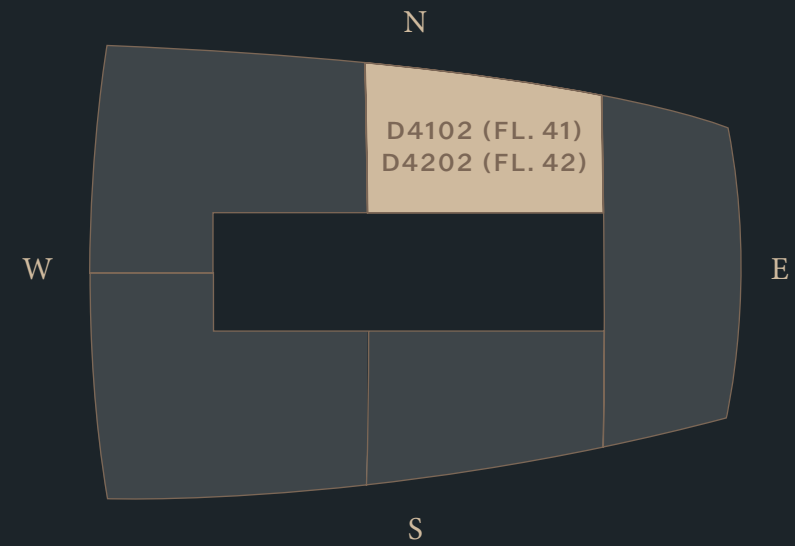




# BLOSSOM PENTHOUSE

APARTMENT OPTIONS: D4102 OR D4202

 FLOOR 41 & 42	 79 SQ M	 2 BEDROOMS	 2 BATHROOMS	 NORTH/CITY
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **65" Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (4 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50" Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

- **King size ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



BLOSSOM PENTHOUSE



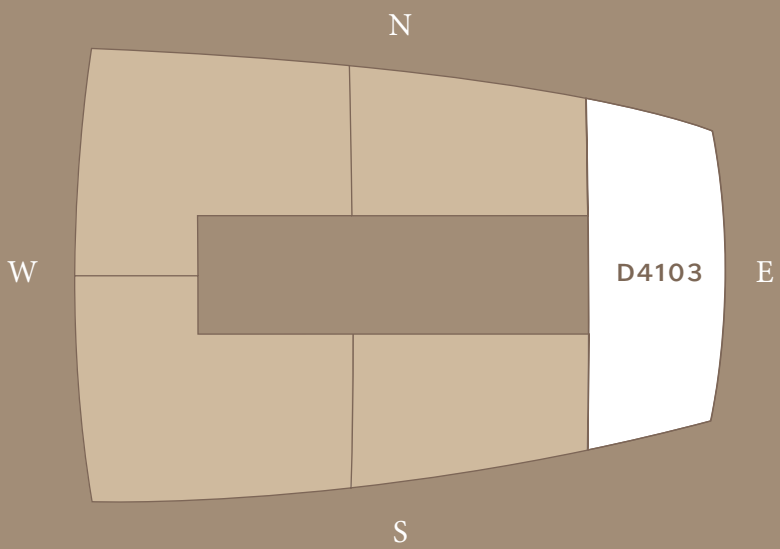
Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



# BIRCHWOOD PENTHOUSE

APARTMENT: D4103

 FLOOR 41	 117 SQ M	 2 BEDROOMS	 3 BATHROOMS	 SOUTH/EAST/NORTH
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## SIGNATURE FEATURES

- **Panoramic views** across Manchester
- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **65” Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50” Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

- **King size ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair
- **Luxury ensuite** shower room

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.





