

For Sale

Penthouse Apartments

located in

Sale

South Manchester

Choice of 4 x Tenanted Penthouses

**Apartments 68a, 68d, 81 & 82, Trident Apartments, 21-15 Ashton Lane,
SALE, Manchester M33 6PS**



***Purchase a nearly new tenanted Penthouse Apartments
Ideal for Investors
Up to £25,000 Discount
Estimated Gross Yield 6.0%+***

Tenanted Penthouses at Trident Apartments, 21-15 Ashton Lane, SALE, Manchester M33 6PS
T: 0161 406 0044 W: www.oconnorbowden.co.uk

Key Features

Investment:

- Up to £25,000 Discount to Investors
- Estimated Gross Yield 6.0%+
- Currently Tenanted
- Strong Demand from Quality Professional Tenants
- Close to Manchester's Metrolink – Peak time Tram leaving for Manchester every 12 minutes
- 4 Miles to Manchester International Airport
- 6 Miles to Manchester City Airport and Heliport

Property:

- Nearly New Tenanted Apartments – Built 2016
- 2 Double Bedrooms
- Chic Modern Apartments
- Top Floor Apartments with Spectacular City and Country Views
- Allocated Car Parking Space
- 'Magnet' Fitted Kitchens with Integrated Appliances
- 'Villeroy & Boch' Bathroom suites with contemporary tiling
- Video Entry Access Control
- Frequent Trains to Manchester Piccadilly, Stockport & Chester
- Over 70 Bars & Restaurants in Sale alone!
- Next to Vibrant Shopping Centre with over 40 National Retailers
- Trafford Centre – one of Europe's largest shopping malls with 280 outlets & 30,000 visitors per week
- Sporting Excellence – Sale Sharks Rugby Team, Sale Harriers Athletics Team & 52 Acre Water Sports Park
- Situated between two Giant Football Clubs – Manchester United & Manchester City

Location:

- Located in the Heart of Sale Town Centre
- Sale is a Thriving and Affluent South Manchester Commuter Town
- Catchment area for Trafford Non-Fee-Paying Grammar Schools
- 5 Miles for Manchester University Campus – over 98,000 Students

- Sale is one of the most popular South Manchester Commuter Suburbs
- 2 Miles from M60 Junction 7, Manchester's orbital motorway
- 5 Miles from Manchester City Centre

Information:

- Balance of 10 Year Build Warranty
- Properties Currently Let & Managed by O'Connor Bowden
- For Sale by Means of Private Treaty – Subject to Contract

Penthouse Property Schedule

Apt	Floor Level	Beds/ Baths	Est. GIA	Asking Price £	Discounted Price £	Actual Rent pcm	Pot. Rent pcm	Est. Gross Yield
68A	8	2 / 1	53m2 570sf	190,000	165,000	825	850	6.00%
68D	8	2 / 1	53m2 570sf	190,000	165,000	800	800	5.81%
81	4	2 / 1	69m2 748sf	180,000	SOLD	850	850	6.18%
82	4	2 / 1	69m2 748sf	180,000	SOLD	850	850	6.18%

Investment Opportunity

We offer a fantastic opportunity for investors to purchase one of four contemporary tenanted Penthouse Apartments located on the popular development known as Trident Apartments, in the heart of Sale Town Centre, which is one of Greater Manchester's most sought-after suburbs.

80 apartments were build complete in June 2016 and 8 x New Build Penthouses were finished 2017. Most have since been let and are currently managed by O'Connor Bowden to professional tenants.

Background to the Development

O'Connor Bowden has been involved with the Trident Apartments development since its conception in 2014, instructed as Sales Consultant and Master Agent delivering the sales & marketing strategy for the entire scheme. Originally a former office building, the development now comprises; phase 1; 80 x 1 & 2 bedroomed apartments and Phase II; with 8 Penthouses. Having initially sold the properties to investors and homeowners we have since remained the letting and property managing agent for most of the tenancies held at the development.

In 2017, 8 new Penthouse Apartments were completed on the roof tops of the three buildings, which make-up Trident Apartments. As intended, 4 of the Penthouses were sold to individual owners and a further four retained by the developer's own investment company.

OPPORTUNITY: The former developer has now decided to sell their four penthouse apartments at a significantly reduced rate to enable re-investment into new projects.

