

Artifex

EVERYTHING ON YOUR DOORSTEP

Contemporary one and two bed apartments in Trinity, Salford, Greater Manchester



A development by
Willo
HOMES

Beautiful

Each of these are built to the highest standards, with quality bathrooms and kitchens, spacious rooms and shared outdoor spaces. Stunning views of Manchester City Centre. Wide corridors, communal rooms for use of residents for extra space and camera door entry system. Residents also benefit from a fantastic landscaped garden areas, rarely found in city living.

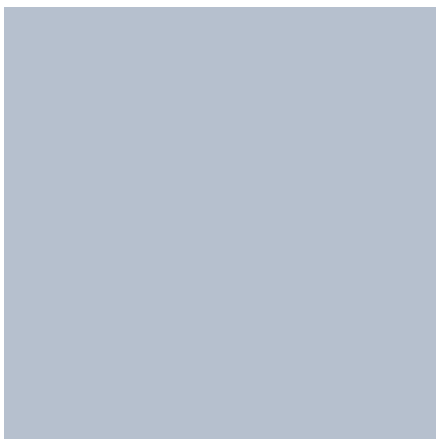
Sustainable

Artifex is one of our greenest buildings yet. We've made it easy for you to do your bit for the environment with solar panels to contribute to electricity consumption, bike stores for all residents to use, easy access to public transport, walking distance to the city centre and a convenient resident planting area to exercise those green fingers. We have also been working with car hire firm, Enterprise so that residents can benefit from their 'CarClub' scheme.

Affordable

Artifex is the first affordable development in this part of Salford for years, giving you a real chance to rent and buy your own place in this thriving community. Homes on this development are available with Rent to Buy, giving you the chance to rent at 80% of the market rent for up to five years and therefore have the chance to save for a deposit to buy. This makes an ideal opportunity for those aspiring to purchase their own home and get onto the property ladder.





Welcome to Artifex

Artifex is an ambitious and inspiring development you can be proud to call home. The site is made up of 108 one and two-bedroom apartments in an attractive building on Blackfriars Road. Located in the Trinity area of Salford, Greater Manchester. Prime location, spacious homes and the chance to one day own, makes Artifex popular for many, particularly first time buyers.

This is city living as you always felt it should be. Artifex offers a unique opportunity to enjoy city living while saving for a deposit.

One and two bedroom homes are available, each benefitting from thoughtful layouts, premium fixtures and fittings and high-end finishes. Artifex residents also enjoy access to shared landscaped garden areas, rarely found in city living.

From layout to lighting, each apartment has been thoughtfully designed with residents' needs and lifestyles in mind. Fixtures, fittings and finishes are contemporary and best-in-class throughout, while sunlight levels have been ingeniously maximised in every home.

Why Artifex?

The legacy of one of Salford's most revered sons is immortalised with this fantastic development. Artifex is a nod to Canon Peter Green, who was a rector at the nearby St Philips Church, as well as a published writer and pacifist who was passionate about fighting social injustice. During the First World War and until the 1950s, Canon Peter Green wrote a weekly column in The Manchester Guardian - which was later to become The Guardian - under the pen name 'Artifex'. He wrote about pacifism and compassion as well as articles about social injustice and women's suffrage and is fondly remembered as a 'real man of the people who loved the Salford people'. During one column he penned in 1944 he spoke about the importance of prioritising housing as part of the Government's post-war recovery and rebuilding plans. In it he said: "What is the good of building magnificent schools in which children can spend five hours a day for five days a week if the rest of their time when awake has to be spent in the street because their houses are holes to sleep in not homes to live in. When the time comes for action, let stately civic centres and the repair of cathedrals and churches, and large hotels, and super cinemas, and everything else, give place in the competition for money, man-power and materials, to homes for the people."

By living here, you can proudly be a part of Salford's fine history.



