

## £78,750 Shared Ownership

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



- Guideline Minimum Deposit £7,875
- Fifth Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Spacious Bedroom with Fitted Wardrobe
- Short Walk from Piccadilly Station
- Guide Min Income Dual £28.3k | Single £32.9k
- Approx. 568 Sqft Gross Internal Area
- Juliette Balcony
- Very Good Energy Efficiency Rating
- City Centre Within Easy Reach

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 35% share. Full market value £225,000). A spacious and immaculately-presented apartment on the fifth floor of this recently-constructed development. The property has a twenty-seven-foot main room with attractive flooring and a south-east-facing Juliette balcony. The open-plan kitchen features sleek units, integrated appliances and a large, built-in storage/utility cupboard. There is a generously-sized bedroom with fitted wardrobe and a stylish, modern bathroom. Demanding insulation standards and high performance glazing make for a very good energy-efficiency rating. William Sutton Building, which is part of the Islington Wharf development, is just minutes from the New Islington Tram Stop and only a short walk from Piccadilly Station. There is a Sainsbury's Local in the ground-floor retail unit, a larger supermarket close by, popular bakeries, bars and restaurants in the surrounding area plus the city centre is 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:** 35% (£78,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £420.16 per month (subject to annual review).

**Service Charge:** £127.00 per month (subject to annual review).

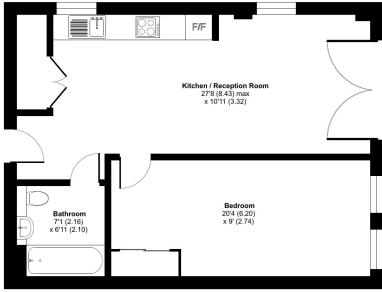
**Guideline Minimum Income:** Dual - £28,300 | Single - £32,900 (based on minimum share and 10% deposit).

**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.

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Approximate Area = 568 sq ft / 52.7 sq m  
For identification only - Not to scale



FIFTH FLOOR

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 1464177

## DIMENSIONS

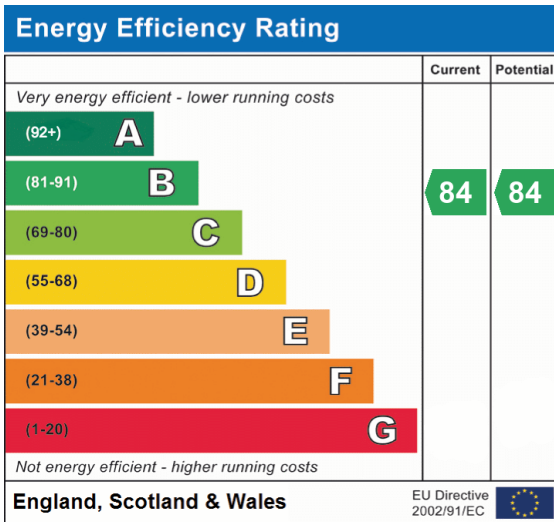
### FIFTH FLOOR

**Reception**  
27' 8" max. x 10' 11" (8.43m x 3.33m)

**Kitchen**  
included in reception measurement

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

**Bathroom**  
7' 1" max. x 6' 11" max. (2.16m x 2.10m)



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.