

£78,050 Shared Ownership

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



- Guideline Minimum Deposit £7,805
- Third Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- City Centre Within Easy Reach
- Guide Min Income - Dual £28.4k Single £32.5k
- Approx. 563 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Short Walk from Piccadilly Station
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £223,000). A spacious, recently-constructed apartment in the Islington Wharf development. The property is on the third floor and has a twenty-seven-foot, dual-aspect reception room with south-east-facing Juliette balcony and an open-plan kitchen area featuring sleek, handle-less units and integrated appliances. The generously-sized bedroom includes a fitted wardrobe and the bathroom is stylish and modern. A large storage/utility cupboard has been provided and demanding insulation standards combined with high performance glazing make for a very 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: 35% (£78,050). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £412.34 per month (subject to annual review).

Service Charge: £127.40 per month (subject to annual review).

Guideline Minimum Income: Dual - £28,400 | Single - £32,500 (based on minimum share and 10% deposit).

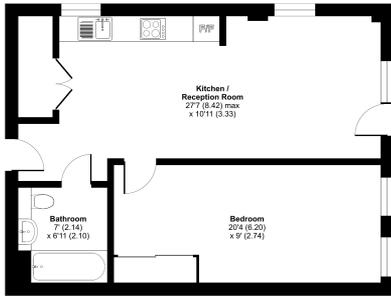
Council Tax: Band C, Manchester City Council. Priority is given to applicants living and/or working in this local authority.

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 not permitted (except assistance animals). There is no parking space offered with this property.

DIMENSIONS

Old Mill Street, Manchester, M4

Approximate Area = 563 sq ft / 52.3 sq m
For identification only - Not to scale



THIRD FLOOR

Plan also available in accordance with RICS Property Measurement 2nd Edition. Produced for Urban Moves. RSP: 10/20/14

THIRD FLOOR

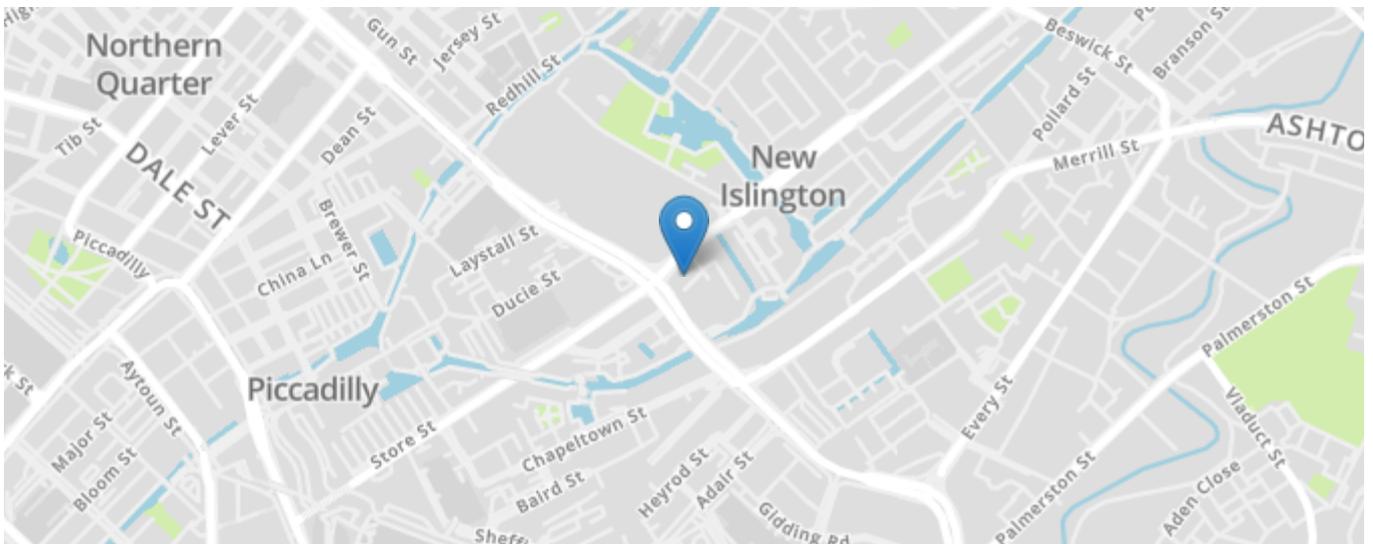
Reception
27' 7" max. x 10' 11" (8.41m x 3.33m)

Kitchen
included in reception measurement

Bedroom
20' 4" x 9' 0" (6.20m x 2.74m)

Bathroom
7' 0" max. x 6' 11" max. (2.14m x 2.10m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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.