

START A NEW CHAPTER AT AMBERLEY SQUARE



AMBERLEY DRIVE, WYTHENSHAW M23 2RH
A collection of beautifully designed two and three bedroom homes.

Artist's impression

LIVING AT AMBERLEY SQUARE

CLOSE TO THE HEART OF MANCHESTER

Start the next chapter of your life at Amberley Square, our new vibrant development in Wythenshawe, Manchester with a stylish collection of two and three bedroom homes.



CLOSE TO
SCHOOLS AND
COLLEGES

EDUCATION

- Diverse range of primary and secondary schools.
- A selection of colleges, nurseries and academies.
- Three universities within a 20-minute commute.

SHOPPING

- Fantastic range of stores nearby.
- Wythenshawe has 90+ retail outlets.
- Indoor/outdoor market open six days a week.
- The Trafford Centre is just a short drive away.

NEAR TO
SEVERAL
SHOPPING
CENTRES



WIDE
RANGE OF
RESTAURANTS
LOCALLY

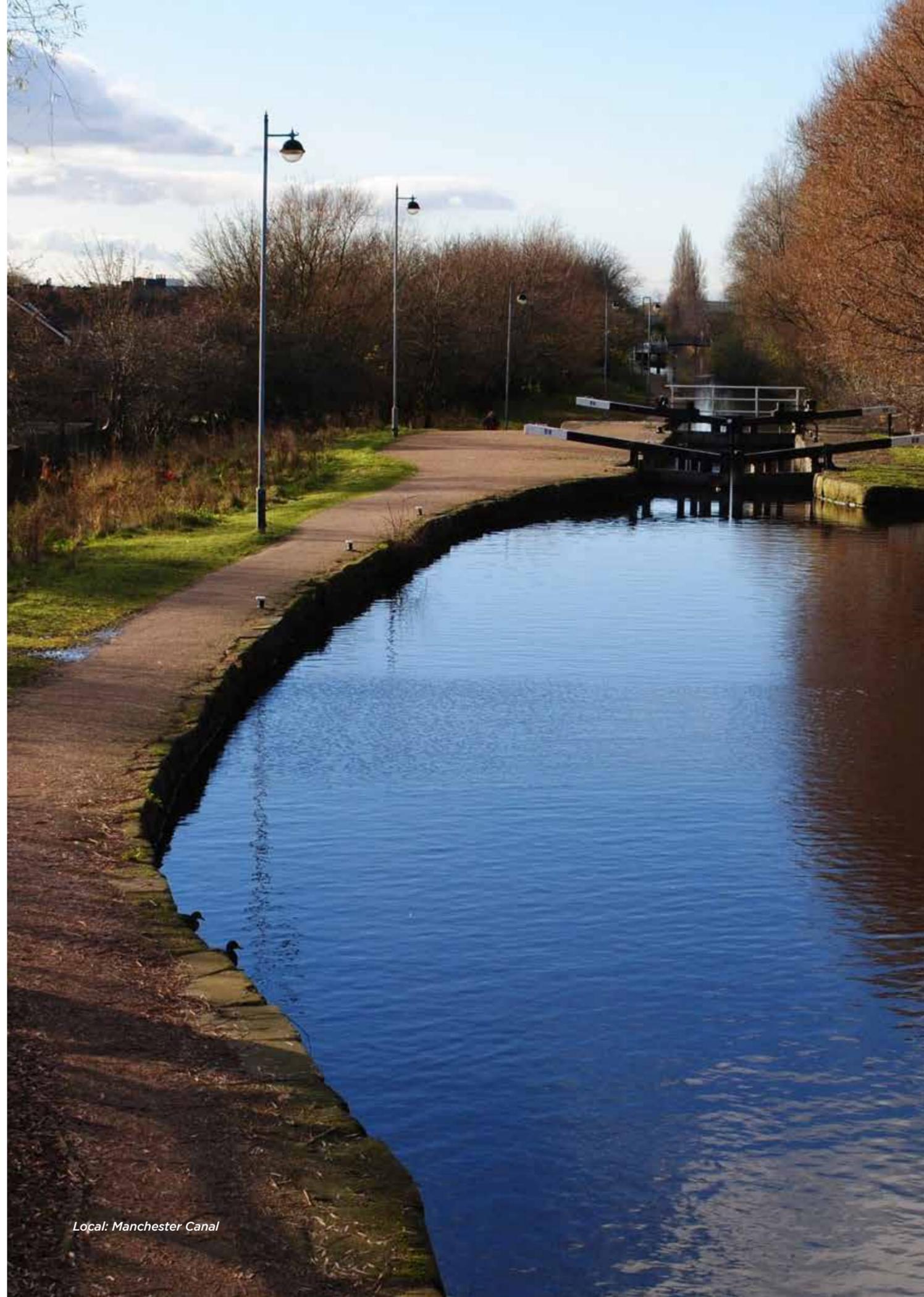
DINING

- Wide variety of cuisine throughout Manchester.
- Local fine dining and delicious street food.
- Several independent and quirky coffee shops.
- Plenty of vegan, halal and vegetarian options.

TRANSPORT

- Located just off junction 4 of the M56.
- 10 minutes from Manchester Airport.
- Five minutes from Martinscroft tram stop.
- 3.4 miles from Gatley Train Station.

