



MANSIO HOMES



At Oakbank

MANSIO SUITES

MANSIO HOMES

MANSIO RESIDENCE

MANSIO HOMES

The Mansio Homes Oakbank Residence is an exclusive development of two and three bedroom luxury apartments in the heart of Leeds' residential and retail suburb of Headingley. We know that location is one of the most important decisions you make when purchasing a home and we feel that Headingley ticks all the boxes. At Oakbank you have a wide array of amenities at your door step, from restaurants, bars, retail stores, and university campuses. Once at home, Oakbank offers a gated and secure community, with large open grounds, garden space, and a dedicated children's playground. The premises benefits from on-site parking, bike stores, round the clock CCTV, and passenger lifts in each of the two buildings.

Live in comfort and style, live in a **Mansio Home**.





ABOUT MANSIO HOMES

At Mansio Homes we believe we have set ourselves apart from other home developers by maintaining a customer focused approach and providing you with a personalised service to create a home you will love. Our unique approach of development gets you involved from the early stages until completion.

CUSTOMISABLE FIXTURES AND FITTINGS

Mansio Homes prides itself in being able to provide its customers with homes that truly capture their individual requirements, through bespoke selection of fixtures and fittings, tailored decoration, and a wide variety of furnishings and appliances. With the aid of our interior designer, you will be able to design your home just the way you want.

A full specification and pricing schedule is available upon request.

LARGE SPACIOUS HOMES

At Mansio Homes we believe that every inch of space is valuable and should not be wasted. Mansio Homes have been carefully designed to provide the best living accommodation resulting in practical and efficient space planning throughout the development. We believe that creating an open living space not only lends itself to a modern living environment, but promotes a natural flow of light. Based on a recent survey carried out by Scott Wilson, the majority of Oak Bank accommodation provides twice the UK average floorspace. A bigger home provides you with the opportunity to host larger social circles, a place to grow your family, or even to expand your home business.

SMART HOME INSTALLATION

Owning a home in the 21st century requires thought beyond your traditional building methods. Improve your home's functionality by selecting a smart home for central control of lighting, electrical devices, heating, security, and much more. Create living moods at the touch of a finger, or keep an eye on your precious ones while away. Smart homes provide you with unmatched convenience, and allow your home to run more energy-efficiently by intelligently switching off lighting and heating when not in use.







HISTORY OF OAKBANK

Oak bank was once home to the Cardigan family, (also known as the Brudenell family) one of the wealthiest and most prominent families in Britain in the 19th Century. For fifteen years the land was rented out for agricultural purposes but in 1850 was divided into plots for building development. This is when Oakbank, then known as a 'Villa', was built, to subsequently be rented out to tenants. The most famous member of the Brudenell line was James Brudenell, born in 1797, and titled the 7th Earl of Cardigan. He was one of the richest men in Britain with an annual income of £40,000, nowadays worth around 2 million.

It was James who led his brigade in the infamous 'Charge of the Light Brigade' during the Crimean War in 1854, in which 116 men were killed, 127 wounded and 60 taken prisoner in a foolhardy attempt to seize a Russian position at the head of the Balaclava valley. The Charge of the Light Brigade is one of the most famous events of the Crimean war and became a subject of considerable controversy and public dispute at the time. James Brudenell survived however and returned to Britain in 1855 as a war hero. He was invited to Windsor Castle to describe the battle to Queen Victoria and cardigans, at the time wool waistcoats that British officers wore during the war, were named after him.

His fame did not last long though. After two scandalous marriages and an elaborate life style, James found himself disgraced and in debt. Oakbank was eventually sold in 1880 by his second wife, who was left in financial ruin upon his death. The property has since been used as flats and a restaurant and could now be your new home.





LOCATION

Oak Bank sits prominently within a rectangular shaped regular plot of 0.71 Acres, accessible from Shaw Lane at the heart of Far Headingley Conservation Area. The site is less than a 5 minute walk to the extensive (see over) retail/leisure amenities of Central Headingley, as well as the main public transport routes.

