



Phase II, The Penthouses, Trident Apartments, Sale, M33 6WP

- Just 8 Brand New Penthouse Apartments
- Striking New Build Roof Pod Additions
- Private Roof Terrace to One Apartment
- Two Double Size Bedrooms
- En Suite Shower Rooms to Selected Plots
- Open Plan Living Room and Kitchens
- Sleek Kitchen Fittings with Concealed Appliances
- Stunning Views from the 8th Floor Apartments
- Allocated Parking Space
- Reserve Now for Completion in September 2016

Sales

Investment Property

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Property Management

**O'Connor
Bowden**

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www.occonnorbowden.co.uk

PROPERTY DESCRIPTION:

Phase II of the development at Trident is the exciting addition of new build penthouse pods to the existing three buildings to provide just 8 high specification penthouse apartments with stunning views to the City or across to the distant Cheshire Countryside.

The phase 1 release of 80 apartments converted from a former office building was a huge success with all apartments being sold well in advance of the build completion date, we therefore expect demand for this final phase to be high and an early reservation will be essential in order to secure one of only 8 new build penthouses each with allocated parking space.

The apartments have been designed with creativity and logic using the latest hi tec building materials to ensure energy efficiency. In contrast to the conversion phase the striking zinc effect exterior of the new penthouses complimented by grey ribbon windows make a stylish statement which is carried through to the carefully designed interiors which will be flooded with natural light. Each apartment has two double size bedrooms and some plots have en suite shower rooms in addition to the main bathrooms. The penthouses feature designer open plan kitchens with integrated hideaway appliances so as not to spoil the aesthetic of these stunning entertaining and living spaces. A roof top terrace provides an outdoor entertaining space for the exclusive use of one of the eighth floor apartments (plot 84) and provides a real wow factor with amazing views across the Cheshire Countryside. Views of Manchester City Skyline taking in the Bethan Tower, Old Trafford and other iconic buildings can be enjoyed from the North facing plots.

Located in the heart of Sale town centre, yet in a residential area just off the main A56 artery road, Trident is only a short convenient walk to the town's shopping centre, major supermarkets and the numerous quality café bars and restaurants in the area.

Sale is one of the regions most affluent boroughs and is a great base for commuters, just 5 miles away from Manchester city centre which is easily accessible with a tram service leaving one of Sale's three stations every 12 minutes. The M60 orbital motorway is easily accessed and links into the M56, M62 and M6. Manchester International Airport is just 4 miles away.

Sale is also surrounded by an abundance of local attractions including the Trafford Centre, one of Europe's largest shopping malls and the Chill Factor with its indoor ski slopes and Sky Diving centre. For the sports competitor or spectator there are numerous sports clubs covering football, rugby, lacrosse and athletics to name but a few, and of course Sale Sharks Rugby Club and nearby Old Trafford, home to Manchester United Football Club. Sale Water Park caters for all watersports enthusiasts, in summer the 52 acre lake is busy with everything from sale boats through to jet ski's.

PENTHOUSE SPECIFICATION

New Build Warranty

A ten year new build warranty will be provided by CRL.

External

Double glazed windows (at least one opening casement in each room)

Communal Grounds

Car park with an allocated space for each apartment
Communal refuse and recycling area

Communal Entrance Area

Security intercom entry system
Passenger lift in the main (A) block up to the 7th floor
Staircase to all floors in all blocks
Post boxes within the communal entrance halls

Flooring

Tiling to the principle ground floor communal areas
Carpeting to communal hallways
Vinyl floorcovering to the stairs
Engineered timber flooring to the apartments hallways and living rooms
Carpeting to bedrooms
Ceramic flooring to the bathrooms

Decoration

White walls and woodwork throughout the apartments
Chrome door furniture

Kitchens

Contemporary white gloss kitchen units
Quartz work surfaces with inset stainless steel sink and drainer
Built in oven, hob and extractor canopy with splash back
Integrated dishwasher
Integrated washing machine/dryer
Integrated fridge/freezer

Bathrooms

White suites with chrome fittings
Over bath shower fittings with screen
Wall tiling to the bath area
Ceramic floor tiling
Chrome heated towel rail

En Suite Shower Rooms – (To selected plots)

White wash hand basin and WC suites
Chrome fittings
Shower enclosures with chrome fittings

Electrical

Electrical panel heating
LED ceiling down lighters
TV points in living rooms and bedrooms

Tenure and Service Charge

The apartments are leasehold for 150 years subject to an annual ground rent of £250 The Service charges are estimated to be between £804 and £1,231 per year depending on the size and location of the apartment. The charges may be subject to change and Buyers are advised to seek clarification from their legal advisor regarding the sums and frequency of service charge payments.

THE APARTMENTS:

PLOT 84

Main block. 8th Floor. Two bedrooms and two bathrooms with roof terrace.

£225,000



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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PLOT 81

Main block. 8th Floor. Two bedrooms and two bathrooms.

£225,000



TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

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PLOT 83

Main block. 8th Floor. Two bedroom, one bathroom.

£190,000



TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

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THE APARTMENTS:

PLOT 82

Main block. 8th Floor. Two bedrooms, one bathroom.

£190,000



TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

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PLOTS 85 & 86

Block B. 3rd Floor. Two bedrooms, one bathroom.