Artifex

SALFORD

University of Salford

GREEN QUARTER

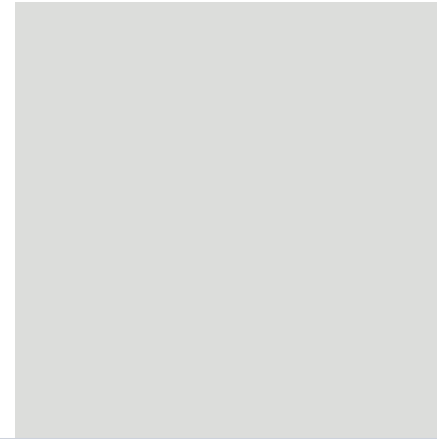
RIVER IRWELL

MANCHESTER

Northern Quarter

Piccadilly Gardens

University of Manchester



Living in Trinity, Salford, Greater Manchester

Situated in a vibrantly rejuvenated area of Salford, known as Trinity, its superb location offers residents the perfect spot for city living with everything on your doorstep.

Recent years have seen impressive numbers of investments in residential, commercial and office property developments within Salford, along with the restoration of nearby historic buildings. The look and feel of Artifex has been carefully calibrated to complement the local area.

Salford has undergone a dramatic rebirth in recent years and its need for new build residential properties grows larger by the day. With its 20,000-strong student population, Salford University continues to go from strength-to-strength, while the 200-acre MediaCityUK development – now home, of course, to the BBC – has proved to be a real game-changer, boosting both the local economy and Salford's profile, nationally and internationally.

This stunning development is just minutes' walk from Manchester City Centre and the centre of the economic 'Northern Powerhouse', is a thriving cosmopolitan city built upon an industrious legacy. Manchester is a city with many impressive statistics to its name. It was the world's first industrialised city, home to the first public library and birthplace of the world's first computer.

Retail Therapy: With its very own style and swagger, Manchester offers a wide variety of sensational shopping for the fashion conscious. Whether you are looking for designer stores, the UK's favourite high-street retailers or artisan independents, there is something for everyone located on almost every street in the city. Manchester is a national shopping destination with a wealth of appealing retail options, such as Selfridges, Harvey Nichols and the Arndale Centre, all of which are within walking distance.

Eating Out: Manchester has become well-known for its culinary culture. Home to an eclectic mix of eateries, the city offers a touch of class through foodie favourites like Tattu, Hawksmoor Manchester and the iconic Ivy. MediaCityUK in Salford Quays also offers many great places to eat including The Alchemist and Pier 8 at The Lowry.

Nightlife: Two of the greatest cultural movements to grace the UK in the last 30 years are those of rave and Britpop - both of which were born in Greater Manchester. Indie still runs through the veins of the city too, with gig venues such as the Ritz and O2 Academy hosting the latest touring bands.

Culture: Greater Manchester is its own northern capital of culture. From sport to art, theatre, architecture and of course music, the city has more than made its cultural mark on the country. Historically a powerhouse of industry, Greater Manchester has flourished under a sustained period of urban regeneration, all while retaining its own unique sense of identity.

Why move into a new build home

There are several advantages of living in a new build home that an older property simply doesn't offer. Not only can new build homes offer value for money, they are also designed for modern day lifestyles.