Local Amenities

- | | | | |
|---|--|----|---------------------------------|
| 1 | Supermarkets (7 mins walk) – Sainsbury’s | 6 | Football Stadium (10 mins walk) |
| 2 | Dining & Drinking (7 mins walk) | 7 | Pharmacy (8 mins walk) |
| 3 | Cafés (7 mins walk) | 8 | Banking (8 mins walk) |
| 4 | Transport Hubs – Buses (6 mins walk), Train Station (20 mins walk) | 9 | Post office (6 mins walk) |
| 5 | Fitness Centre (20 mins walk) | 10 | University (15 mins walk) |
| | | 11 | Schools (15 mins walk) |





Artist Impression | Oakbank

Oakbank offers a rare opportunity to acquire a luxury apartment in this sought after area of Headingley. The development comprises of 14 large apartments with period features and, in the majority of apartments, large open floor space. The building is subject to extensive renovation over four floors, with the expected completion date of September 2017. The building has secure gated access with ample occupier and visitor parking. All this is set within high quality landscaped grounds boasting mature trees and beautifully maintained gardens to complement your perfect home, adding a complete sense of comfort and security. Residents and guests will be welcomed by a grand reception area and can indulge in the charms and character these apartments have to offer, with high ceilings and large windows. The interiors have been carefully designed to complement the magnitude of the property, adding extra elegance to this desirable development.







CONVERSION

Ground floor



All dimensions and areas have been obtained from architects drawings prior to construction. The information is believed to be correct, however, potential purchasers should satisfy themselves through their independent inspection. The dimensions are not intended to be used for sizing up furniture, appliances, and other similar elements. These dimensions do not form part of any contract.







Schedule of Apartments

Conversion Ground Floor

CARDIGAN

Apartment 101 | Conversion

1  3  2  

A spacious three bedroom apartment, with large living spaces and two modern bathrooms.

Dimensions

Kitchen	3.54m x 2.55m	11'7" x 8'4"
Lounge	6.18m x 4.84m	20'3" x 15'11"
Study	3.55m x 2.34m	11'8" x 7'8"
Bedroom One	4.33m x 2.90m	14'2" x 9'6"
Bedroom Two	4.32m x 3.54m	14'2" x 11'7"
Bedroom Three	3.55m x 2.34m	11'8" x 7'8"
Dressing	1.85m x 1.85m	6'1" x 6'1"
Bathroom	2.67m x 2.16m	8'9" x 7'1"
En-suite One	2.41m x 1.87m	7'11" x 6'2"
Store One	1.80m x 0.90m	5'11" x 2'11"
Store Two	1.20m x 0.90m	3'11" x 2'11"

OTLEY

Apartment 102 | Conversion

1  3  2  

A spacious three bedroom apartment, with large living spaces and two modern bathrooms.

Dimensions

Kitchen	3.48m x 2.37m	11'5" x 7'9"
Lounge	6.24m x 4.84m	20'6" x 15'11"
Study	3.50m x 2.96m	11'6" x 9'9"
Bedroom One	4.23m x 2.90m	13'11" x 9'6"
Bedroom Two	4.56m x 3.50m	14'12" x 11'6"
Bedroom Three	3.50m x 2.96m	11'6" x 9'9"
Dressing	1.85m x 1.85m	6'1" x 6'1"
Bathroom	2.66m x 1.94m	8'9" x 6'4"
En-suite One	2.36m x 1.87m	7'9" x 6'2"
Store One	1.80m x 0.90m	5'11" x 2'11"
Store Two	1.20m x 0.90m	3'11" x 2'11"

CONVERSION

First floor



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





Schedule of Apartments

Conversion First Floor

HEDINGELEI

Apartment 201 | Conversion

1  3  3  





An executive three bedroom apartment, with large living spaces and three modern bathrooms

Dimensions

Kitchen	3.54m x 2.43m	11'7" x 7'11"
Lounge	6.17m x 4.84m	20'3" x 15'11"
Bedroom One	5.80m x 4.03m	19'0" x 13'3"
Bedroom Two	4.17m x 2.90m	13'8" x 9'6"
Bedroom Three	5.21m x 3.54m	17'1" x 11'7"
Dressing	1.85m x 1.85m	6'1" x 6'1"
Bathroom	3.54m x 2.65m	11'7" x 8'8"
En-suite One	2.39m x 1.76m	7'10" x 5'9"
En-suite Two	1.87m x 2.25m	6'2" x 7'5"
Store One	1.37m x 1.98m	4'6" x 6'6"
Store Two	1.20m x 0.90m	3'11" x 2'11"
Store Three	1.80m x 0.90m	5'11" x 2'11"

LEODIS

Apartment 202 | Conversion

1  3  3  

A spacious three bedroom apartment, with large living spaces and three modern bathrooms

