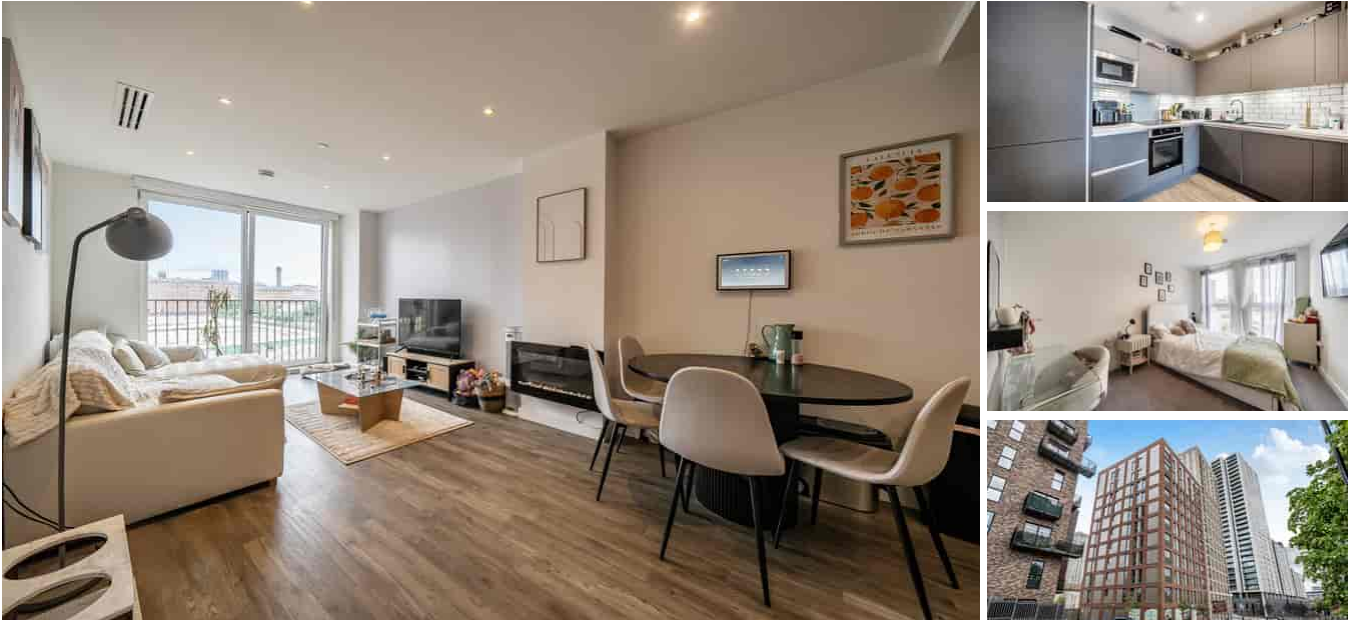


£228,000 Shared Ownership

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



- Guideline Minimum Deposit £22,800
- Fifth Floor (building has a lift)
- Spacious, Open-Plan Kitchen/Reception
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £61.2k | Single £70.5k
- Approx. 833 Sqft Gross Internal Area
- Two Generously-Sized Bedrooms
- Very Good Energy Efficiency Rating
- Excellent Access to Public Transport

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £380,000). This smartly-presented apartment is on the fifth floor and has a twenty-seven-foot reception room with a Juliette balcony at one end and a stylish, modern kitchen at the other. Both bedrooms are generously sized and one also features a fitted wardrobe and an attractive en-suite shower room. The main bathroom is similarly sleek and high-spec and a large storage/utility cupboard has been provided in the entrance hallway. The William Sutton Building is part of the recently-constructed Islington Wharf development and the well insulated walls and high performance glazing make for a very good energy-efficiency rating. New Islington Tram Stop is just minutes away and Piccadilly Station within easy walking distance. A Sainsbury's Local occupies the ground-floor retail unit, there is a larger supermarket close by plus popular bakeries, bars and restaurants. The property is held on a very long lease and this particular apartment comes with use of an allocated, off-street parking space.

Housing Association: Clarion.

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

Minimum Share: 60% (£228,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £354.61 per month (subject to annual review).

Service Charge: £233.15 per month (subject to annual review).

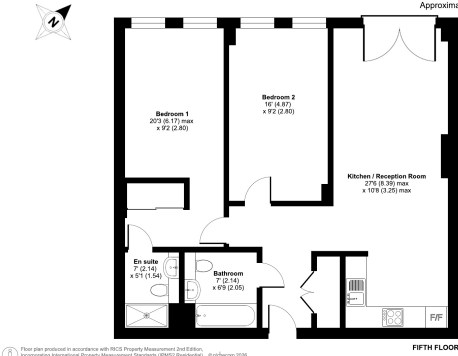
Guideline Minimum Income: Dual - £61,200 | Single - £70,500 (based on minimum share and 10% deposit).

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).

DIMENSIONS

Old Mill Street, Manchester, M4
Approximate Area = 833 sq ft / 77.3 sq m
For illustration only - Not to scale



FIFTH FLOOR

Entrance Hallway

Reception

27' 6" max. x 10' 8" max. (8.39m x 3.25m)

Kitchen

included in reception measurement

Bedroom 1

20' 3" max. x 9' 2" (6.17m x 2.80m)

En-Suite Shower Room

7' 0" max. x 5' 1" max. (2.14m x 1.54m)

Bedroom 2

16' 0" x 9' 2" (4.87m x 2.80m)

Bathroom

7' 0" max. x 6' 9" max. (2.14m x 2.05m)

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.