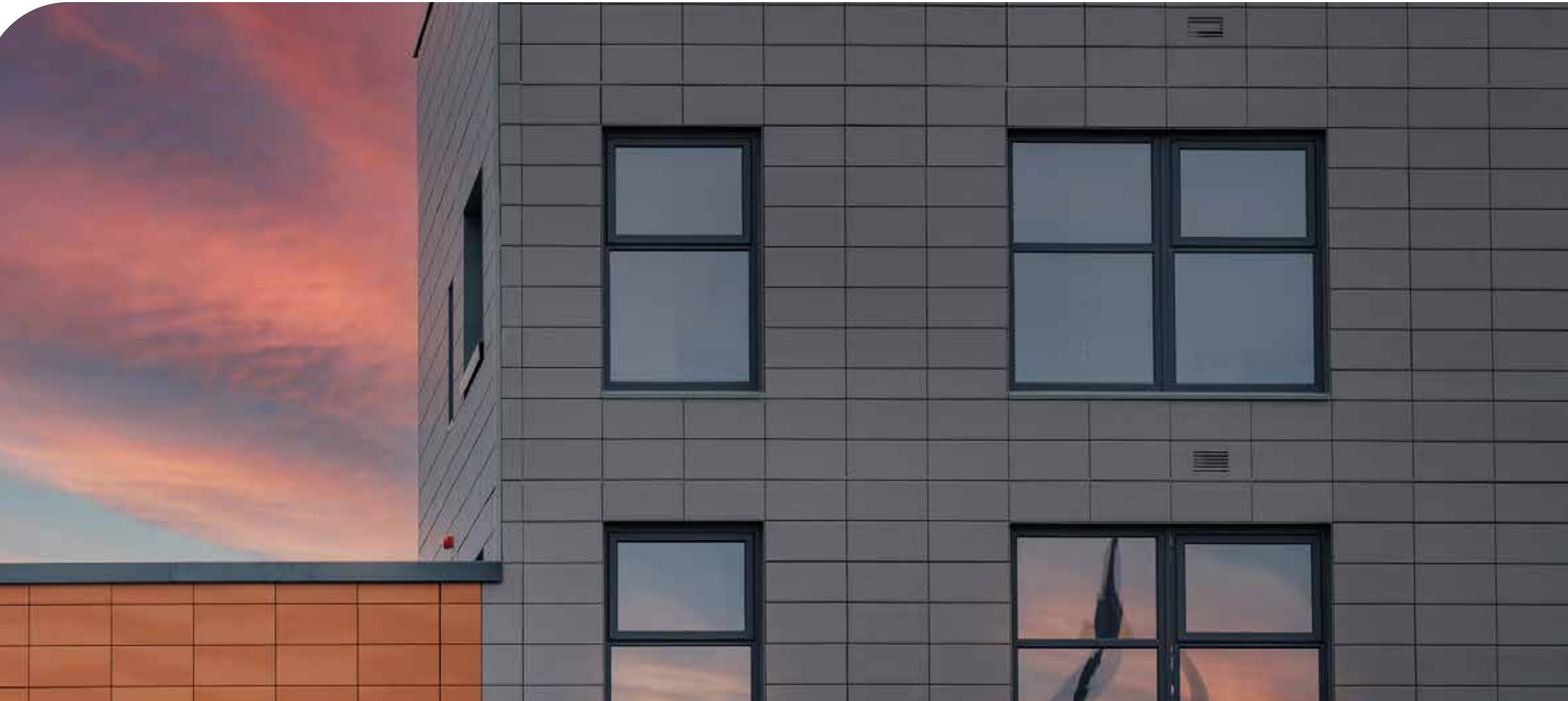
Less DIY: We all lead busy lives, and when we're relaxing we don't often jump into DIY. Living in a new build home means that you'll have as little need for renovation and DIY as possible. After all, new means new. New kitchen, new bathroom, new windows, new heating system, and new finishes. Repairs will be done by Salix Homes while the property is rented.

Blank canvas: Every Willo home is built to the highest specifications. A new home provides you with a blank canvas for making your home yours from the very start. There's no one else's decoration taste or damaged walls to smooth out. Everything's clean, fresh and ready for you to create your own space.

Built for modern living: Our new homes have been designed with you in mind. With more focus on open plan living, entertaining and multi-functional living spaces, we've considered it all.

Peace of mind: All our homes are covered by a defects period. This means the developer will put right any issues that arise within the first 12 months of the development completing.

Save more: Today's new build homes are built to the latest environmental standards with far lower carbon emissions than older properties. Not only good news for the planet, but for your pocket too. With energy efficiency at the heart of our designs, our new homes are geared towards helping you save energy.





