

£122,000 Shared Ownership

High Definition, 3 Red, Media City, Salford M50 2AP



- Guideline Minimum Deposit £12,200
- Fifth Floor (building has two lifts)
- Dual Aspect Reception Room
- Bathroom plus En-Suite Shower Room
- Concierge, Communal Lounge and Terrace
- Guide Min Income Dual £43.4k | Single £49.7k
- Approx. 765 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Very Good Energy Efficiency Rating
- Minutes from Media City Tram Stop

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £305,000). A smartly-presented apartment on the fifth floor of this recently-constructed development. The property has a dual-aspect (south/south-east and west/south-west facing) reception room with attractive flooring and a stylish, open-plan kitchen featuring handle-less units and integrated appliances. There is a main bedroom with fitted wardrobe and en-suite shower room plus a similar-sized second double bedroom and a sleek, 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 apartment is minutes from the Media City Tram Stop, only a short walk from the impressive Alchemist Cocktail Bar plus the shops, restaurants, cinema and arts complex just across the footbridge. Residents of High Definition can make use of the concierge and smart communal areas including the spacious entrance lobby, lounge and terrace.

Housing Association: Clarion.

Tenure: Leasehold (250 years less 10 days from 27/03/2020).

Minimum Share: 40% (£122,000). The housing association will expect that you will purchase the largest share affordable.

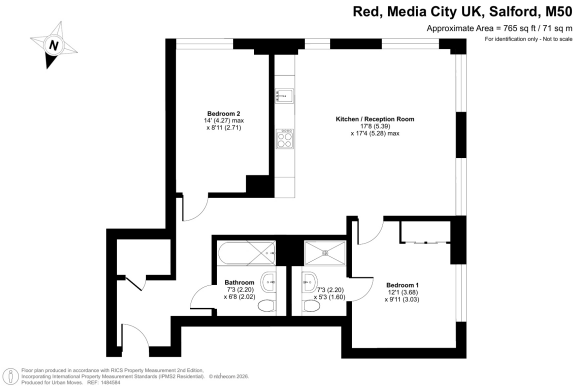
Shared Ownership Rent: £441.79 per month (subject to annual review).

Service Charge: £285.50 per month (subject to annual review).

Guideline Minimum Income: Dual - £43,400 | Single - £49,700 (based on minimum share and 10% deposit).

Council Tax: Band D, Salford 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 not permitted (except assistance animals). There is no parking space offered with this property.



DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

17' 8" x 17' 4" max. (5.39m x 5.28m)

Kitchen

included in reception measurement

Bedroom 1

12' 1" x 9' 11" (3.68m x 3.03m)

En-Suite Shower Room

7' 3" max. x 5' 3" max. (2.20m x 1.60m)

Bedroom 2

14' 0" max. x 8' 11" max. (4.27m x 2.71m)

Bathroom

7' 3" max. x 6' 8" max. (2.20m x 2.02m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(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.