

Proposed residential development at  
**Spectrum Manchester M3**



## Blocks 1, 3 & 5

All reservations are taken subject to contract

10% deposit on exchange of contracts

Forecast Build Completion

Block 1 – Complete

Block 3 – Complete

Block 5 - Complete

Leasehold

Anticipated lease circa 250 years

Anticipated Ground Rent

£225 – 2 bed apartments

Anticipated Service Charge

Circa £1.95 per sq.ft per annum

Limited secure car parking spaces available;

Tandem spaces available at £28,500

Single spaces available at £22,500

Fixed conveyancing fee of £350 + VAT

if recommended solicitor is used

### Block 1

Floor	Apt No	Apt. Type	Beds	Aspect	(Sq.Ft)	Price £
3rd	308	2B	2	SE	719	188,950

### Block 3

Floor	Apt No	Apt. Type	Beds	Aspect	(Sq.Ft)	Price £
3rd	308	2H	2	W	628	184,000
	310	2K	2	NE	655	<b>HOLD</b>
6th	607	2H	2	W	628	185,500
7th	701	1K	1	W	464	<b>HOLD</b>

### Block 5

Floor	Apt No	Apt. Type	Beds	Aspect	(Sq.Ft)	Price £
2nd	206	2H	2	SE	628	181,500
3rd	303	2J	2	NW	655	191,600