

## £56,250 Shared Ownership

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



- Guideline Minimum Deposit £5,625
- Third Floor (building has a lift)
- South-East Facing with Juliette Balcony
- Spacious Bedroom with Fitted Wardrobe
- Short Walk from Piccadilly Station
- Guide Min Income Dual £25.4k | Single £28.6k
- Approx. 570 Sqft Gross Internal Area
- Large, Semi-Open-Plan Kitchen/Reception
- Very Good Energy Efficiency Rating
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 25% share. Full market value £225,000). This generously-sized and attractively-presented apartment is on the third floor and is south-east facing. The property has a large reception room with Juliette balcony and a smart, modern kitchen area featuring handle-less units and integrated appliances. There is a twenty-foot bedroom with fitted wardrobe and a high-spec bathroom with marble-style tiles. Well insulated walls and high performance glazing have resulted in a very good energy efficiency rating. William Sutton Building is part of the Islington Wharf development and is just minutes from the New Islington Tram Stop. Piccadilly Station is only a short walk away if travelling further afield. There is a Sainsbury's Local in the ground-floor retail unit, a larger supermarket close by plus popular bakeries, bars and restaurants in the surrounding area. The city centre is also within easy reach. The apartment is held on a very long lease.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£56,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £434.88 per month (subject to annual review).

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

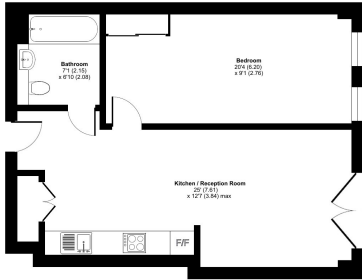
**Guideline Minimum Income:** Dual - £25,400 | Single - £28,600 (based on minimum share and 10% deposit).

**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 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

Old Mill Street, Manchester, M4  
Approximate Area = 570 sq ft / 53 sq m  
For identification only - Not to scale



**THIRD FLOOR**  
This plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Urbanmoves 2020. Produced by Urbanmoves - 2021-10-04/20

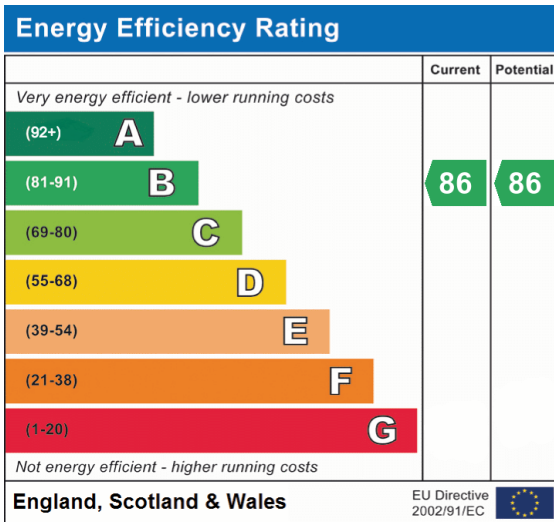
### THIRD FLOOR

**Reception**  
25' 0" x 12' 7" max. (7.61m x 3.84m)

**Kitchen**  
included in reception measurement

**Bedroom**  
20' 4" x 9' 1" (6.20m x 2.76m)

**Bathroom**  
7' 1" max. x 6' 10" max. (2.15m x 2.08m)



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.