



***Joule Point
2 Brattic Drive, Pendlebury,
Swinton, Manchester
M27 8WE***

- Property for Life has secured 7, two bedroom, two bathroom contemporary apartments at Joule Point in Pendlebury.
- For day to day living essentials, Pendlebury offers a good range of local amenities from convenience stores to doctor and dental surgeries. However, the city centre of Manchester is just a short distance away where shopping, leisure, entertainment, sporting and cultural attractions are second to none – day or night.
- Quite simply, you name it and you can probably enjoy it in and around one of the country's leading cities.
- Transport connections are also well catered for in and around the area. The nearest train station is at Clifton, around a mile away, while frequent local bus services will whisk you to both Salford and Manchester city centre.
- For the motorist, Junction 15 of the M60 is approximately two miles away, with the national road network beyond. And if you have to travel further a field, for business or pleasure, Manchester International Airport is within easy reach.
- The units are finished to a high specification and benefit from integrated appliances including an oven, hob and overhead extractor unit, and a washer/dryer
- All units have an expected completion date of June 2008
- Service charges are calculated at £790 pcm and the Ground rent is £150 p.a.
- All apartments have a leasehold term of 150 years and benefit from a 10 year NHBC guarantee.
- **25% Assisted Deposit (Discount)**
- **Invest From £9,260 (subject to a 75% mortgage)**



Joules Point Specification:



**First Time Buyer
Opportunity**

**Step On The
Property Ladder With
Confidence**

01252 737575

Kitchen:

- Electric Single Oven
- Electric Hob
- Integrated cooker hood
- Washer/Dryer
- Fluorescent strip light under wall units



General:

- Electric panel heaters
- Energy efficient lighting
- TV and Telephone point to reception room 1
- TV and telephone point in bedroom 1
- Mains operated smoke detectors
- Door Entry System
- Steel front entrance door with 3 point locking system
- Chrome lever furniture
- Wardrobes to bedroom 1
- PVCu lockable double glazed windows
- NHBC building warranty



Bathroom:

- Shaver unit to bathroom and ensuite
- Thermostatically controlled shower to ensuite

Why Invest In Manchester

The city of Manchester - the North West's forward-looking, inspirational, original modern city - is a world-class business and investment location, with all the benefits and attractions of a vibrant, modern, European metropolis.

More than 15 percent of Manchester's 186,000 homes are rented from private landlords. People who rent include students, families, professionals, and tenants on lower incomes getting housing benefit.

The demand for private rented accommodation varies from high demand, high capital values in the city centre and parts of the south, to areas in the north and east where demand and values are lower. Some of the areas of low demand already have high concentrations of properties available to rent privately. A prospective landlord may find property difficult to let here. but things are looking up in these areas with the announcement of a big cash boost for private housing in the shape of the government's housing market renewal fund.

Manchester is a dramatic mix of old and new. The futuristic design and innovative shapes of its contemporary architecture sit side by side with the spires and grinning gargoyles of its proud past

Manchester does funky, fashionable, chic and sleek better than anywhere else in the country. Retail therapy is a speciality. Hunt down something unique at Saturday's Tib Street fashion market, browse for vintage chic and rare records in Northern Quarter, or cruise the designer stores and then relax with a long lunch and cocktails in Harvey Nichols' brasserie...

As the unofficial capital of the region, Manchester makes the ideal base for exploring the North of England. For days out head for the stunning countryside of the Lake District, Lancashire and the Peak District or make the most of the city's transport links to visit local market towns, the vibrant City of Liverpool (European Capital of Culture 2008) or the historic cities of Chester or York...