BIRCHWOOD  
PENTHOUSE



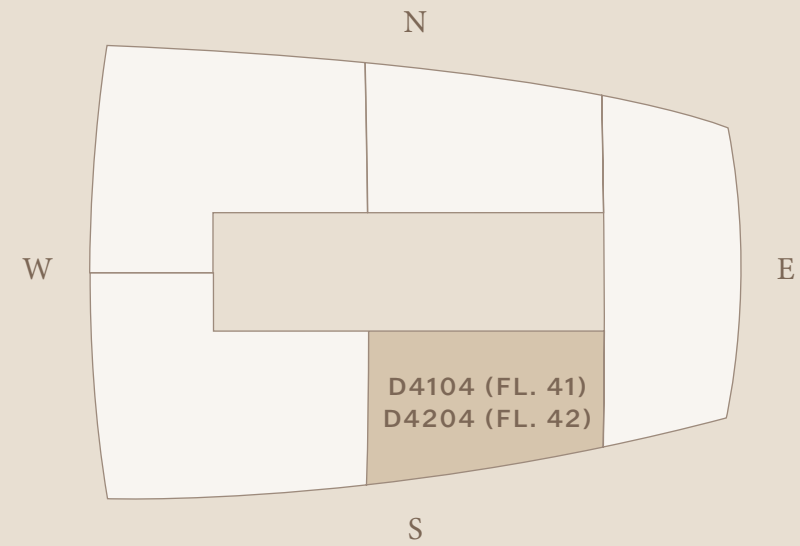
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# ORCHID & LAVENDER PENTHOUSES

APARTMENT OPTIONS: D4104 OR D4204

 FLOOR 41 & 42	 84 SQ M	 2 BEDROOMS	 2 BATHROOMS	 SOUTH
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **65” Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (4 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50” Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

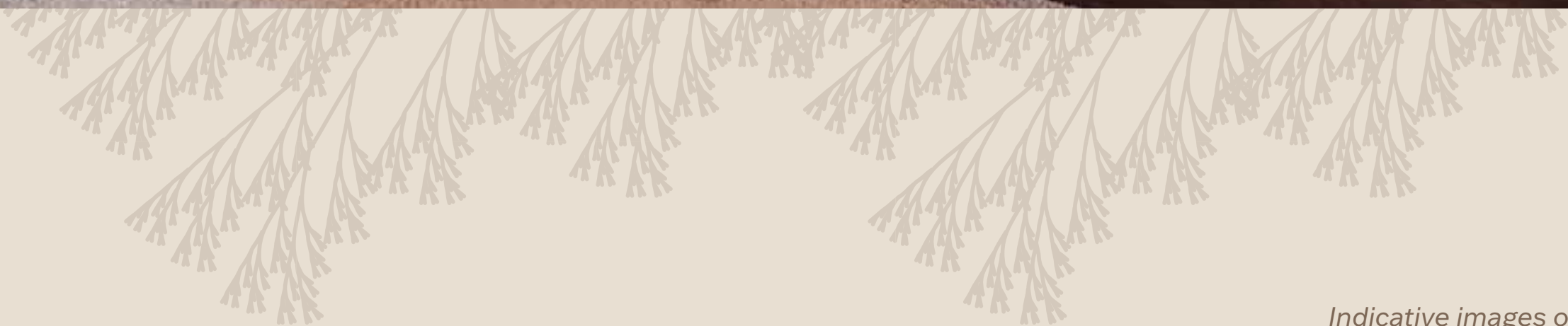
- **Super-king ottoman bed** with composite memory foam mattress\*
- **Built-in wardrobe** and vanity table with chair