Dimensions

Kitchen	5.00m x 2.30m	16'5" x 7'7"
Lounge	6.24m x 4.84m	20'6" x 15'11"
Bedroom One	4.83m x 4.27m	15'10" x 14'0"
Bedroom Two	5.50m x 3.50m	18'1" x 11'6"
Bedroom Three	4.77m x 3.49m	15'8" x 11'5"
Bathroom	2.66m x 1.86m	8'9" x 6'1"
En-suite One	2.90m x 1.44m	9'6" x 4'9"
En-suite Two	2.36m x 1.88m	7'9" x 6'2"
Store One	1.80m x 0.90m	5'11" x 2'11"
Store Two	1.20m x 0.90m	3'11" x 2'11"

CONVERSION

Second floor



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Schedule of Apartments

Conversion Second Floor

HAREWOOD

Apartment 301 | Conversion

1  3  3  

An executive three bedroom apartment, with large living spaces and three modern bathrooms

Dimensions

Kitchen	3.54m x 2.42m	11'7" x 7'12"
Lounge	6.17m x 4.84m	20'3" x 15'11"
Bedroom One	5.85m x 4.04m	19'2" x 13'3"
Bedroom Two	4.18m x 2.90m	13'9" x 9'6"
Bedroom Three	5.20m x 3.54m	17'1" x 11'7"
Dressing	1.85m x 1.85m	6'1" x 6'1"
Bathroom	3.54m x 2.69m	11'7" x 8'10"
En-suite One	2.39m x 1.76m	7'10" x 5'9"
En-suite Two	1.87m x 2.25m	6'2" x 7'5"
Store One	1.37m x 1.98m	4'6" x 6'6"
Store Two	1.20m x 0.90m	3'11" x 2'11"
Store Three	1.80m x 0.90m	5'11" x 2'11"

ABBEY

Apartment 302 | Conversion

1  3  3  

A spacious three bedroom apartment, with large living spaces and three modern bathrooms

Dimensions

Kitchen	5.00m x 2.33m	16'5" x 7'8"
Lounge	6.24m x 4.84m	20'6" x 15'11"
Bedroom One	4.83m x 4.24m	15'10" x 13'11"
Bedroom Two	5.44m x 3.50m	17'10" x 11'6"
Bedroom Three	4.77m x 3.50m	15'8" x 11'6"
Bathroom	2.66m x 1.86m	8'9" x 6'1"
En-suite One	2.90m x 1.44m	9'6" x 4'9"
En-suite Two	2.36m x 1.88m	7'9" x 6'2"
Store One	1.80m x 0.90m	5'11" x 2'11"
Store Two	1.20m x 0.90m	3'11" x 2'11"

CONVERSION

Third floor



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Schedule of Apartments

Conversion Third Floor

ACRE

Apartment 401 | Conversion

1  3  3  





An executive top floor three bedroom apartment, with large living spaces and three modern bathrooms

Dimensions

Kitchen	3.66m x 3.54m	12'0" x 11'7"
Lounge	5.98m x 4.72m	19'7" x 15'6"
Bedroom One	4.18m x 2.90m	13'9" x 9'6"
Bedroom Two	5.92m x 4.04m	19'5" x 13'3"
Bedroom Three	3.78m x 3.54m	12'5" x 11'7"
Dressing	1.85m x 1.85m	6'1" x 6'1"
Bathroom	3.55m x 2.15m	11'8" x 7'1"
En-suite One	2.25m x 1.87m	7'5" x 6'2"
En-suite Two	2.39m x 1.76m	7'10" x 5'9"
Store One	2.37m x 1.55m	7'9" x 5'1"
Store Two	1.20m x 0.90m	3'11" x 2'11"
Store Three	1.80m x 0.90m	5'11" x 2'11"