Specification

Kitchen

- A contemporary fully fitted kitchen with white gloss units and contrasting Quebec oak worktops.
- Zanussi electric single fan oven, 4 ring hob and Zanussi stainless steel chimney hood.
- Glass splashback to hob
- Vinyl wood effect flooring in oak steel grey colour
- Chrome LED downlights in kitchen

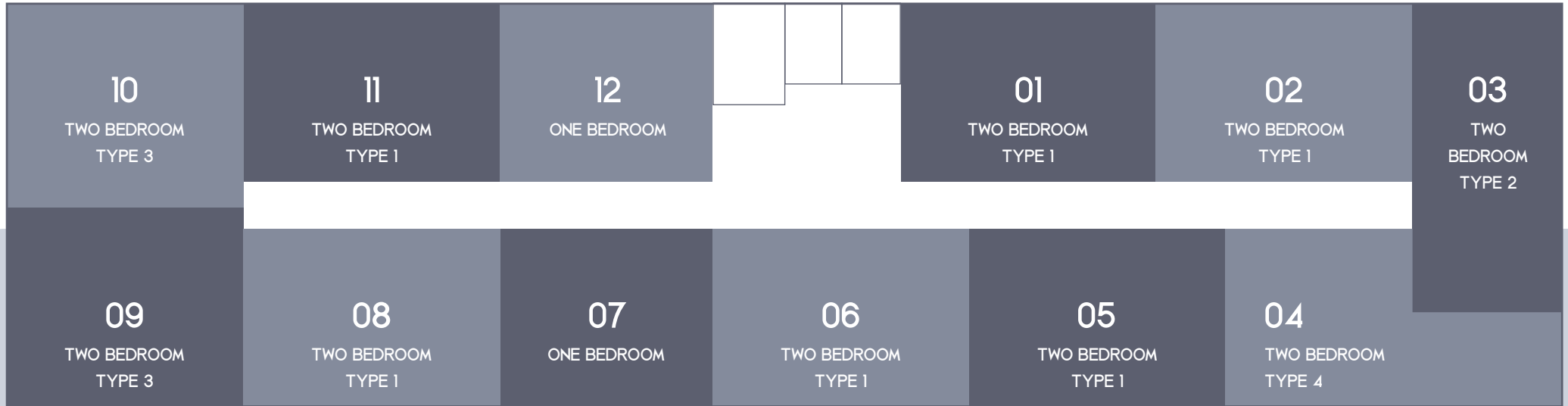
Bathrooms and En-suites

- Main bathroom comprising of a white three-piece suite with bath and overhead shower, wash basin with mixer tap and low rising WC
- En-suite comprising of walk-in shower, wash basin with mixer tap and low rising WC
- Vinyl flooring in natural steel colour
- Wall tiles in Porcelanosa - Madagascar natural colour
- Bathroom vanity unit in premier satin
- White and frosted glass light fitting

General Internal Finishes

- All walls and ceilings painted with vinyl white matt paint
- Pendant lighting in living room and bedrooms
- TV points provided to lounge and bedrooms
- SKY ready
- Mains operated smoke detectors
- Pas 24 security rated oak faced apartment entrance doors
- Oak veneer internal doors
- Electric panel heaters and mechanical ventilations with heat recovery
- Intercom/access control with Entrotech ePRO Home touch screen monitor and smart phone compatible

Site plan, Floorplan & Measurements



ONE BEDROOM



take a virtual tour of this apartment

TWO BEDROOM TYPE 1



take a virtual tour of this apartment

TWO BEDROOM TYPE 2



take a virtual tour of this apartment

TWO BEDROOM TYPE 3



take a virtual tour of this apartment

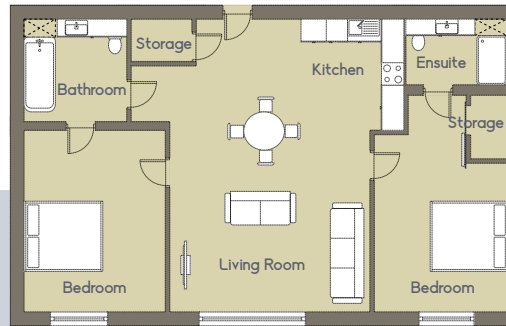
TWO BEDROOM TYPE 4



take a virtual tour of this apartment

TWO BEDROOM TYPE 1 (61.54 m²):

Room	Metres	Feet
Living area	6.313 x 3.803 (Approx.)	20.71 x 12.48 (Approx.)
Bedroom 1	3.995 x 2.815 (Approx.)	13.11 x 9.24 (Approx.)
Bedroom 2	3.997 x 2.912 (Approx.)	13.11 x 9.55 (Approx.)
Bathroom	2.222 x 1.982 (Approx.)	7.29 x 6.50 (Approx.)
En-suite	2.014 x 1.406 (Approx.)	6.61 x 4.61 (Approx.)



