

£123,750 Shared Ownership

William Sutton Building, 4 Old Mill Street, Manchester M4 6NA



- Guideline Minimum Deposit £12,375
- Fourth Floor (building has two lifts)
- Open Plan Kitchen/Reception Room
- Stylish Bathroom
- Short Walk from Piccadilly Station
- Guide Min Income Dual £33k | Single £39.3k
- Approx. 570 Sqft Gross Internal Area
- South East Facing with Juliette Balcony
- Well Insulated Walls and High Performance Glazing
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 55% share. Full market value £225,000). This generously-sized, one bedroom apartment is on the fourth floor of a recently-constructed building that forms part of the Islington Wharf development. The property is south east facing and has a reception room with attractive flooring and a Juliette balcony. The open-plan kitchen area features sleek, handle-less units and integrated appliances. There is a stylish bathroom, a spacious bedroom with fitted wardrobe and an entrance hallway with built-in storage/utility cupboard. Well insulated walls and high performance glazing make have resulted in a good energy-efficiency rating. The William Sutton Building is just minutes from the New Islington Tram Stop and only a short walk from Piccadilly Station. A Sainsbury's Local occupies the ground-floor retail unit, there is a larger supermarket close by plus popular bakeries, bars and restaurants. The city centre is also within easy reach. Very long lease.

Housing Association: Clarion.

Tenure: Leasehold (995 years less 20 days from 09/08/2021).

Minimum Share: 55% (£123,750). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £293.40 per month (subject to annual review).

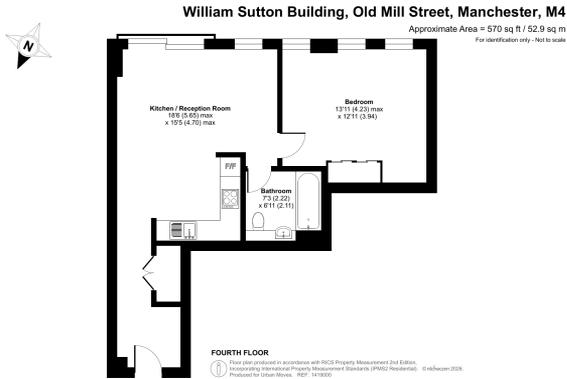
Service Charge: £129.85 per month (subject to annual review).

Guideline Minimum Income: Dual - £33,000 | Single - £39,300 (based on minimum share and 10% deposit).

Council Tax: Band D, Manchester 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 may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner). There is no parking space offered with this property.

DIMENSIONS



FOURTH FLOOR

Entrance Hall

Reception

18' 6" max. x 15' 5" max. (5.65m x 4.70m)

Kitchen

included in reception measurement

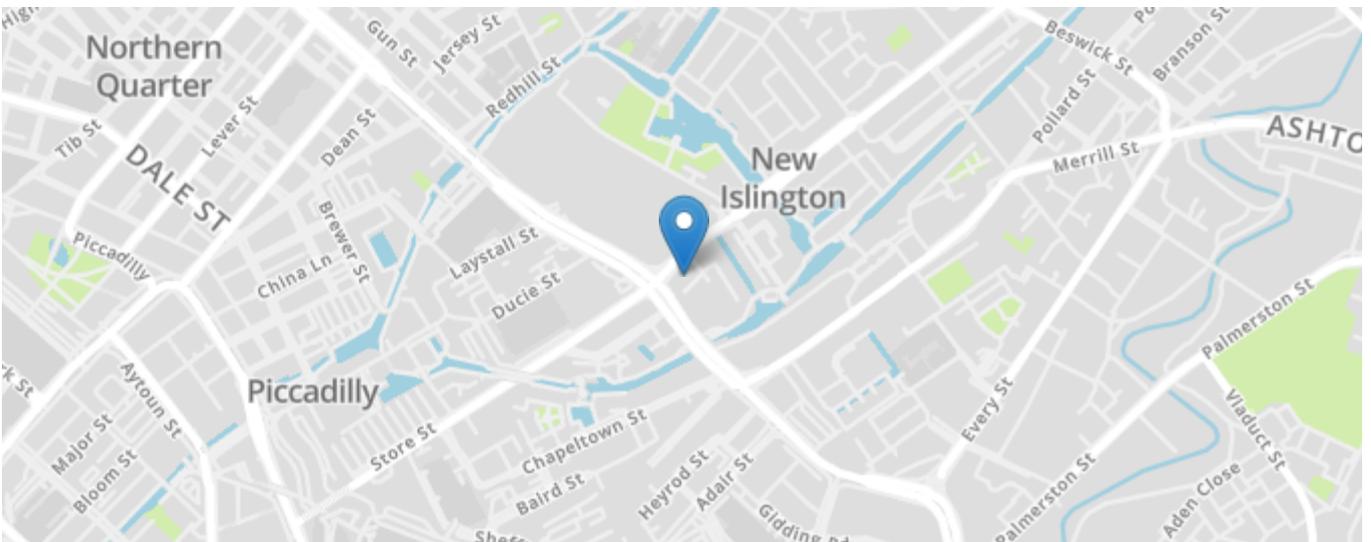
Bedroom

13' 11" max. x 12' 11" (4.23m x 3.94m)

Bedroom

7' 3" max. x 6' 11" max. (2.22m x 2.11m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.