The Property

The development has proven to be extremely popular with younger professional tenants, providing chic city living style accommodation in the heart of one of South Manchester's most affluent and desirable town centre suburbs.

Each penthouse has been newly built on the top of the roof of one of three existing buildings, providing either fourth or eighth floor accommodation with spectacular views. Each Penthouse has a contemporary interior completed by 2 double sized bedrooms, a high-gloss "Magnet" fitted kitchen with integrated appliances and a Villeroy & Boch designer bathroom suite. An allocated car parking space is included.

Gallery



External Image of Trident Apartments



Close-up Image of the 'Zinc' clad Penthouses



Internal Entrance at Trident Apartments



Entrance & Lifts at Trident Apartments

Gallery



Lounge at Penthouse 68D



Lounge at Penthouse 68A



Kitchen at Penthouse 81



Kitchen at Penthouse 82

Gallery



Bedroom at Penthouse 81



Bedroom at Penthouse 82



Bathroom at Penthouse 68A



Bathroom at Penthouse 68D

Floor Plans



Specification Summary

The following specification shall be provided to each property;

Windows

- Wide double glazed opening windows finished with grey coloured aluminium frames

Communal Grounds

- Main entrance and driveway for the joint use of residents.
- External cycle stores.
- Allocated car parking spaces.

Kitchens

- Contemporary white high-gloss fitted kitchen units supplied by 'Magnet'.
- Complementary 'Quartz' work top surfaces with inset sink and drainer.
- Integrated appliances including; Dishwasher, washing machine and full height fridge/freezer.
- Built-in oven, hob and extractor hood unit.
- Integrated larder Fridge / Freezer.

Flooring

- Engineered timber flooring to hallway and living rooms.
- Carpeting to bedrooms.
- Ceramic floor tiles to bathroom.

Decoration

- Walls and ceilings to be painted white with matching woodwork.
- Brushed chrome ironmongery.

Bathroom

- Modern white designer bathroom suites.
- Complementary wall full height wall tiling around the bath.
- Wall tiling behind the WC and Wash-hand Basin.
- Shower fittings over bath with screen.

Electrical

- Mechanical air circulation and extraction system in bathrooms and kitchen.
- LED flush ceiling down lighters in Kitchen and Bathroom
- TV points in Lounge and Master Bedroom.

Heating

- Energy efficient electric heating and water system.

Fire Protection Sprinkler System

- Fire Protection Water Sprinkler installed throughout each house.

Current Tenancy Summary

The properties are currently subject to the following tenancy arrangements:

Property	Tenancy	Expiry	Rent £
68A	Fixed Term ASTA	June 18 (to renew)	825.00
68D	Fixed Term ASTA	March 19	800.00
81	Fixed Term ASTA	April 18 (new tenant)	850.00
82	Void	Vacant (new tenant)	850.00

Letting & Management Services

O'Connor Bowden have managed the properties they were completed, alongside a significant number of other properties within the development at Trident Apartments. We would welcome the opportunity to maintain the letting and management services with the new owners and will offer a continued management contract on favourable terms.

Additional Information

New Build Warranty:

Each property is sold with the balance of a 10-year New-Build Warranty provided by CRL.

Tenure:

Leasehold with a 150-year term commenced in 2017 and subject to annual ground rent of £250.00 pa, subject to 5-yearly RPI review.

Service Charge:

We are advised by our client that the Service Charge is currently circa £850.00 pa.

Energy Performance Certificates:

The EPC band is currently Band D.

Council Tax Bands:

To be confirmed.

Subject to Contract Sale Terms:

This property is offered for sale by means of private treaty and on subject to contract terms.

Possession Terms:

This property is offered as a tenanted sale, without vacant possession on completion.

Viewing Arrangements

Viewing is strictly by appointment through O'Connor Bowden. For all enquires and viewing appointments, please telephone 0161 406 0044.

Due to this property being tenanted, we cannot guarantee an internal inspection. However, we will make every possible attempt to arrange a viewing for prospective purchasers.

About Sale in Greater Manchester

For investors not familiar with Sale in Greater Manchester, we have provided a summary of Sale, which in our opinion represent some of the services and amenities this vibrant town has to offer.

Sale in Greater Manchester is a popular vibrant town within the Metropolitan Borough of Trafford, with a population of over 55,000 and being conveniently located only 5.2 miles south west of the city of Manchester and 2.5 miles northeast of its affluent neighbour, Altrincham.