\*Bedroom features vary by penthouse

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



ORCHID PENTHOUSE

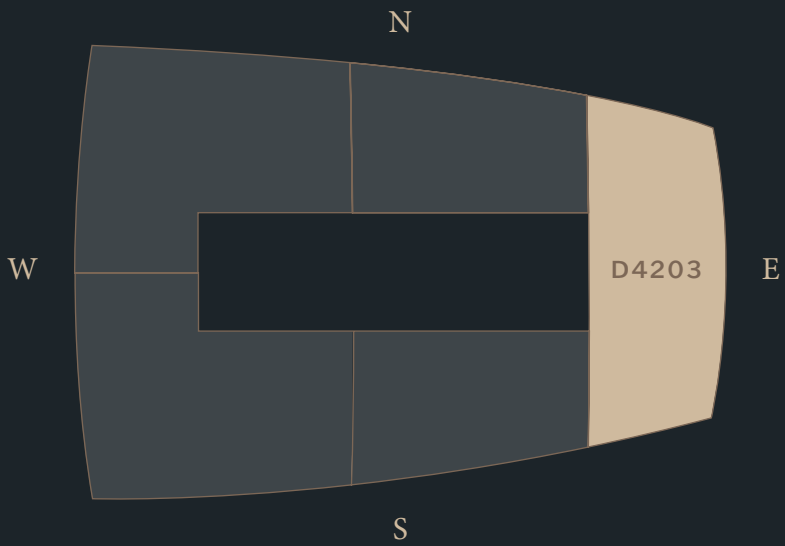
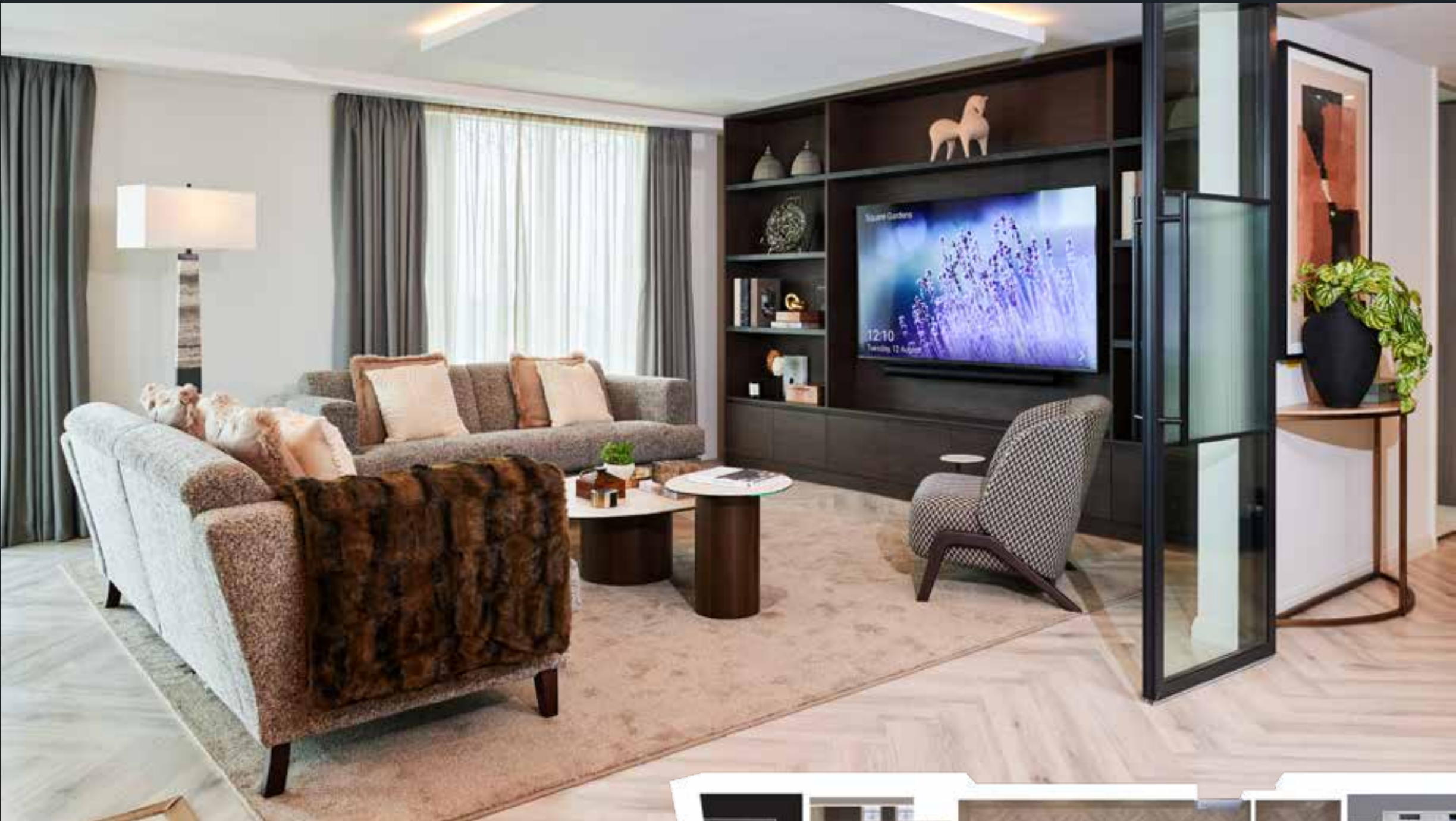




