

£40,000 Shared Ownership

Grapnel Apartments, 31 Furness Quay, Salford M50 3DD



- Guideline Minimum Deposit £4,000
- Second Floor (building has a lift)
- Impressive, Recently-Built Development
- Very Good Energy Efficiency Rating
- Guideline Minimum Income £19,500
- Approx. 474 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Juliette Balcony

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £160,000). Grapnel Apartments is an impressive, recently-constructed building that forms part of the Furness Quays development. The property available is on the second floor and has a twenty-one-foot reception room with sleek, open-plan kitchen area and an east-facing Juliette balcony. There is a good-sized bedroom and a simple yet stylish bathroom. A large storage/utility cupboard has been provided in the entrance hall and the energy-efficiency rating is very good, thanks to demanding insulation standards and high performance glazing. The Salford Quays tram stop (Eccles/Blue Line) is just minutes away and the Quayside Shopping Centre within easy walking distance. Other amenities such as Salford Watersports Centre and the Lowry Theatre can also found nearby.

Housing Association: Clarion.

Tenure: Leasehold (996 years and 3 months from 25/09/2019).

Minimum Share: 25% (£40,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £295.93 per month (subject to annual review).

Service Charge: £121.67 per month (subject to annual review).

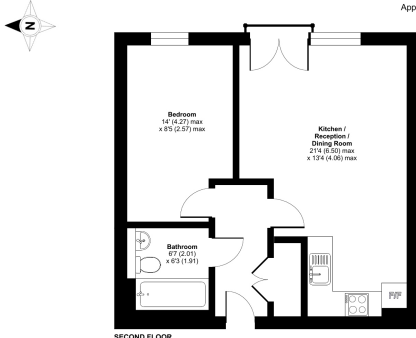
Guideline Minimum Income: £19,500 (based on minimum share and 10% deposit).

Council Tax: Band B, Salford City Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

DIMENSIONS

Grapnel Apartments, Furness Quay, Salford, M50
Approximate Area = 474 sq ft / 44 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced by Professional Property Measurement Standards (PPMS2 Residential). © Urbanmoves 2025.
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SECOND FLOOR

Entrance Hall

Reception

21' 4" max. x 13' 4" max. (6.50m x 4.06m)

Kitchen

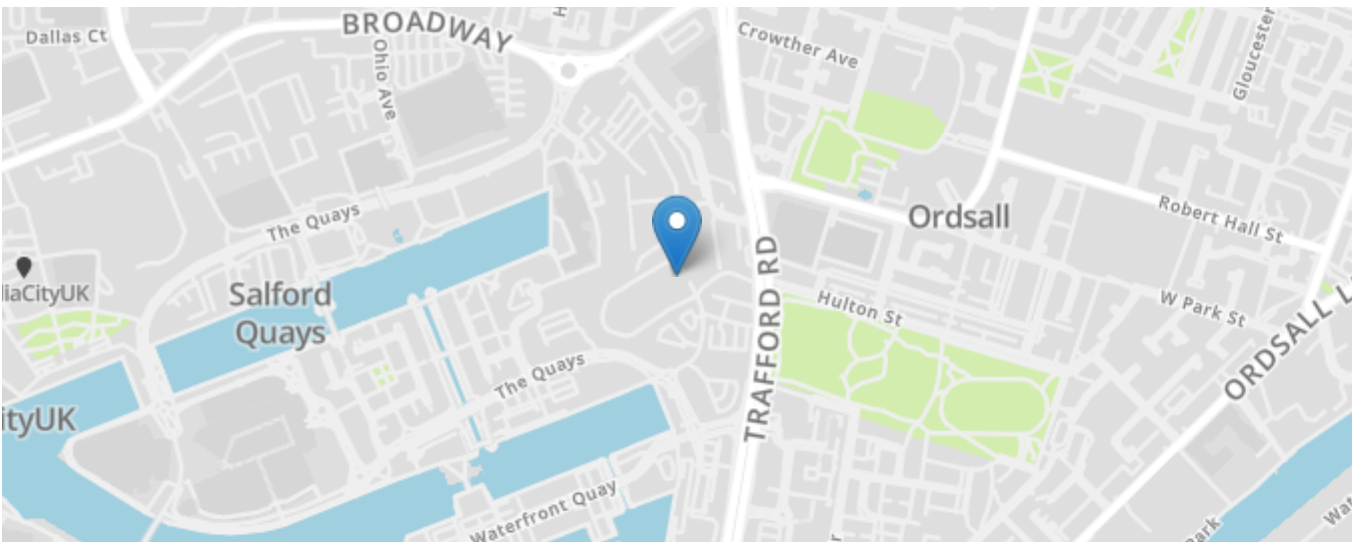
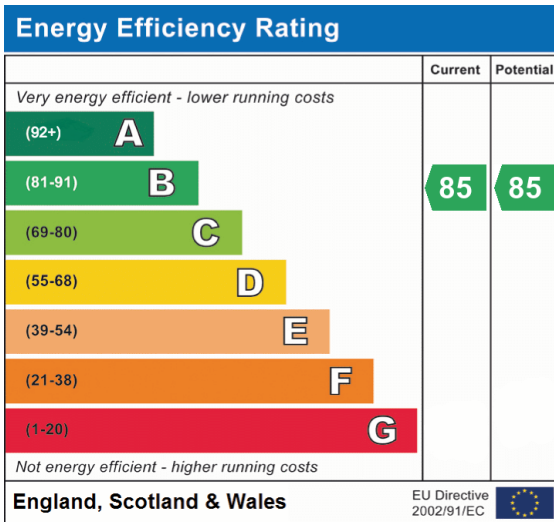
included in reception measurement

Bedroom

14' 0" max. x 8' 5" max. (4.27m x 2.57m)

Bathroom

6' 7" max. x 6' 3" max. (2.01m x 1.91m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.