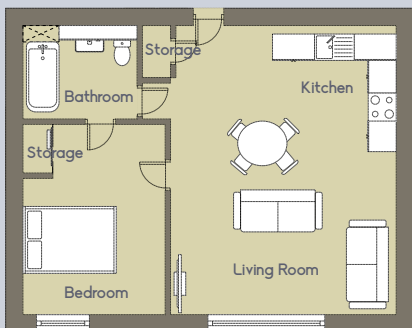
TWO BEDROOM TYPE 2 (61.61 m²):

Room	Metres	Feet
Living area	5.397max x 5.230 (Approx.)	17.71max x 17.15 (Approx.)
Bedroom 1	3.930 x 3.163 (Approx.)	12.89 x 10.38 (Approx.)
Bedroom 2	3.671 x 3.106 (Approx.)	12.04 x 10.19 (Approx.)
Bathroom	2.715 x 2.124 (Approx.)	8.91 x 6.97 (Approx.)
En-suite	2.147 x 1.214 (Approx.)	7.04 x 3.98 (Approx.)



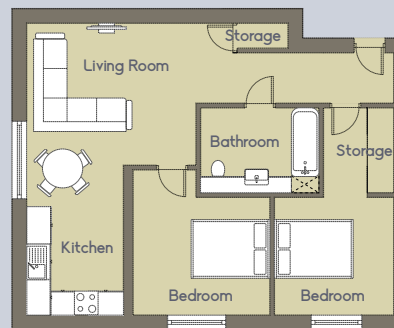
ONE BEDROOM (51.74 m²):

Room	Metres	Feet
Living area	6.319 x 4.951 (Approx.)	20.73 x 16.24 (Approx.)
Bedroom	4.102 x 3.108 (Approx.)	13.46 x 10.20 (Approx.)
Bathroom	2.100 x 2.244 (Approx.)	6.89 x 7.36 (Approx.)



TWO BEDROOM TYPE 3 (61.16 m²):

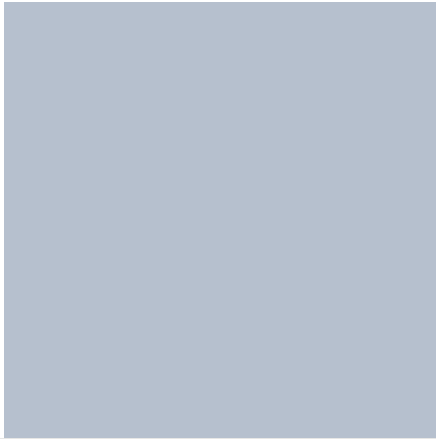
Room	Metres	Feet
Living area	4.889max x 4.141max (Approx.)	16.04max x 13.59max (Approx.)
Kitchen area	2.570 x 2.179 (Approx.)	8.43 x 7.15 (Approx.)
Bedroom 1	5.072max x 2.937max (Approx.)	16.64max x 9.64max (Approx.)
Bedroom 2	3.922max x 3.299max (Approx.)	12.87max x 10.82max (Approx.)
Bathroom	2.289 x 2.067 (Approx.)	7.51 x 6.78 (Approx.)



TWO BEDROOM TYPE 4 (63.15 m²):

Room	Metres	Feet
Living area	6.319 x 4.660max (Approx.)	20.73 x 15.29max (Approx.)
Bedroom 1	4.470max x 3.215 (Approx.)	14.6max x 10.55 (Approx.)
Bedroom 2	4.003 x 2.882 (Approx.)	13.13 x 9.46 (Approx.)
Bathroom	2.100 x 1.982 (Approx.)	6.89 x 6.50 (Approx.)
En-suite	2.147 x 1.214 (Approx.)	7.04 x 3.98 (Approx.)





How to get on the property ladder with Rent to Buy

Owning your home is easier with Rent to Buy

Do you dream of owning your own home but are struggling to save a deposit while paying high rental prices? If so, the Salix Homes Rent to Buy scheme could be the answer.