GREAT
TRANSPORT
LINKS



Local: Manchester Canal

THE DEVELOPMENT

WYTHENSHAW, MANCHESTER M23 2RH

The perfect blend of two and three bedroom homes, ideal for first time renters, young professionals and growing families close to Manchester city centre.



KEY:

- | | | | | | | | |
|---|--------------------------------------|---|--|---|--|---|---------------------|
|  | The Langham
2 Bedroom Home |  | The Connaught
3 Bedroom Home |  | The Westminster
3 Bedroom Home |  | Show Home |
|  | The Mayfair
2 Bedroom Home |  | The Claridge
3 Bedroom Home |  | Shared Ownership |  | Private Rent |

Disclaimer: This site plan is illustrative and should be used for guidance only. It does not show land contours and gradients, landscaping or boundary treatments. For details of individual properties and availability please speak to our Sales Advisor.



AN EXCEPTIONAL SPECIFICATION WHAT CAN YOU EXPECT?



At Your Housing Group, our focus is on comfort and style, which is why all of our homes come complete with everything you could need.



GENERAL:

- Spacious and airy layouts.
- Double glazing throughout.
- Parking for all properties.
- Energy efficient appliances.
- Flooring to kitchen, bathroom and cloaks.
- Solar Photo Voltaic Panels to either front or rear of property

BATHROOM:

- Contemporary, stylish bathroom suites.
- Designer tiles from Porcelanosa.
- En-suites fitted to homes (excludes The Langham).
- Over bath shower fitted to main bathrooms.
- Modern designer taps.

KITCHEN:

- Integrated oven and hob.
- High-quality fitted units and work surfaces.
- Extractor fan.
- Integrated fridge/freezer
- Washer/dryer

LIVING:

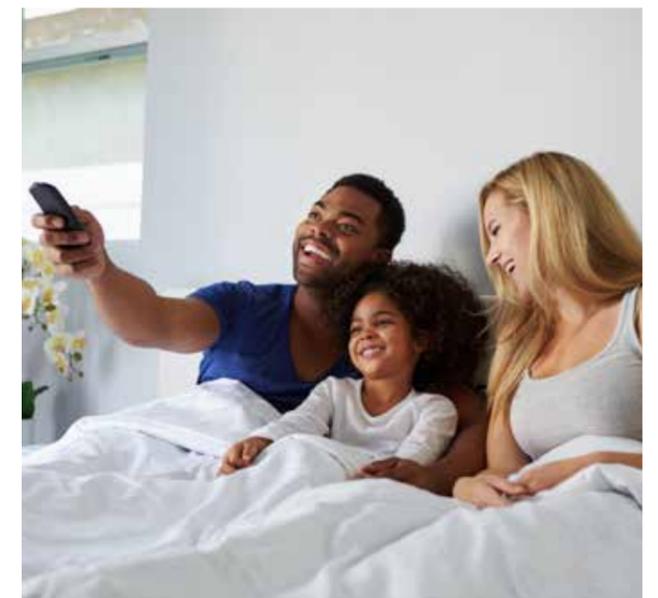
- Telephone and broadband Internet sockets.
- TV sockets.

DEVELOPMENT DESIGN BUILDING HOMES THAT INSPIRE

At Your Housing Group, our homes are designed to be modern and contemporary.

Combining beautiful ergonomically designed details along with flexible sales options to suit your lifestyle. Each one of our homes offers a unique layout, thoughtfully designed to ensure natural light and optimised space to maximise an open plan, modern way of living.

We take pride in shaping every aspect of your home to ensure it meets your every need, which is why your new home will be full of products and finishes of the highest quality.



SHARED OWNERSHIP EXPLAINED AT AMBERLEY SQUARE

Shared ownership is another way to buy your home. You buy a percentage and pay rent on the rest.

WHO IS ELIGIBLE FOR SHARED OWNERSHIP?

Shared ownership is an option for lots of people. In brief:

- Your household income needs to be under £80k
- You can't be the owner of another property.
- You'll need to show you have a good credit history and can afford the regular payments and costs involved in buying a home.
- You should have savings, or be able to put down at least 5-15% deposit on the share of the property you're buying

PART MORTGAGE/PART RENT, HOW DOES THAT WORK?

Shared ownership is part buy, part rent. This means you will have a mortgage on the share you own, and pay rent on the remaining share. For instance, if you buy a 50% share of the property, you'll pay a mortgage on the 50% share, and rent on the remaining 50% share. Usually, you can also carry on buying further shares, to own the property 100%.

You'll have a lease, which is essentially the contract for the share you've bought. It means you've got the right to keep your home for the Lease Term of 125 years. Your lease also sets out how much you need to pay each month, and your responsibilities as a shared owner.

CAN I BUY MORE SHARES?

You have the option to buy further shares in the property at the market value when financially possible. This is referred to as 'staircasing'. The more shares you purchase, the less rent you will pay and once you have successfully staircased out you will no longer pay us rent and you own the property outright.

If the property you are buying is an apartment there would still be a service charge and management fee payable post final staircasing.

We've so far helped hundreds of aspiring homeowners to purchase a new build home through Shared Ownership and a number of our homeowners have already 'staircased' to 100% already!

TO APPLY

- Complete an application on line with Help to Buy at: www.helptobuyagent1.org.uk
- Enter the Development name into the "property search" box and the properties will show. Then click "apply online" follow the instructions and apply for the property.



AMBERLEY SQUARE WYTHENSHAW

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