# IVY PENTHOUSE

APARTMENT: D4203

 FLOOR 42	 117 SQ M	 2 BEDROOMS	 3 BATHROOMS	 SOUTH/EAST/NORTH
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **65" Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**
- **Floating kitchen island** with breakfast bar seating

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50" Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

- **King size ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair





IVY PENTHOUSE

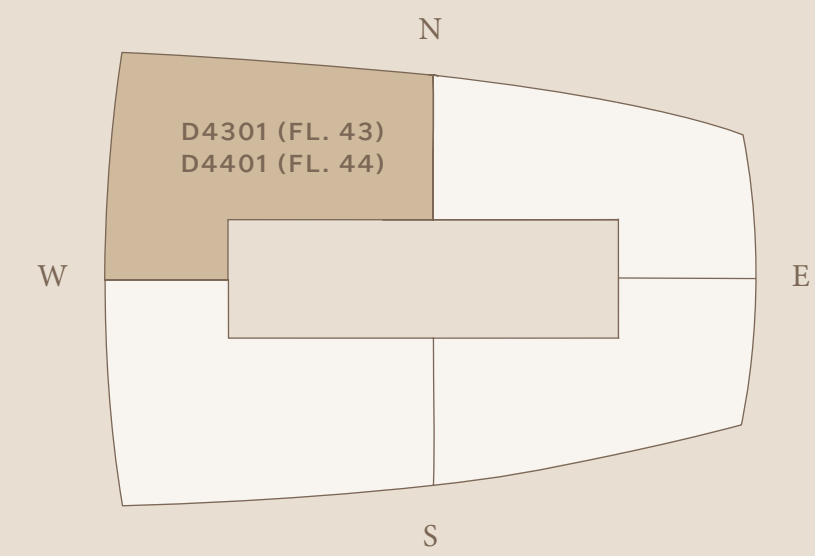
Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



# ROSEWOOD PENTHOUSE

APARTMENT OPTIONS: D4301 OR D4401

 FLOOR 43 & 44	 157 SQ M	 2 BEDROOMS	 2 BATHROOMS	 NORTH/WEST
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **75” Smart TV** with Sonos Dolby sound bar\*
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

\*Living & dining features vary by penthouse

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **65” Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity
- **Dedicated workspace** with desk and chair
- **Lounge area** with sofa and coffee table

## SECONDARY BEDROOM

- **King size ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair
- **50” Smart TV**

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.





