

POTATO WHARF +

CASTLEFIELD MANCHESTER



DEVELOPMENT OVERVIEW

- 4 blocks in total, 1ST Block completed in 2009 then 2nd Block completed 2015
- 3rd and 4th Blocks to commence construction in Jan 2018 with completion due Q4 2019
- No retail
- No Housing Association homes
- Parking available on selected 2 bed apartments only (119 spaces) – £15,000 per space (over ground)
- Build to commence Jan 2018 with completion due end 2019
- Two colour pallets for customers to choose between
- New communal and private residents gardens to be created
- 5 minute walk to central Manchester business district and Metrolink (tram) station

BLOCK BREAKDOWN

Goodwin

- G/F - 10 apartments (7 x 2beds & 3 x 1bed) and Townhouse – 1 apartment
- 1/F – 11 apartments (8 x 2beds & 3 x 1bed) = 11
- 2/F to 7/F - 15 apartments (11 x 2beds & 4 x 1bed)
- **Total= 112 units**
- Estimated service charge : £2.29psf p.a.
- Ground rent : £350p.a.

Wilson

- Ground – 9 apartments (5x 2beds & 4 x 1bed)
- 1/F to 7/F – 10 apartments (6 x 2beds & 4 x 1bed)
- **Total = 79units**
- Estimated service charge : £2.22psf p.a.
- Ground rent : £350p.a.

Council tax bands (tbc, based on PW2)

- 1 beds- Band C : £1335p.a.
- 2 beds- Band D : £1502 p.a.

PARKING

- 119 parking spaces
- £15,000 per space (initially available with 2 beds only)
- Service charge approx. £150 p.a.

RESERVATION SUMMARY

- A non-refundable booking deposit of HK\$30,000 is payable upon reservation/exchange of contract. (Please note that the refund may take in excess of one month to process)
- Full 10% deposit of purchase price is payable within 14 days from exchange of contract.
- A further 10% deposit payment is payable 12 months from exchange of contract.
- The balance of 80% of the purchase price is payable upon completion in Q4 2019.

*Purchaser to be responsible for all bank charges associated with the transaction processing & currency fluctuations

