

DANFORTH APARTMENTS ^{AT} fortis QUAY



MediaCityUK

Harbour City Station, Bupa, ERIE BASIN, Bupa, Anchorage Station, Salford Quays Station, THE LOWRY THEATRE, HELLY HANSEN WATERSPORTS CENTRE, ONTARIO BASIN, MediaCityUK Station, NORTH BAY, COSTA, VUE, LIME, Nando's, Bella Italia, CAFE ROUGE, wagamama, itv University of Salford, ThePieFactory, TheGreenhouse

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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.

Average Price & Payments Methods:

Average Price :

Unit Type	Gross size sq m	Gross size sq ft	Price (£)
Studio	31.5	339	124,995
One Bedroom	43.8	471	144,995
Two Bedroom	62.5	673	167,495
Three Bedroom	85	915	209,995

Parking spaces available at £15,000

Payments Methods :

PAYMENT	AMOUNT
Down Payment	25%
6 Months after exchange	25%
Project Completion	50%

PROJECT INFORMATION :

Project Name : Fortis Quay, Phase 2, Danforth Apartments
 Project Location : Media City, Salford, Manchester
 Country : UK
 Owner & developer: Fortis Developments
 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 : 113 Apartments
 15 levels

Services : Very bright flats
 Bike storage
 On site concierge
 Communal Gardens
 Allocated parking
 Integrated kitchen
 Contemporary bathrooms
 High end fixtures and furnishings
 10 year build structure warranty
 Video intercom system

Project Views : River and city views

Fees : Service charge: As per schedule
 Ground rent: £ 345 / year
 Lawyer Fees: £ 1,150

Type of investment : 250 years leasehold

LOCATION :

Danforth Apartments at Fortis Quay enjoy a vast array of connectivity links in and around Salford Quays. The Quays have a long history of outstanding connectivity – the Manchester Ship Canal connected Salford to the Irish Sea and the rest of the world despite the city lying 35 miles inland.

Today, the Quays are one of the most accessible areas of Greater Manchester and residents can travel nationally and internationally with ease. Danforth Apartments at Fortis Quay are only a few minutes' walk from a Metrolink tram station which gives residents convenient access to the entertainments on offer in Manchester city centre. From there, the rest of the UK is within reach via Piccadilly Station. Cities such as Leeds, Liverpool, Sheffield, York, Newcastle and the capital city of London, are only a few hours away by train.

Manchester is also set to become a terminus of the new HS2 line, a high speed railway which will reduce journey times to London to just over an hour.



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.