STONEHOUSE

Apartment 402 | Conversion

1  3  3  

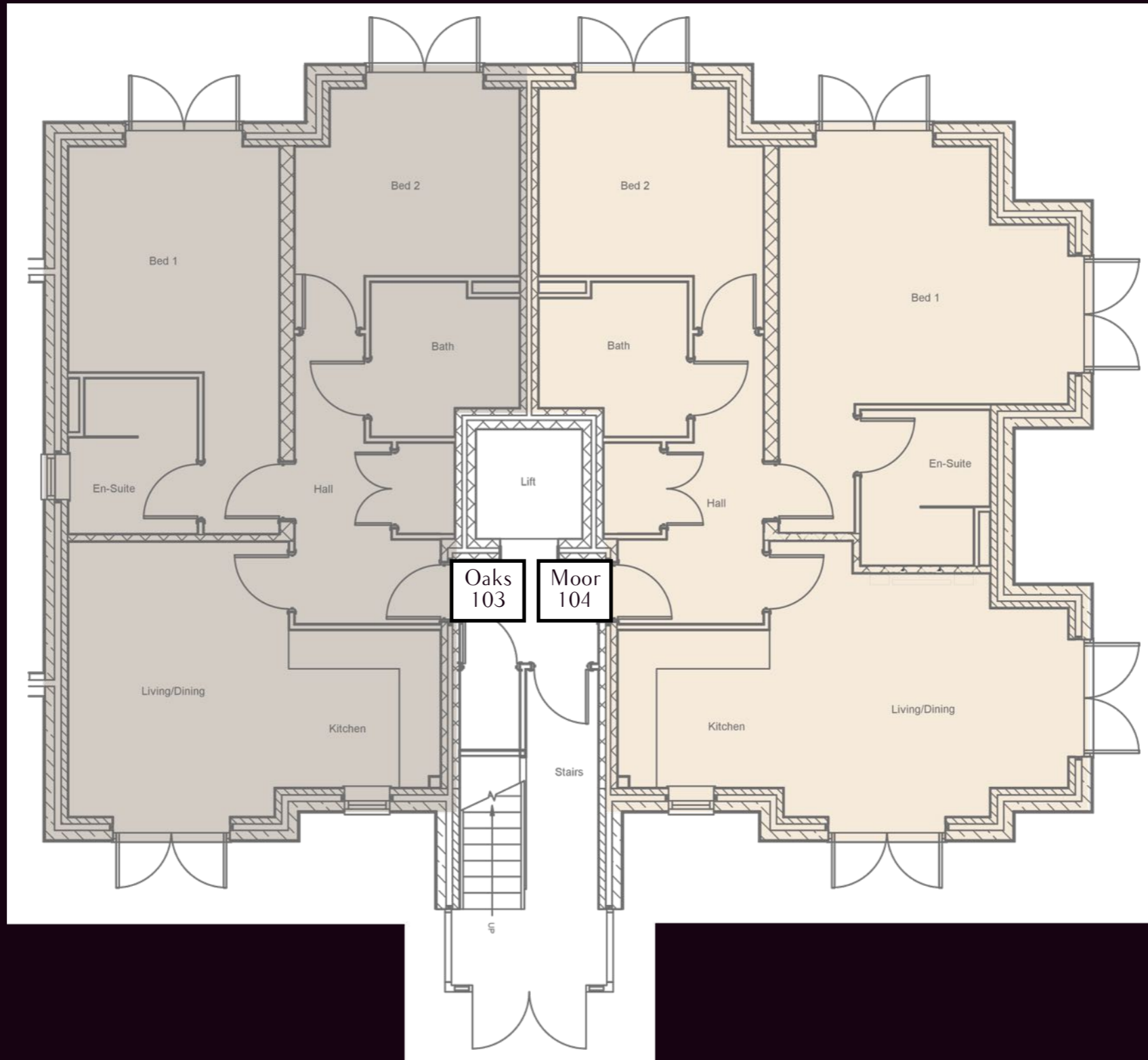
An executive top floor three bedroom apartment, with large living spaces and three modern bathrooms

Dimensions

Kitchen	5.00m x 2.33m	16'5" x 7'8"
Lounge	5.98m x 4.72m	19'7" x 15'6"
Bedroom One	4.83m x 4.25m	15'10" x 13'11"
Bedroom Two	4.83m x 4.25m	15'8" x 11'6"
Bedroom Three	3.50m x 2.80m	11'6" x 9'2"
Bathroom	2.36m x 1.95m	7'9" x 6'5"
En-suite One	2.90m x 1.45m	9'6" x 4'9"
En-suite Two	2.59m x 1.86m	8'6" x 6'1"
Store One	1.80m x 0.90m	5'11" x 2'11"
Store Two	1.20m x 0.90m	3'11" x 2'11"

NEW BUILD

Ground Floor



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Schedule of Apartments

New Build Ground floor

OAKS

Apartment 103 | New Build

1  2  2  





A modern two bedroom apartment with two bathrooms, and open-plan living room, kitchen, & dining. Enjoy garden access through double doors in each room

