

£136,500 Shared Ownership

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



- Guideline Minimum Deposit £13,650
- Sixth Floor (building has two lifts)
- Semi-Open-Plan Kitchen/Reception Room
- Bathroom plus En-Suite Shower Room
- Parking Space
- Guide Min Income Dual £54.6k | Single £62.8k
- Approx. 880 Sqft Gross Internal Area
- Two Spacious Double Bedrooms
- Very Good Energy Efficiency Rating
- Excellent Access to Public Transport

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £390,000). A spacious, sixth-floor apartment in this recently-constructed development. Internal features include a large reception room with attractive flooring, a Juliette balcony and a semi-open-plan kitchen area with stylish, handle-less units and integrated appliances. There is a generously-sized main bedroom, with fitted wardrobe and en-suite shower room, plus a slightly smaller second double bedroom and a high-spec bathroom. A storage/utility cupboard has been provided in the entrance hallway and demanding insulation standards combined with high performance glazing make for a very good energy-efficiency rating. The property benefits from a desirable, central location, close to New Islington tram stop and within easy walking distance of Piccadilly Station. This particular apartment comes with an allocated, off-street parking space.

Housing Association: Clarion.

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

Minimum Share: 35% (£136,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £681.62 per month (subject to annual review).

Service Charge: £247.85 per month (subject to annual review).

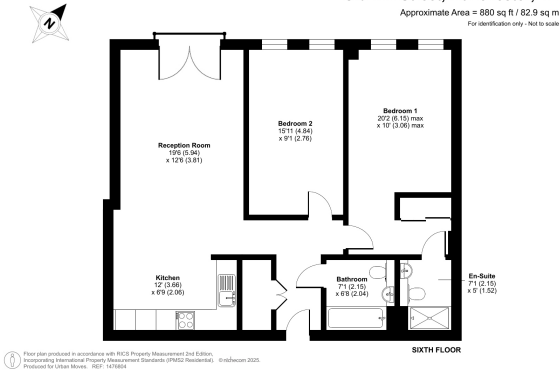
Guideline Minimum Income: Dual - £54,600 | Single - £62,800 (based on minimum share and 10% deposit).

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).

Old Mill Street, Manchester, M4

Approximate Area = 880 sq ft / 82.9 sq m
For identification only - Not to scale



© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (December 2018). Produced for Urban Moves. REF: 1476684

DIMENSIONS

SIXTH FLOOR

Entrance Hall

Reception

19' 6" x 12' 6" (5.94m x 3.81m)

Kitchen

12' 0" x 6' 9" (3.66m x 2.06m)

Bedroom 1

20' 2" max. x 10' 0" max. (6.15m x 3.06m)

En-Suite

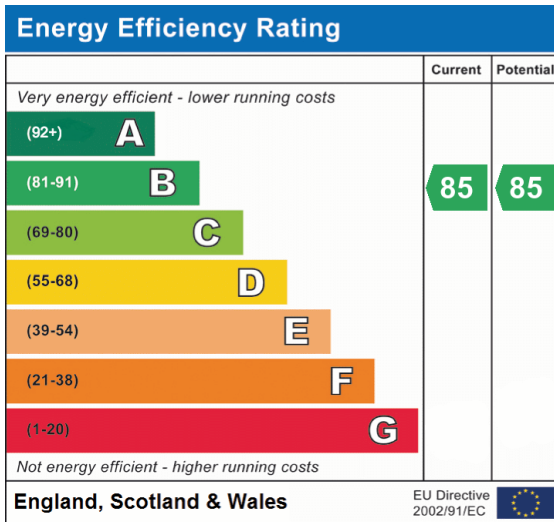
7' 1" x 5' 0" (2.15m x 1.52m)

Bedroom 2

15' 11" x 9' 1" (4.84m x 2.76m)

Bathroom

7' 1" x 6' 8" (2.15m x 2.04m)



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.