

£123,750 Shared Ownership

Grapnel Apartments, 31 Furness Quay, Salford M50 3DD



- Guideline Minimum Deposit £12,375
- Second Floor (building has a lift)
- Semi-Open-Plan Kitchen/Reception Room
- Minutes from Salford Quays Tram Stop
- Guide Min Income Dual £26k | Single £29.5k
- Approx. 430 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 75% share. Full market value £165,000). Grapnel Apartments is an impressive, recently constructed building that forms part of the Furness Quays development. The property available is on the second floor and has a twenty-one-foot reception room with semi-open-plan kitchen area featuring sleek, white units and contrasting worktops. There is a good-sized bedroom and a smart, modern shower room. A large storage/utility cupboard has been provided in the entrance hall and the energy-efficiency rating is very good, thanks to demanding insulation standards and high performance glazing. 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 be found nearby.

Housing Association: Clarion.

Tenure: Leasehold (996 years and 3 months from 25/09/2019).

Share Available: 75% (£123,750).

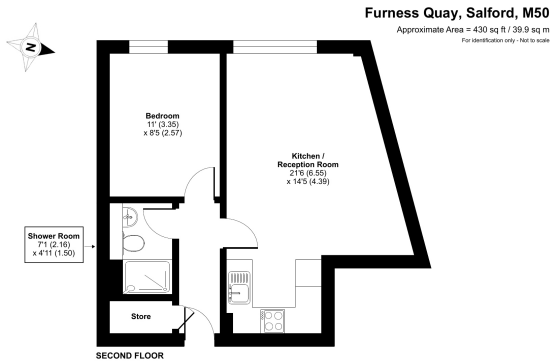
Shared Ownership Rent: £99.63 per month (subject to annual review).

Service Charge: £113.02 per month (subject to annual review).

Guideline Minimum Income: Dual - £26,000 | Single - £29,500 (based on minimum share and 10% deposit).

Council Tax: Band B, 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.



Plan also produced in accordance with RICS Property Measurement 2nd Edition, Accredited Residential Property Measurement Standards (APMS) Residential, 6th Edition 2020. Produced by Urban Moves, REG: 168861

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception

21' 6" max. x 14' 5" max. (6.55m x 4.39m)

Kitchen

included in reception measurement

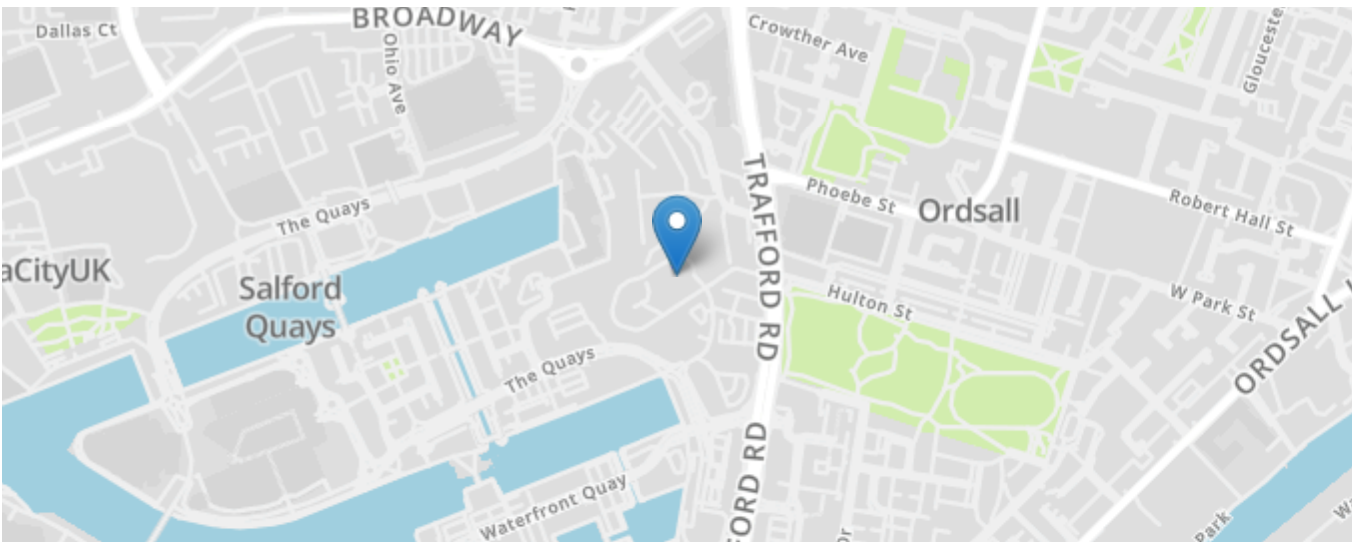
Bedroom

11' 0" x 8' 5" (3.35m x 2.57m)

Shower Room

7' 1" max. x 4' 11" max. (2.16m x 1.50m)

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.