

£91,000 Shared Ownership

Grapnel Apartments, 31 Furness Quay, Salford, Manchester M50 3DD



- Guideline Minimum Deposit £9,100
- Fourth Floor (building has a lift)
- Dual Aspect Reception Room
- Two Good-Sized Double Bedrooms
- Good Energy Efficiency Rating
- Guide Min Income Dual £34.2k | Single £40.4k
- Approx. 760 Sqft Gross Internal Area
- Open Plan Kitchen
- Bathroom plus En-Suite Shower Room
- Very Long Lease

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £260,000). A smartly-presented apartment on the fourth floor of this recently-constructed development. The property has a twenty-four-foot, dual-aspect reception room with Juliette balcony. The spacious, open-plan kitchen area features sleek, white units and integrated appliances. There is a main bedroom with fitted wardrobe and en-suite shower room plus a generously-sized second double bedroom, a stylish bathroom and a hallway storage/utility cupboard. Well insulated walls and high performance glazing make for a good energy-efficiency rating. Grapnel Apartments is just minutes from the Salford Quays tram stop (Eccles/Blue Line) 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 3 months from 25/09/2019).

Minimum Share: 35% (£91,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £417.61 per month (subject to annual review).

Service Charge: £195.11 per month (subject to annual review).

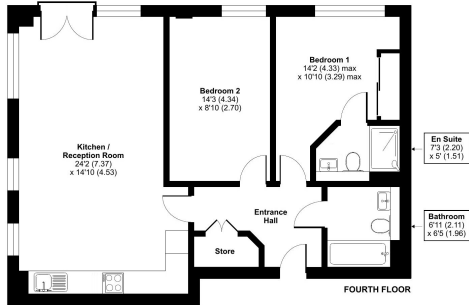
Guideline Minimum Income: Dual - £34,200 | Single - £40,400 (based on minimum share and 10% deposit).

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 not permitted. There is no parking space offered with this property.



Furness Quay, Salford, M50
Approximate Area = 760 sq ft / 70.6 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating Minimum Property Measurement Standards (MPMS Residential), 1st December 2020. Produced by Urban Moves, 1001, 1021007

Energy Efficiency Rating

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

DIMENSIONS

FOURTH FLOOR

Entrance Hall

Reception

24' 2" x 14' 10" max. (7.37m x 4.53m)

Kitchen

included in reception measurement

Bedroom 1

14' 2" max. x 10' 10" max. (4.33m x 3.29m)

En-Suite Shower Room

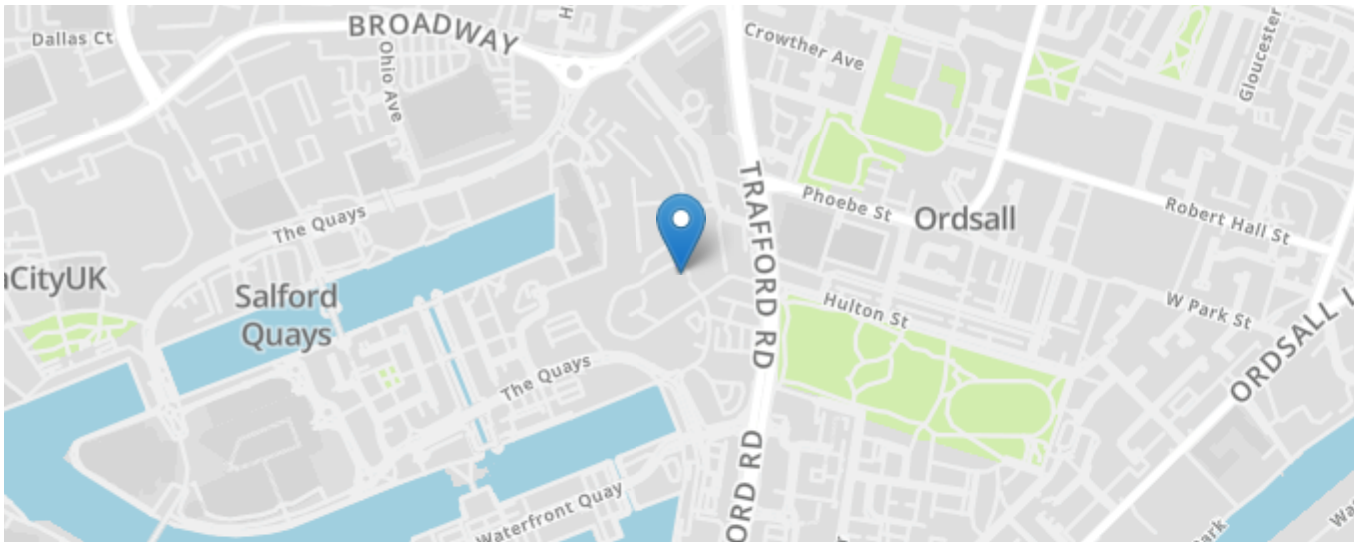
7' 3" max. x 5' 0" max. (2.20m x 1.51m)

Bedroom 2

14' 3" x 8' 10" (4.34m x 2.70m)

Bathroom

6' 11" max. x 6' 5" max. (2.11m x 1.96m)



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.