Dimensions

Kitchen	2.47m x 2.60m	8'1" x 8'6"
Lounge	3.22m x 4.28m	10'7" x 14'1"
Bedroom One	6.02m x 3.30m	19'9" x 10'10"
Bedroom Two	3.50m x 2.93m	11'6" x 9'7"
Bathroom	2.33m x 1.98m	7'8" x 6'6"
En-suite One	2.44m x 2.03m	8'0" x 6'8"
Store One	1.44m x 0.90m	4'9" x 2'11"

MOOR

Apartment 104 | New Build

1  2  2  

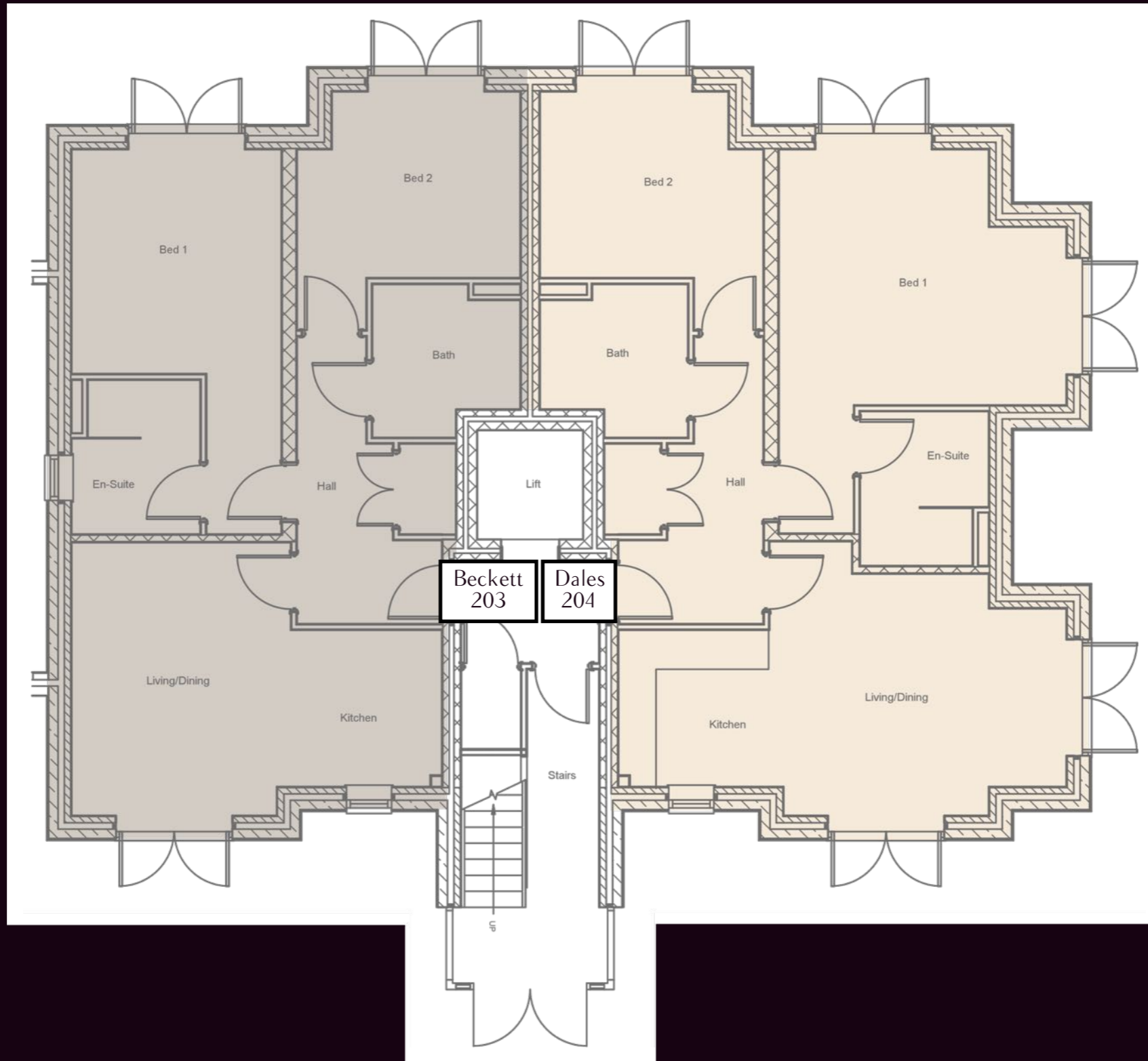
A modern two bedroom apartment with two bathrooms, and open-plan living room, kitchen, & dining. Enjoy garden access through double doors in each room