ROSEWOOD  
PENTHOUSE



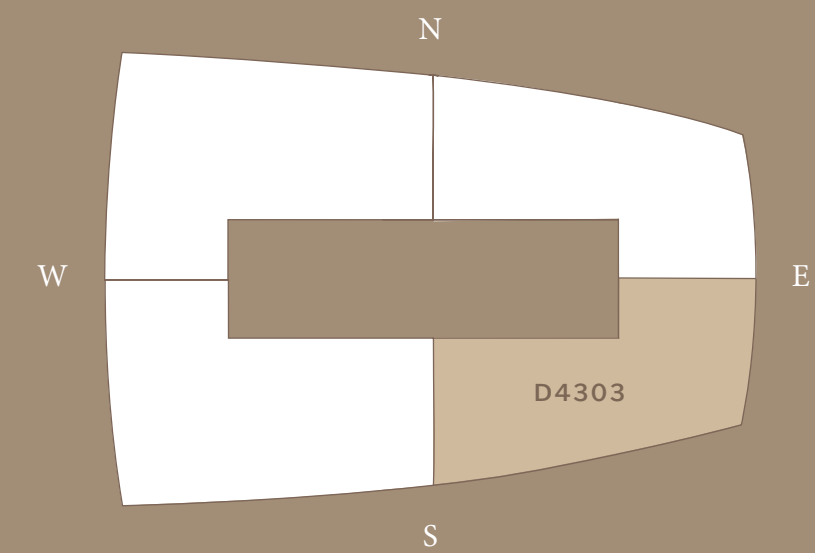
Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



# GARDEN PENTHOUSE

APARTMENT: D4303

 FLOOR 43	 120 SQ M	 2 BEDROOMS	 3 BATHROOMS	 SOUTH/EAST
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **75" Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**
- **Floating kitchen island** with breakfast bar seating

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **65" Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

- **King ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair
- **50" Smart TV**
- **Luxury ensuite** shower room



GARDEN PENTHOUSE

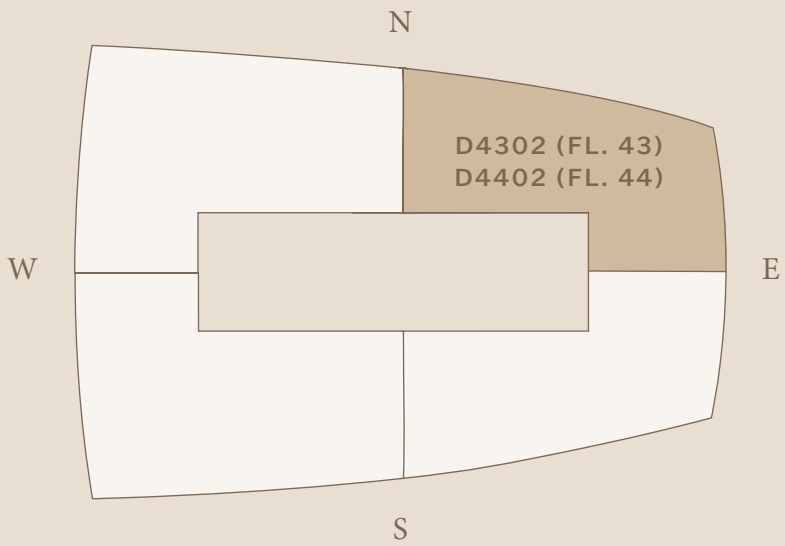




# REDWOOD PENTHOUSE

APARTMENT OPTIONS: D4302 OR D4402

 FLOOR 43	 115 SQ M	 2 BEDROOMS	 2 BATHROOMS	 NORTH/CITY
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **75” Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

- **Bespoke fitted kitchen** with integrated Siemens appliances
- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **65” Smart TV** and vanity table with chair\*
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

## SECONDARY BEDROOM

- **King size ottoman bed** with composite memory foam mattress\*
- **Built-in wardrobe** and vanity table with chair
- **50” Smart TV** and vanity table with chair
- **Luxury ensuite** shower room\*

\*Bedroom features vary by penthouse

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.





