

£102,000 Shared Ownership

Grapnel Apartments, 31 Furness Quay, Salford M50 3DD



- Guideline Minimum Deposit £10,200
- Fourth Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Spacious Main Bedroom with En-Suite Shower Room
- Stylish Bathroom
- Guide Min Income Dual £33.2k | Single £39.5k
- Approx. 810 Sqft Gross Internal Area
- Balcony
- Good-Sized Second Double Bedroom
- Very Good Energy Efficiency Rating

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £255,000). This spacious, two-bedroom apartment is on the fourth floor and has a nineteen-foot reception room with attractive flooring and a semi-open-plan kitchen area featuring sleek, white units and integrated appliances. A door leads from the living area out onto a south and east-facing corner balcony. There is a generously sized main bedroom with en-suite shower room plus a good-sized second double bedroom and a stylish bathroom. A large storage/utility cupboard has been provided in the entrance hall and demanding insulation standards combined with high performance glazing have resulted in a very good energy-efficiency rating. Grapnel Apartments is an impressive, recently-constructed building that forms part of the Furness Quays development. The Salford Quays tram stop (Eccles/Blue Line) is just minutes away and the Quays Shopping Centre within easy walking distance. Other amenities such as Salford Watersports Centre and the Lowry Theatre can also found nearby.

Housing Association: Clarion.

Tenure: Leasehold (996 years and three months from 25/09/2019).

Minimum Share: 40% (£102,000). The housing association will expect that you will purchase the largest share affordable.

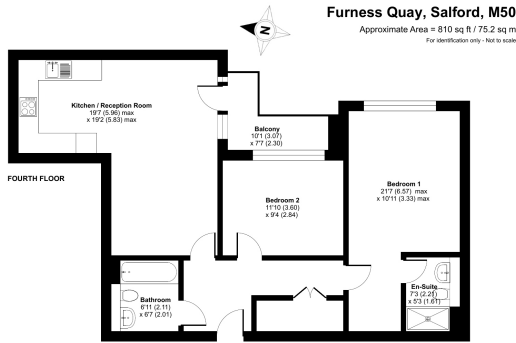
Shared Ownership Rent: £371.78 per month (subject to annual review).

Service Charge: £210.33 per month (subject to annual review).

Guideline Minimum Income: Dual - £33,200 | Single - £39,500 (based on minimum share and 10% deposit).

Council Tax: Band C, 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 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.



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced by Urban Moves REF: 1402380

DIMENSIONS

FOURTH FLOOR

Entrance Hallway

Bathroom

6' 11" max. x 6' 7" max. (2.11m x 2.01m)

Reception

19' 7" max. x 19' 2" max. (5.96m x 5.83m)

Kitchen

included in reception measurement

Balcony

10' 1" max. x 7' 7" max. (3.07m x 2.30m)

Bedroom 2

11' 10" x 9' 4" (3.60m x 2.84m)

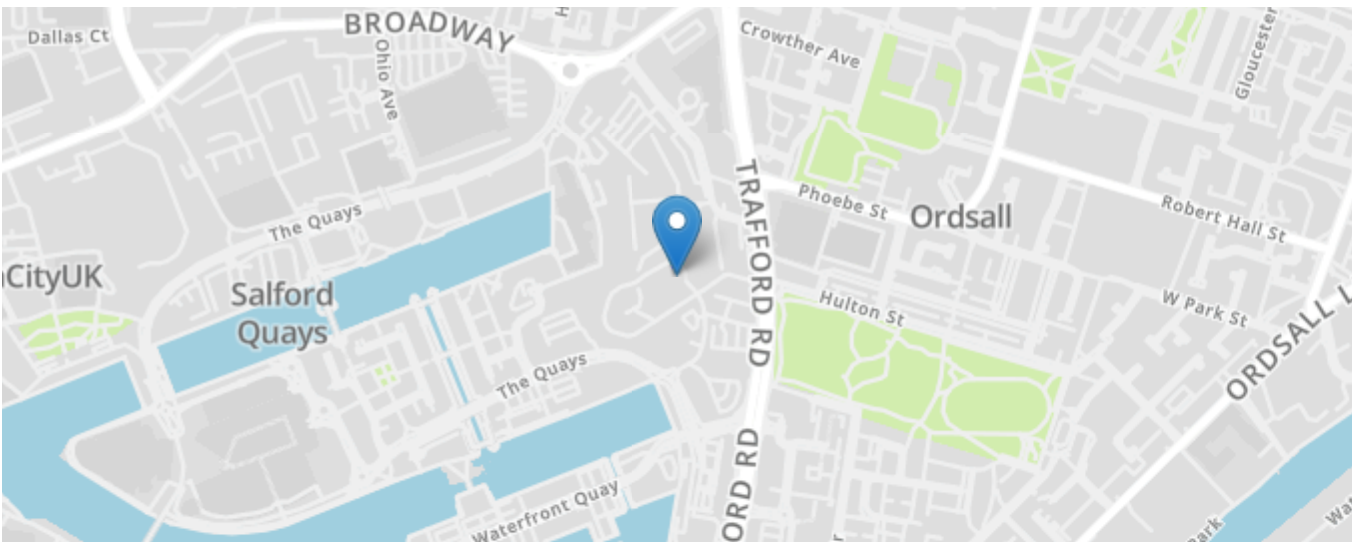
Bedroom 1

21' 7" max. x 10' 11" max. (6.57m x 3.33m)

En-Suite Shower Room

7' 3" max. x 5' 3" max. (2.21m x 1.61m)

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