Dimensions

Kitchen	2.47m x 2.57m	8'1" x 8'5"
Lounge	3.22m x 3.85m	10'7" x 12'8"
Bedroom One	6.00m x 4.50m	19'8" x 14'9"
Bedroom Two	3.50m x 2.93m	11'6" x 9'7"
Bathroom	2.33m x 1.98m	7'8" x 6'6"
En-suite One	2.43m x 2.03m	7'12" x 6'8"
Store One	1.44m x 0.90m	4'9" x 2'11"

NEW BUILD

First Floor



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Schedule of Apartments

New Build First Floor

BECKETT

Apartment 203 | New Build

1  2  2  





A spacious two bedroom apartment with two bathrooms, and large open-plan living room, kitchen, & dining. Enjoy garden views through the Juliet balcony

Dimensions

Kitchen	2.47m x 2.60m	8'1" x 8'6"
Lounge	6.29m x 5.78m	20'8" x 18'12"
Bedroom One	4.53m x 3.30m	14'10" x 10'10"
Bedroom Two	3.50m x 2.93m	11'6" x 9'7"
Bathroom	2.33m x 1.98m	7'8" x 6'6"
En-suite One	2.78m x 2.43m	9'1" x 7'12"
Store One	1.44m x 0.90m	4'9" x 2'11"

DALES

Apartment 204 | New Build

1  2  2  

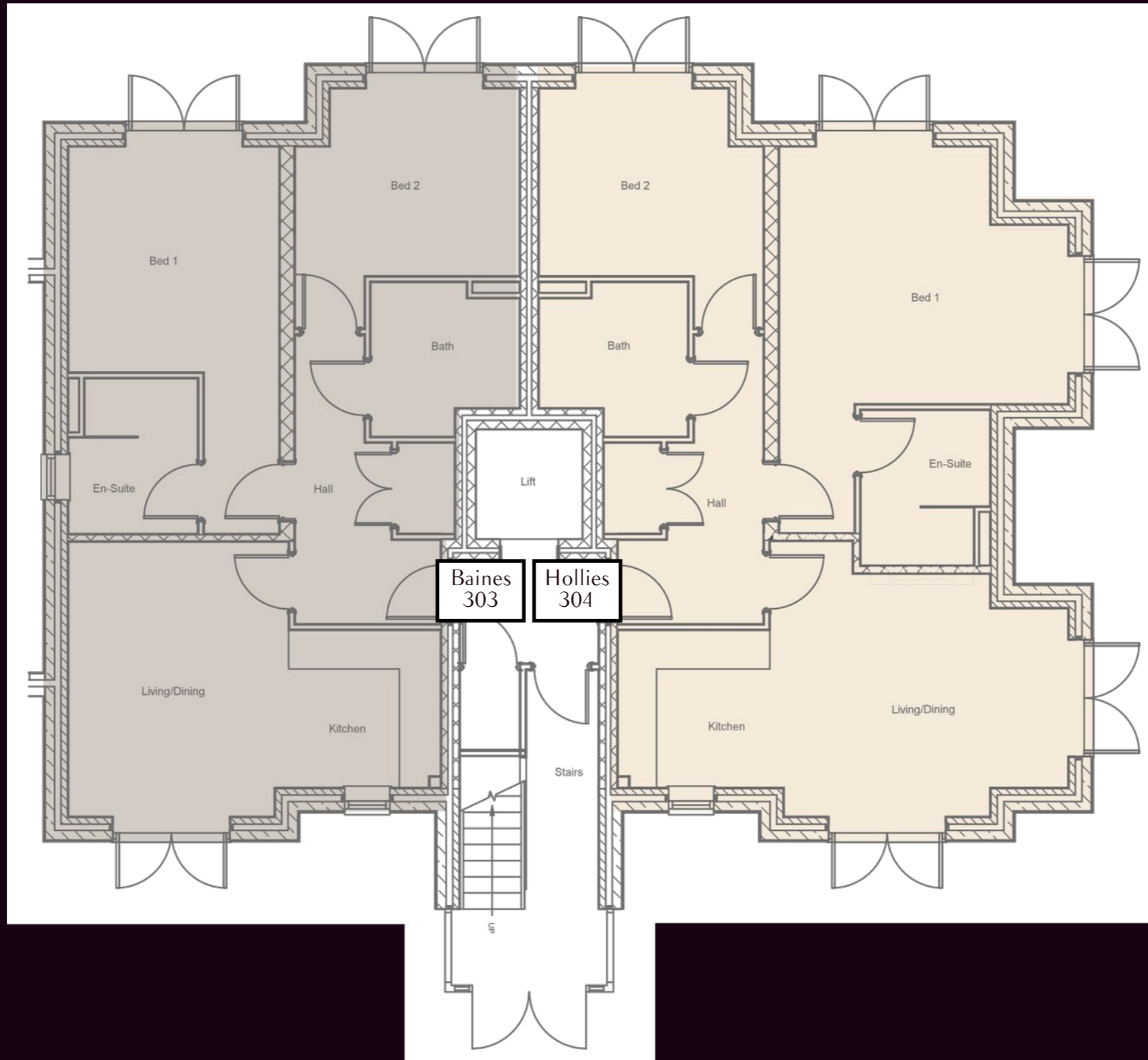
A modern two bedroom apartment with two bathrooms, and open-plan living room, kitchen, & dining. Enjoy garden views through the Juliet balconies