£175,000



TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

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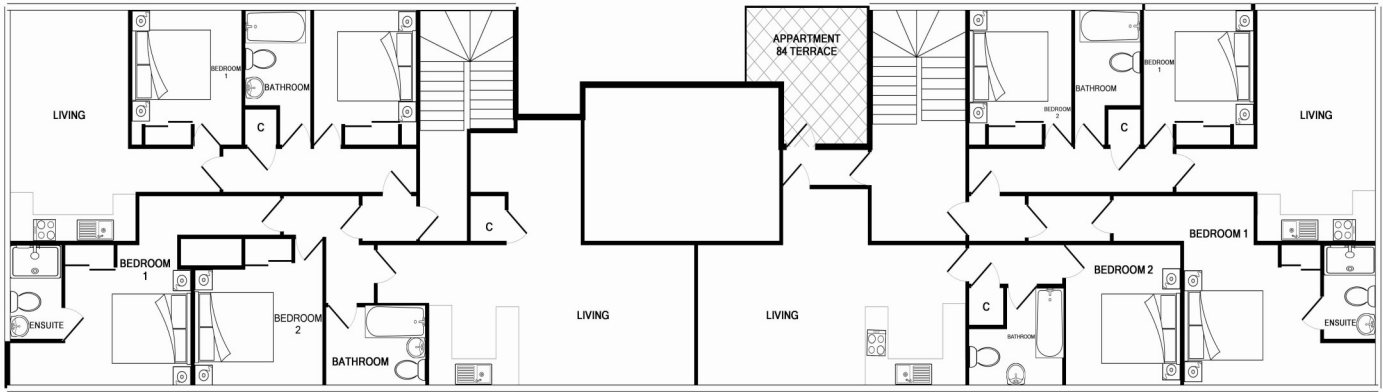
PLOTS 87 & 88

Block C. 3rd Floor. Two bedrooms, one bathroom.

£175,000

BUILDING FLOOR PLANS

EIGHTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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APARTMENT DIMENSIONS

Plot 81

Open Plan Living Room / Kitchen 7.61m (max) x 8.55m
Bedroom One 5.10m (max) x 3.15m
Bedroom Two 3.52m x 3.44m
En Suite Shower Room 2.12m x 1.50m
Bathroom 3.17m x 2.01m

Plot 82

Open Plan Living Room / Kitchen 5.61m x 4.08m
Bedroom One 3.20m x 3.19m
Bedroom Two 3.20m x 2.63m
Bathroom 3.20m x 1.93m

Plot 83

Open Plan Living Room / Kitchen 5.62m x 3.70m
Bedroom One 3.20m x 3.05m
Bedroom Two 3.20m x 2.80m
Bathroom 2.28m x 1.90m

Plot 84

Open Plan Living Room / Kitchen 8.69m x 3.15m plus recessed area
Bedroom One 5.20m (max) x 3.15m plus recessed area
Bedroom Two 3.44m x 3.44m
En Suite Shower Room
Bathroom 3.0m x 1.90m

Plot 85

Open Plan Living Room / Kitchen 6.19m x 4.67m
Bedroom One 4.30m x 3.38m
Bedroom Two 3.63m x 2.85m
Bathroom 3.63m (max) x 1.85m

Plot 86

Open Plan Living Room / Kitchen 6.19m x 4.70m
Bedroom One 4.04m x 3.38m
Bedroom Two 3.63m x 2.85m
Bathroom 3.63m (max) x 1.85m

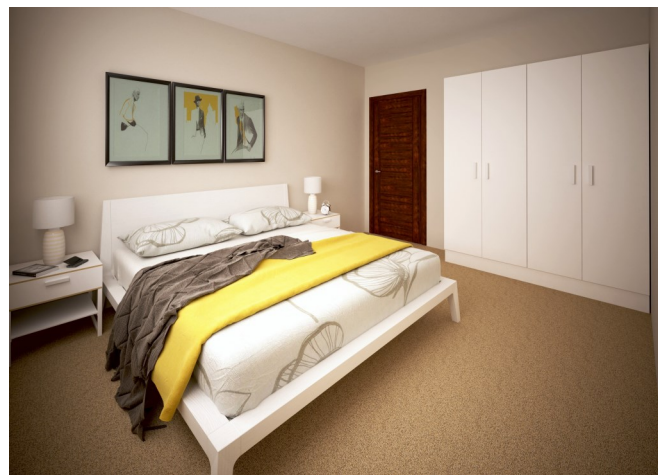
Plot 87

Open Plan Living Room / Kitchen 6.19m x 4.70m
Bedroom One 3.39m x 4.04m
Bedroom Two 3.63m x 2.85m
Bathroom 3.63m (max) x 1.85m

Plot 88

Open Plan Living Room / Kitchen 6.19m x 4.70m
Bedroom One 4.30m x 3.38m
Bedroom Two 3.63m x 2.85m
Bathroom 3.63m x 2.71m

INTERIOR FINISH



ADDITIONAL SERVICES:

Mortgage Information

The Mortgage Advice Bureau works with O'Connor Bowden to provide independent mortgage advice its clients. Advice is totally independent and will be specifically tailored to your needs and circumstances which could be for your first home, moving home, Investing in property or remortgaging.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Mortgage Advice Bureau is a trading name of Truly Independent Mortgage Experts Limited which is an appointed representative of the following companies which are authorised and regulated by the Financial Conduct Authority for advising on and arranging the following: Mortgage Advice Bureau Limited for mortgages. Mortgage Advice Bureau (Derby) Limited for insurance. Truly Independent Mortgage Experts Limited. Registered Office: Horley Green House, Horley Green Road, Halifax HX3 6AS. Registered in England Number: 08124266

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist letting and management advice.

O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios. Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

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Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT
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Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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