Helping you build up the deposit you need

With Rent to Buy, you will be able to rent your new home for 80% of the market rate for up to five years. The lower rental payments then give you some breathing room to start building up a deposit. At the end of the rental period, the money that you've saved can then be used to help buy your property. Rent to Buy allows you to look forward to starting life in your new home as soon as your rental agreement begins, knowing that it will soon be yours to own.

Who is Rent to Buy for?

Saving for a deposit can be hard work, especially when you need to rent as you save. If you're a first-time buyer or returning to the property market after a relationship has ended, Rent to Buy with Salix Homes could help you to become a homeowner, if you are currently working or self-employed and have a household income less than £80,000.

What happens at the end of the rental period?

At the end of the rental period you can use the money you've saved as a deposit to buy your home outright. If you are not quite ready to buy you can continue to rent at full market rent/affordable rent. Or you can move out and find another property using the money you've saved as a deposit.

Rent to Buy is fantastic opportunity to live in the property and try before you buy!

We will be in touch to discuss your options with you at various points throughout your five year rental period. This gives you the opportunity to discuss the various options to buying your home or for advice on applying for a mortgage or the stages of purchasing a property.

Other things to think about

When working out if you can afford to Rent to Buy, remember that as well as your rent payments and saving for your deposit, you'll also have to pay for your electricity, gas, water, home insurance and council tax. Plus, you will also have to pay a service charge to look after communal areas around your home.

The property will come unfurnished and without flooring or blinds. This gives you the opportunity to decide your own décor and style of the property. Should you require any assistance with the flooring, blinds or furniture we can provide you with the details of our suppliers we used for the show apartment who would be happy to provide you with a reasonably priced quote.

To find out more about Rent to Buy, take a look at our website: willohomes.co.uk

Want to get on the property ladder? Choose Rent to Buy



About Willo Homes

Willo Homes is the affordable home-ownership brand of Salix Homes, a multi-award-winning housing association based in Salford, Greater Manchester. We're a not-for-profit charitable organisation who put our customers at the heart of everything we do, from investing in our homes and communities, to how we go about providing services. Salix Homes owns and manages more than 8,000 homes in the North West, and are working hard to help build and regenerate neighbourhoods, helping to create sustainable communities and provide much-needed affordable housing. Plus, when you buy from us, you do so safe in the knowledge that this money will go into funding other Salix Homes projects – making your community a better place to live. Our aim at Willo Homes is to offer high quality, beautiful homes for affordable homeownership to not only help people on the property ladder, but also to give them a sense of belonging.



How to reserve

We hope by now you're in love with this beautiful, sustainable and affordable development.

To reserve your apartment at Artifex on the Rent to Buy scheme all you need to do is follow these five simple steps:

1. Rent to Buy Application Form – simply complete the form and return it to us.
2. Affordability Assessment – based on your application form we will use an affordability calculator to work out the percentage of your income you will be using for housing costs. We will also assess what your savings will need to be to achieve a deposit by year five.
3. Documents – provide us with
 - photographic ID
 - your last three months' payslips
 - proof of savings account for a deposit
 - three months' worth of bank statements for all accounts
 - proof of current address.

4. Reservation - Once our sales advisor is happy that all information has been supplied and all criteria satisfied, you can reserve the apartment by paying a holding fee of one week's rent. We will then carry out a credit check.
5. Move in - Once we have received confirmation that your tenant referencing and credit checks are satisfactory, a sales advisor will contact you to arrange a date to start the tenancy. Prior to the tenancy signing we will require one month's rent in advance (minus the holding fee) and one month's rent upfront as a security deposit. This can be paid by card or BACS payment.

Please contact us and one of our friendly sales advisors will be able to help you through every step of the process.

Contact us now to reserve your new home:

0161 537 3123

hello@willohomes.co.uk

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Take a virtual tour by scanning this QR code



A development by

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BEAUTIFUL • SUSTAINABLE • AFFORDABLE

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Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual apartment types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Advisors for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Willo Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Willo Homes is the affordable homeownership brand of Salix Homes March 2021.