

Residential development at
Spectrum Manchester M3



Block 7

Floor	Apt No	Beds	Aspect	NIA (Sq.Ft)	External Sq.Ft	Price £
Podium	0005	2	NE	620	235	187,950
1st	0102	1	W	530		149,950
	0104	1	W	465		137,950
	0105	2	E	620		185,950
5th	0505	2	NW	725	145	226,950
10th	1006	1	NW	465	100	153,450
13th	1305	Studio	W	305	59	HOLD
	1306	1	NW	555	135	190,950

Block 9

Floor	Apt No	Beds	Aspect	NIA (Sq.Ft)	Apt Type	Price £
Podium	0002	1	NE	465	1C	141,950
1st	0103	1	E	415	1E	129,950
	0105	Studio	W	365	SA	124,950
2nd	0202	1	NE	465	1H	146,950
	0204	1	E	465	1J	147,950
3rd	0305	1	SW	465	1H	149,950
4th	0403	1	E	415	1E	136,950
7th	0705	2	SE	620	2C	191,500
10th	1004	1	E	465	1J	155,950
12th	1202	2	E	725	2E	233,450
13th	1304	1	E	465	1J	161,950

Blocks 7 & 9

All reservations are taken subject to contract

Forecast Build Completion
 November 2008

Leasehold
 Anticipated lease Circa 250 years

Anticipated Ground Rent
 £125 pa – Studios
 £175 pa – 1 Beds
 £225 pa – 2 Beds

Anticipated Service Charge
 Circa £1.95 per sq.ft. per annum

Limited secure car parking spaces at £22,500

No Stamp Duty on units below £150,000

Fixed conveyance fees of £350 + VAT + Disbursements