A thriving commuter town, supported by its close proximity to junctions 6 & 7 of the M60, Manchester's orbital motorway and being one of only a few towns to benefit from Manchester's Metrolink, the over-ground tram network servicing Manchester City centre and the suburbs.

TRANSPORT

Commuters love Sale. Situated on the southern point of Manchester orbital motorway, close to the motorway interchanges with the M6, M56 and M62, serviced by an efficient tram service every 12 minutes and being only 4 miles north of Manchester International Airport, are the reasons why?

Manchester Airports – Manchester International Airport is the busiest outside of London and is only 4 miles from Sale. Manchester City Airport & Heliport is 6 miles away, specialising in; commercial flights; private plane, military, emergency services and helicopters.

Metrolink – The Metrolink is a surface tramway system which connects Sale with other locations in Greater Manchester, most importantly Altrincham to the south and Manchester City Centre to the north. Trams depart the town's three stations at least every 12 minutes between 07:00 and 22:30 every day.

Motorway – Sale is located to the south of junction 7 of the M60, Manchester's orbital motorway. The M56 to Chester and the M62 to Liverpool are approximately 4 miles from the town. Access to the M6 is about 7 miles away.

Railway – The nearest railway station to Sale is on Navigation Road, Altrincham. Trains services frequently run to Manchester Piccadilly, Stockport and Chester.

RESTAURANTS

With over 70 eateries in the Sale area providing a full range of European and Asian foods, you are spoilt for choice. Here are 8 favourites!

- TJI Friday's – American themed restaurant chain
- The Boathouse – Restaurant bar & grill with spectacular waterside views
- VAO – Waterside Italian restaurant
- Daly's at the Old Plough – Informal British pub restaurant
- Table 10 – European independent restaurant
- Little B – Home cooking by a family run pub / restaurant
- Midland Balti – the local's favourite Indian restaurant
- La Maison – French Cuisine

SHOPPING

There are no shortage of shops on hand in Sale. A thriving town centre providing everything from day to day supplies to bespoke items from designer boutiques. For a wider choice and more designer brands, visit the nearby Trafford Centre, one of Europe's largest shopping centres.

Local Shopping - Within a short walking distance to Trident Apartments is The Square, a vibrant local shopping centre with 40 independent and national retailers, surrounded by scores of high street shops

and retail services located along the A56 Washway Road, which is also home to super market chains, Tesco, Mark & Spencer, Sainsbury's.

Trafford Shopping Centre - Just two junctions along the M60 motorway is the Trafford Centre, one of Europe's largest shopping centres with over 207,000 m2 of retail, dining and leisure space. Retail giants Selfridges, John Lewis and Marks & Spencer alongside 280 outlets attract more than 28,500 visitors each week. Designed in a Baroque architectural style the Trafford Centre boasts Europe's largest food hall, The Orient, themed as a steam ship and paying homage to the history of the nearby Manchester Ship Canal and the UK's busiest 20 screen cinema complex. The Barton Square annex provides Home Furnishing stores the Trafford Centre is next to Trafford Quay's Leisure village with a Chill Factor Ski-Slop, Trafford Golf Centre, a Skydiving centre, indoor football facilities and Event City exhibition and conference centre.

SPORT

With household names such as Sales Sharks & Sale Harriers and gold medallists Darren Campbell and Diane Modahl, Sale is on the map for sport. Where else can you play rugby, go water skiing, play lacrosse and join a rowing club?

Sale Sharks – The rugby union side of Sale FC is one of the oldest rugby clubs in the world and has been based in Sale since 1861. Although retaining their training ground in Sale, Sale Sharks professional team now play matches at Salford City Stadium opposite the Trafford Centre

Water Sports – Sale Water Park's 52-acre lake surrounded by 152 acres of countryside and parkland has been used for water sports since 1980 and is home to Sale Water Ski Club.

Athletics - Sale Harriers Manchester Athletics Club was formed in 1911 and has produced successful athletes such as Olympic gold medallist Darren Campbell and Commonwealth Games gold medallist Diane Modahl both former residents of Sale.

Football – Living in Manchester there are two giant football clubs to support, Manchester City and Manchester United. Old Trafford, home to Manchester United is only 4.5 miles away, their training ground being even close at neighbouring Carrington.

Golf – Sale Golf Club and Ashton on Mersey Golf Club have courses located on the outskirts of the town and there is a municipal course based at Woodheys Park.

