



Furness Quay Price List

Furness Quay

Address **Furness Quay, Salford, Manchester, M50 3XZ**

Plot No.	Block	Postal address	Property type	Floor plans	No. of bedrooms	Juliet	Ensuite	SQFT	M²	Full market value	Share available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Aspect	Status
GA-3-25	East	325 Grapnel Apartments, 31 Furness Quay, Salford, Manchester, M50 3DD	Type X2	Third Floor	2 bed	No	yes	680	63.2	£258,000	35%	£90,300	£4,515	£384.31	£175.16	South	Available
GA-3-19	East	319 Grapnel Apartments, 31 Furness Quay, Salford, Manchester, M50 3DD	Type S2	Third Floor	2 Bed	Yes	Yes	702	65.2	£262,000	35%	£91,700	£4,585	£390.27	£181.34	East	Available
GA-4-25	Bridge	425 Grapnel Apartments, 31 Furness Quay, Salford, Manchester, M50 3DD	Type X2	Fourth Floor	2 Bed	No	Yes	680	63.2	£260,000	35%	£91,000	£4,550	£387.29	£175.16	South	Available
GA-2-24	Bridge	224 Grapnel Apartments, 31 Furness Quay, Salford, Manchester, M50 3DD	Type W2	Fourth Floor	2 Bed	No	Yes	641	59.6	£256,000	35%	£89,600	£4,480	£381.33	£165.11	South	Available
GA-3-12	Bridge	312 Grapnel Apartments, 31 Furness Quay, Salford, Manchester, M50 3DD	Type M2	Third Floor	2 Bed	No	Yes	704	65.4	£252,500	35%	£88,375	£4,419	£376.12	£181.34	North	Available
GA-3-24	Bridge	324 Grapnel Apartments, 31 Furness Quay, Salford, Manchester, M50 3DD	Type W2	Fifth Floor	2 Bed	No	Yes	641	59.6	£258,000	35%	£90,300	£4,515	£387.29	£165.11	South	Available
GA-2-19	East	219 Grapnel Apartments, 31 Furness Quay, Salford, Manchester, M50 3DD	Type S2	Second Floor	2 bed	Yes	Yes	702	65.2	£260,000	35%	£91,000	£4,550	£387.29	£180.83	East	Available

Reservations are subject to a **£350** reservation deposit. Latimer reserves the right to review the property prices until the reservation deposit has been paid.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above price examples are valid as at June 2025. They are based on a valuation carried out by a RICS qualified surveyor(valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

Monthly rent is calculated at 2.75% per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of **£80,000** are not eligible for Shared Ownership in this area.

Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

Latimer by Clarion Housing Group supports mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some properties subject to demand.

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments.

Administrators: Erin Alexander

DATA SHEET - DO NOT EDIT WITHOUT APPROVAL

Property type	Floor plans	No of bedrooms	Parking
Apartment	Ground floor	Studio	Yes
Bungalow	First floor	1	No
Coach house	Second floor	2	Allocated space
Cottage	Third floor	3	Undercroft
Duplex	Fourth floor	4	Garage
House	Fifth floor	5	Underground
Quad	Sixth floor		Driveway
Studio	Seventh floor		
	Eighth floor		
	Ninth floor		
	Tenth floor		
	Semi-detached		
	Detached		
	End of terrace		
	Terrace		
	Ground/First floor		
	First/Second floor		

Workings

5%

[illegible]

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Instructions - please follow carefully:

Always use a fresh version of this template. NEVER overtype new data onto an older version!

Fill in marketing name and full address, to include street name, town, county (or borough in London) and pos

Add in extra rows to have one row per plot (shortcut: "Ctrl Shift +" "Entire Row" and Enter).

Each page can hold up to 20 rows.

The sheet is protected - if you need to unprotect it, press Review in the header section, and Unprotect. You do

The formulas/data in columns K, L and M will need to be copied into your new rows. Do not Copy/Paste the fo

Plot number	Populate the column.
Postal address	Populate the column to include postcode.
Type	Use dropdown data to populate entire column.
Floor or type	Use dropdown data to populate entire column.
No. of bedrooms	Use dropdown data to populate entire column.
M ²	Populate the column.
Parking	Use dropdown data to populate entire column.
	Check! - is parking included in the FMV or is it offered at an extra premium?
Full market value	Populate the column with values that match your RICS valuation.
Shares available from:	Populate the column.
Share value	This column will populate automatically with a formula that's in the cells.
5% mortgage deposit	This column will populate automatically with a formula that's in the cells.
Rent pcm	This column will populate automatically with a formula that's in the cells. If
Estimated service charge pcm	Populate the column.
Annual ground rent	Populate the column. If no ground rent applies, then delete this column.
List of disclaimers:	This list requires some data input from yourself. The disclaimers must not k
Third point down:	Insert date from which prices are valid (date of RICS formal valuation).
Sixth point down:	Defaults to 2.75%. If rent level is different to 2.75% please amend this state
Seventh point down:	Customise this wording depending on the location of your scheme: Applicants with a household annual gross income in excess of £80,000 are i Applicants with a household annual gross income in excess of £90,000 are i
Footer	Amend the 'Price list correct..' statement in the footer by clicking on the bc

CHECK THAT YOU HAVE POPULATED YOUR PRICE LIST ACCURATELY!

Ask a Sales Manager to check and sign it off for you. Sign offs to be in writing (by email is ok). Scan the sign-

Then, PDF the price list using the PDF option on your print menu.

Send your PDF to marketing for upload and use. Attach the sales manager sign-off.

Shortcut: select "RANGE" in the name box to select the price sheet's print range.

Notes:

Please use the full date format, not any abbreviation: 2 November 2017 and NOT 2/11/17!

Where properties are reserved or sold, then leave the plot data on the price list but override the FMV with eit

Price lists with a lot of plots/rows: please consider splitting your price lists, either by phase or by property typ

Questions, comments, suggestions, hints/tips, (please type below and inc your name and date of comment]