REDWOOD  
PENTHOUSE



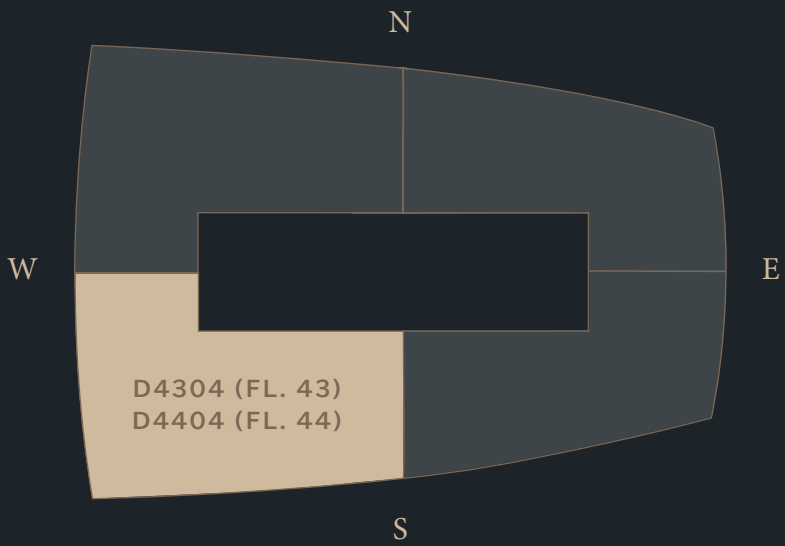
Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



# VIOLET PENTHOUSE

APARTMENT OPTIONS: D4304 OR D4404

 FLOOR 43 & 44	 157 SQ M	 2 BEDROOMS	 2 BATHROOMS	 SOUTH/WEST
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
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- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **75" Smart TV** with Sonos Dolby sound bar
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- **Crittall glass doors** leading to main living spaces

## KITCHEN

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- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **65" Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity
- **Dedicated workspace** with desk and chair

## SECONDARY BEDROOM

- **Super-king ottoman bed** with composite memory foam mattress\*
- **Built-in wardrobe** and vanity table with chair
- **50" Smart TV**

\*Bedroom features vary by penthouse

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



VIOLET PENTHOUSE



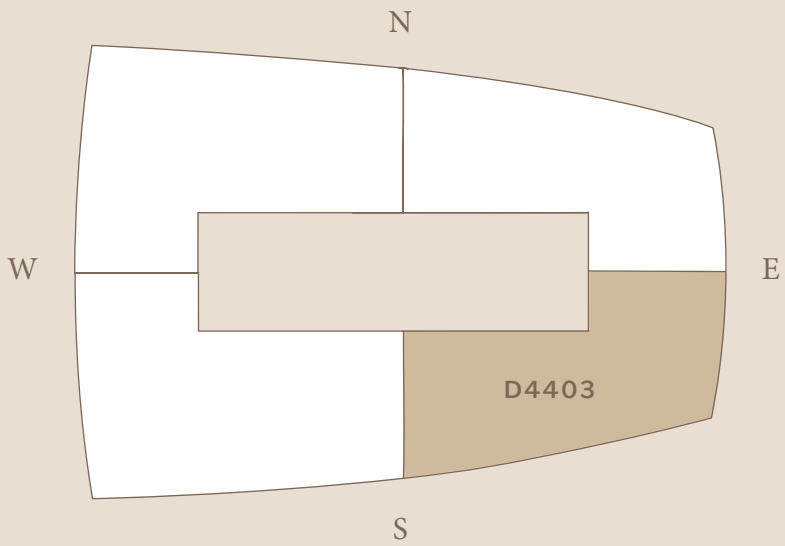
Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



# GARDEN PENTHOUSE

APARTMENT: D4403

 FLOOR 44	 120 SQ M	 2 BEDROOMS	 3 BATHROOMS	 SOUTH/EAST
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## SIGNATURE FEATURES

- **Fully air-conditioned** with comfort-cooled air handling system
- **Open-plan luxury living** with full-height glazed walls and skyline views
- **Amtico herringbone floors** and designer lighting features with dimmable settings
- **Media wall** with backlit LED lighting, gaming console friendly
- **Walnut veneer doors** and USB-C stainless steel sockets throughout
- **Destination-controlled lifts** for swift access
- **Vented utility cupboard** with washer/dryer
- **Family shower room** with premium finishes