Sports Clubs – local sports clubs provide a range of local sport facilities catering for all age groups including; football, rugby, cricket, hockey, lacrosse, lawn tennis, badminton & squash. Sale Leisure Centre provides; a sports hall, a gymnasium and three swimming pools. Brooklands Manchester University Hockey Club, Brooklands Hulmeians Lacrosse Club and Trafford Rowing Club are also located in the town.

EDUCATION

Trafford state school education is sought after in Manchester, with Trafford being the only borough in the area to offer non-fee-paying grammar school education. With easy commuting to a Manchester Universities campus with a population in excess of 98,000 puts Sale at the top of the class!

University – Manchester is home to three leading Universities with a student population in excess of 98,000. The nearest Manchester University campus is approximately 5 miles from Trident Apartments.

Schools – Trafford is one of the only boroughs in the Northwest operating a selective education system assessed by the Eleven Plus examination. There are nineteen Primary schools, two High schools, a non-fee-paying Grammar school and two fee paying Private schools in Sale. There is also a sixth form college specialist sports school.

CULTURE

Salisbury is packed with cultural activities and clubs ranging from a local Gilbert & Sullivan society to bird watching at the local nature reserve.

Salisbury Waterside - Home to Waterside Arts Centre housing; a plaza, a library, the Robert Bolt Theatre, the Lauriston Gallery and the Corridor Gallery. The centre regularly hosts concerts, exhibitions and community events.

Municipal Parks – There are a number of open spaces and parks in the town including Worthington Park featuring a bandstand, gardens, play areas, and a skate ramp and Walton Park featuring a miniature railway

Museums & Stately Homes – For days out, there are no less than six Stately home and country park attractions nearby, with Dunham Massey Hall being only 3.5 miles away. In nearby Manchester, 2 million people visit Manchester's award-winning museums including; Museum of Science & Industry, National Football Museum and numerous Art Galleries

Nature Reserve – Broad Ees Dole is situated in the local nature reserve at Salisbury Water Park and is thriving wildlife wetlands refuge providing a home to migratory birds.

Services

O'Connor Bowden has not checked any mains or private utility services at this property, neither have we received confirmation or sought confirmation from the statutory bodies of the presence of these services and their function. O'Connor Bowden cannot confirm services are in working order. O'Connor Bowden has not checked any of the appliances, electrical, heating or plumbing systems at this property. All prospective purchasers should satisfy themselves on this point prior to entering into a contract and we recommend and advise any prospective purchaser to obtain advice and verification from their solicitor and / or surveyor on all services.

About O'Connor Bowden

O'Connor Bowden is a group of privately owned companies providing client services in Lettings, Property Management, Estate Agency, Property Investment, Development, PRS Fund Management, Building Management & Maintenance.

Our Service:

Since 2003, our focus has been people, their homes and their property investments. Our role is quite simple, we assist with or need of a property, from finding a new home, selling a development or investing in the future.

Letting & Management:

We manage an extensive range of homes and properties throughout Greater Manchester and Cheshire., let to Professional and Corporate Tenants.

Estate Agency:

Our Estate Agency services will help you sell your home quickly and efficiently. Thinking of selling your home, arrange a free valuation NOW!

Investment Property:

Since 2003 O'Connor Bowden has sourced and sold 1,000s of new build and re-sale residential investment properties in Manchester and Cheshire to UK landlords and investors.

Developments:

We act for and often partner developers to manage pre-sales, off-plan sales and site sales of new-build property to investors and homeowners.

Call us? - If you have property requirement, selling, purchasing, letting or managing, please contact one of our directors:

Stephen Bowden or Tracey Bowden for free friendly informal advice - 0161 406 0044.

Disclaimers

Sales Particulars: This Sales Brochure has been prepared by O'Connor Bowden, acting in the capacity as a sales agent.

Image Disclaimer: The CGI Images are for illustrative purposes only. Decorative finished, fixtures, fittings and furnishings shown do not represent the current state of the property and are for display purposes. Furniture is not included in the sale. The illustrations are not to scale.

Floor Plan Disclaimer: The floor plans are for illustrative purposes only. Decorative finished, fixtures, fittings and furnishings shown do not represent the current state of the property. Furniture is not included in the sale. Measurements are approximate. The illustrations are not to scale.

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All measurements are approximate.

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