

£90,000 Shared Ownership

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



- Guideline Minimum Deposit £9,000
- Second Floor (building has two lifts)
- Juliette Balcony
- Very Good Energy Efficiency Rating
- City Centre Within Easy Reach
- Guide Min Income Dual £41.9k | Single £48.1k
- Approx. 870 Sqft Gross Internal Area
- Bathroom plus En-suite Shower Room
- Short Walk from Piccadilly Station
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £360,000). A spacious, second-floor apartment that has a twentyseven-foot reception room with attractive flooring, Juliette balcony and smart, modern kitchen with handle-less units and integrated appliances. There is a large main bedroom with fitted wardrobe and en-suite shower room plus a generously-sized second double bedroom and a stylish bathroom. A built-in storage/utility cupboard has been provided in the entrance hallway and the energy-efficiency rating is very good, thanks to demanding insulation standards and high performance glazing. The William Sutton Building is part of the recently-constructed Islington Wharf development which 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. The property is held on a very long lease.

Housing Association: Clarion.

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

Minimum Share: 25% (£90,000). The housing association will expect that you will purchase the largest share affordable.

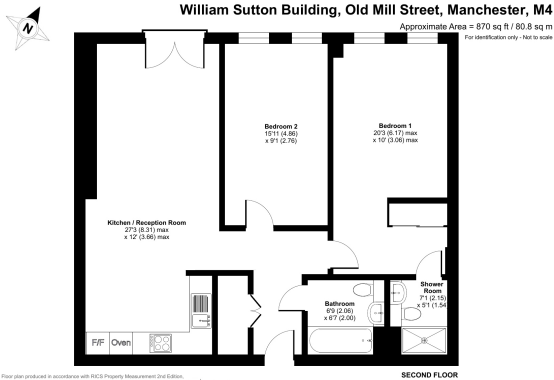
Shared Ownership Rent: £664.88 per month (subject to annual review).

Service Charge: £200.90 per month (subject to annual review).

Guideline Minimum Income: Dual - £41,900 | Single - £48,100 (assuming minimum share purchased 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

SECOND FLOOR

Entrance Hall

Reception

27' 3" max. x 12' 0" max. (8.31m x 3.66m)

Kitchen

included in Reception area

Bedroom 1

20' 3" max. x 10' 0" max. (6.17m x 3.06m)

En-Suite Shower Room

7' 1" max. x 5' 1" max. (2.15m x 1.54m)

Bedroom 2

15' 11" x 9' 1" (4.86m x 2.76m)

Bathroom

6' 9" max. x 6' 7" max. (2.06m x 2.00m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(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.