

ADELPHI
WHARF

PHASE THREE

Living Life on the Waterfront



FACT SHEET

THE DEVELOPER :

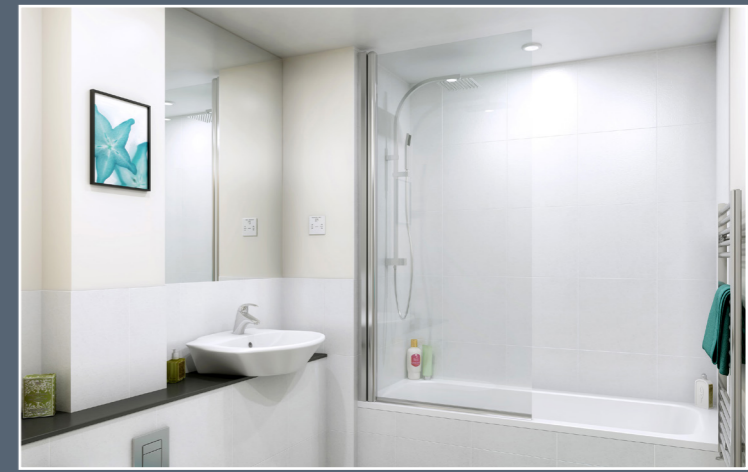
Fortis Developments Ltd, in partnership with Elite City Living, is one of the fastest growing developing companies in the UK, created to provide luxury developments and to achieve and surpass the growing standards in the UK rental marketplace.

Fortis Developments are firmly established at the forefront of the industry as one of the most experienced large scale developers of luxury apartments. Their expertise also extends to high quality regeneration schemes and student accommodation in the most desirable investment locations nationwide.

The cornerstone of Fortis's success is a combination of creativity and functionality and they impart these qualities onto their developments.

Fortis Lettings & Management is highly experienced at providing expert tenant and lettings services. This letting agency is perfectly placed to attend to the needs of every tenant, to ensure that both the property and the tenant are well cared for at all times.

Adelphi Wharf Phase Three will be block managed by Fortis Estate Management Ltd.



MANCHESTER :

Greater Manchester is the UK's largest conurbation outside of London, with a population of over 2.7 million. The region accounts for a huge £42bn of the country's annual GVA (Gross Value Added) and is seen as the economic centre of the North West, thanks to playing host to the largest international airport outside the capital, as well as the largest light-rail public transport system in the UK.

In addition, the Government has put Greater Manchester at the heart of its "Northern Powerhouse" initiative, with schemes like HS2 high speed rail network allowing quick and easy access from Manchester to other major cities like Leeds and London, enhancing the city's incredible status.

With successful infrastructure already in place and schemes set to continue the region's innovation in the future, there has never been a better time to invest in Greater Manchester.



Average Price & Payments Methods:

Average Price :

Unit Type	Gross size sq m	Gross size sq ft	Price (£)
Studio	35.5	382	114,995
One Bedroom	42.6	459	134,995
Two Bedroom	63	678	169,995
Three Bedroom	83.7	901	184,995

Car parking spaces can be purchased for £ 12,500

Payments Methods :

Down payment	25%
Completion of structure frame	25%
Project Completion	50%

PROJECT INFORMATION :

Project Name : Adelphi Wharf, Phase 3
 Project Location : Salford, Manchester
 Country : UK
 Owner & developer: Fortis
 Completion Date : Q2 2018
 Project Type : Residential
 Project Contains : Studio, 1, 2 & 3 bedroom apartments
 24hr concierge & security with CCTV
 High spec development
 Private Parking
 Contemporary Interiors

Number of Flats : 244 Apartments

Services : Very bright flats
 Gym
 Communal Gardens
 Allocated parking
 Bike storage
 Integrated kitchen
 Contemporary bathrooms
 High end fixtures and furnishings
 Juliette Balconies
 Private Terraces
 10year build structure warranty
 Video intercom system

Project Views : River and city views

Fees

Service charge : Studio & 1 bed - £ 840/ year
 2 Bed - £ 960/ year
 3 Bed - £ 1,080 / year
 Ground rent - £ 349/ year

Type of investment : 250 years leasehold



LOCATION :

The Adelphi Wharf development is located in the heart of Salford, Greater Manchester. Set against the backdrop of the River Irwell, the development is only a short walk from both Salford and Manchester city centres. Once known as Manchester's smaller neighbour, Salford has come into its own following comprehensive regeneration projects which have rejuvenated the entire city, allowing it to compete not only with Manchester, but on a global scale.





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developments

Agent in Kuwait

Agent in Qatar



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