## LIVING & DINING

- **75” Smart TV** with Sonos Dolby sound bar
- **Calligaris designer dining table** (6 seats) with matching chairs
- **Luxury rugs** and curated artwork
- **Crittall glass doors** leading to main living spaces

## KITCHEN

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- **Quooker Fusion 3-in-1 tap** for instant boiling, hot, and cold water
- **Siemens** oven, combi microwave, fridge/freezer, and dishwasher
- **Under-counter wine cooler**

## PRIMARY BEDROOM SUITE

- **Super-king ottoman bed** with leather headboard and composite memory foam mattress
- **50” Smart TV** and vanity table with chair
- **Fully fitted walk-in wardrobe** with mirrored doors
- **Luxury ensuite** with double vanity

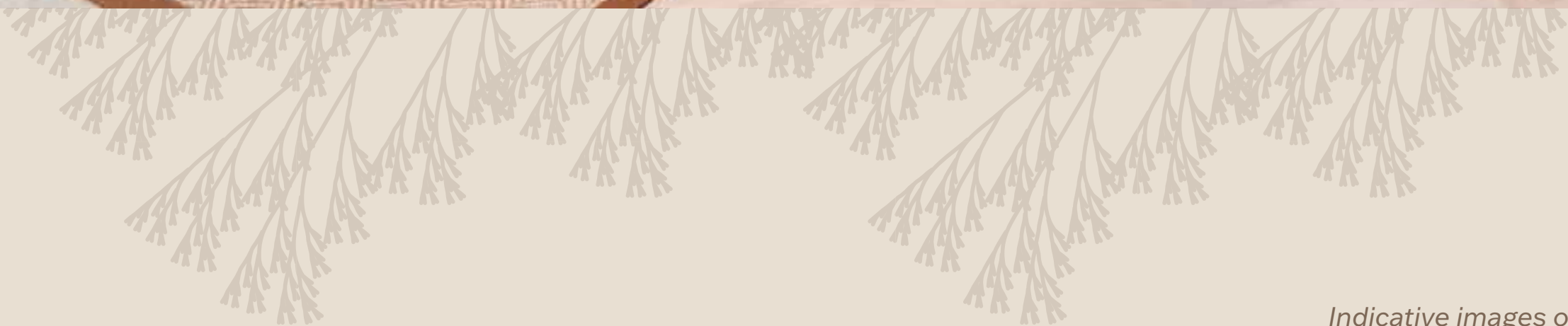
## SECONDARY BEDROOM

- **Super- King ottoman bed** with composite memory foam mattress
- **Built-in wardrobe** and vanity table with chair

Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



GARDEN PENTHOUSE



Indicative images only. Fixtures and fittings may vary. Soft furnishings not included.



# DISCOVER

*the world around you*

Drink

- 1 Essys Coffee
- 2 Federal Cafe Bar
- 3 Bold Street Coffee
- 4 Schofield's Bar
- 5 Albert's Schloss
- 6 Hey Tea
- 7 The Gas Works
- 8 The Deansgate

Eat

- 1 Fenix Restaurant
- 2 Sexy Fish
- 3 Kitten
- 4 Dishoom
- 5 The Banyan Tree
- 6 20 Stories
- 7 The Ivy

Discover

- 1 Home Theatre Manchester
- 2 O2 Ritz Manchester
- 3 Castlefield Gallery
- 4 Manchester Museum
- 5 Selfridges
- 6 Harvey Nichols

Convenience

- 1 Asda Express
- 2 Sainsbury's

0.2

MILES TO  
OXFORD ROAD  
STATION

0.8

MILES TO  
MANCHESTER  
PICCADILLY  
STATION

10

MINUTE DRIVE TO  
THE MOTORWAY  
(M62)





# Arrange your PRIVATE *Viewing*

Discover how The Fernley, Square  
Gardens can elevate your lifestyle.

Contact our team today to arrange  
your exclusive viewing.

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07715 000 539

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