Dimensions

Kitchen	2.47m x 2.60m	8'1" x 8'6"
Lounge	6.29m x 5.78m	15'6" x 12'8"
Bedroom One	4.53m x 3.30m	19'8" x 14'9"
Bedroom Two	3.50m x 2.93m	11'6" x 9'7"
Bathroom	2.33m x 1.98m	7'8" x 6'6"
En-suite One	2.78m x 2.43m	7'12" x 6'8"
Store One	1.44m x 0.90m	4'9" x 2'11"

NEW BUILD

Second Floor



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Schedule of Apartments

New Build Second Floor

BAINES

Apartment 303 | New Build

1  2  2  





A spacious two bedroom apartment with two bathrooms, and large open-plan living room, kitchen, & dining. Enjoy garden views through the Juliet balcony

Dimensions

Kitchen	2.47m x 2.60m	8'1" x 8'6"
Lounge	6.29m x 5.78m	20'8" x 18'12"
Bedroom One	4.53m x 3.30m	14'10" x 10'10"
Bedroom Two	3.50m x 2.93m	11'6" x 9'7"
Bathroom	2.33m x 1.98m	7'8" x 6'6"
En-suite One	2.78m x 2.43m	9'1" x 7'12"
Store One	1.44m x 0.90m	4'9" x 2'11"

HOLLIES

Apartment 304 | New Build

1  2  2  

A modern two bedroom apartment with two bathrooms, and open-plan living room, kitchen, & dining. Enjoy garden views through the Juliet balconies

Dimensions

Kitchen	2.47m x 2.60m	8'1" x 8'6"
Lounge	4.73m x 3.85m	15'6" x 12'8"
Bedroom One	6.00m x 4.50m	19'8" x 14'9"
Bedroom Two	3.50m x 2.93m	11'6" x 9'7"
Bathroom	2.33m x 1.98m	7'8" x 6'6"
En-suite One	2.43m x 2.03m	7'12" x 6'8"
Store One	1.44m x 0.90m	4'9" x 2'11"





MAKE IT YOUR HOME







BASE APARTMENT

If you are after an unfurnished apartment ready for your own stamp to be put on it, the foundation for your own personal touch and furnishing, the base apartment offers you a blank canvas to work your magic on. As standard, you will be delivered an apartment with the developer specification of flooring, wall finishes, kitchen, sanitary ware, doors, and electrical specification.

FURNISHED LUXURY

Take the stress and hassle out of furnishing your apartment by allowing Mansio Homes to select furnishings that form an extension of your personality. Our interior designers are at hand to guide you through a choice of fabrics and styles that will complement your newly designed home. Take pride in being able to select and have fitted:

- * Living room Sofas - coffee tables, side tables, rugs, curtains, blinds, fireplaces
- * Dining - Dining table/chairs, China cupboards
- * Bedroom - Beds and handmade Harrison Spinks mattresses, bedside tables, ottomans, wardrobes, drawers, console desks, curtains
- * Electrical - Appliances, entertainment systems
- * Decorations - Art work, mirrors, lamps



