

Middlewood Locks, Manchester



12 x 2 bedroom apartments,
with a selection including
secure parking, in one of
Manchester's high-growth
districts.

**15% Discount on all
apartments = over £28,000 in
instant equity

** All stamp duty PAID in full

** Low mortgage rates secured
- just 5.44% (subject to status)

**FREE FURNITURE
PACK WORTH
£3,000 FOR THE
FIRST 5 BUYERS
ON OUR LATEST
DEAL **PLUS**
EXCLUSIVE
DISCOUNTS
FROM MCR
LETTING AGENTS!
[click here...](#)**



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Executive Summary

** An 15% discount which equates to over £28,000 in instant equity - ROI peaks at 455% (yr 1) and 621% (yr 2).

** A free furniture pack worth £3,000 for the first 5 confirmed investors - PLUS all stamp duty paid in full! [click here for more details!](#)

Fusion, George Wimpey Manchester

Millmax Network have 12 apartments within Fusion – George Wimpey and Manchester’s elegant, dynamic and eagerly awaited development, situated within walking distance of the city centre and the landmark development within the Middlewood Locks district.

The Location

Fusion is at the core of George Wimpey’s creation of an extended city centre community, on the doorstep of all the benefits the centre has to offer, whilst set-back to offer a new urban living experience.

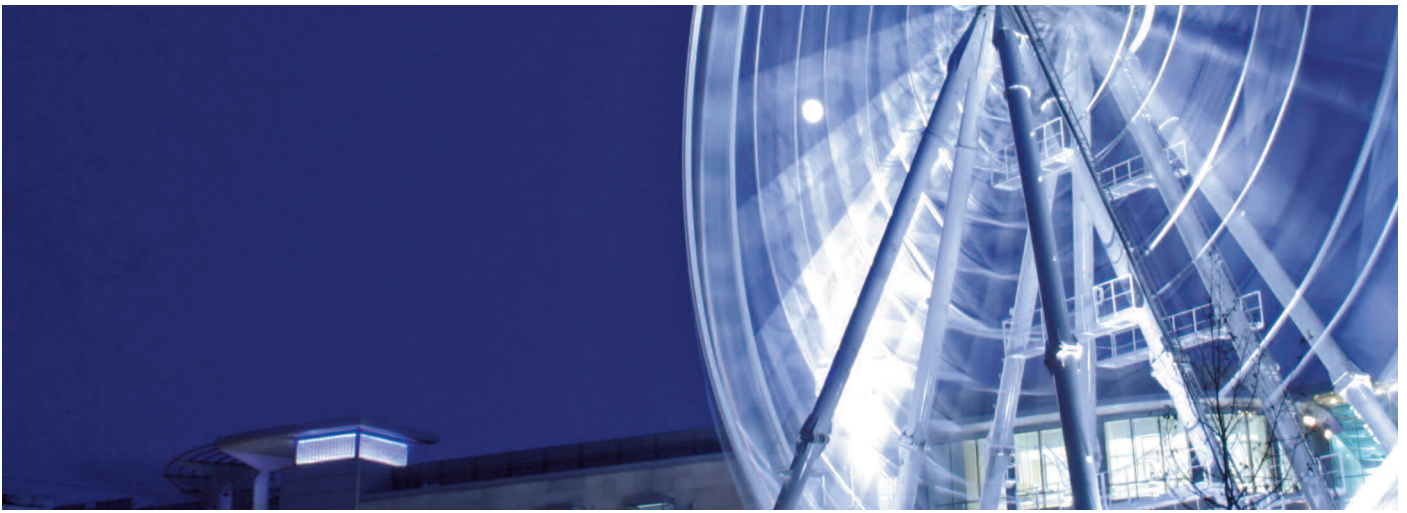
It’s also within a stones throw of Salford Quays which has been firmly in the public eye due to the imminent relocation of the BBC and Granada

TV as well as the creation of a state of the art media centre bringing with it thousands of new jobs.

The Locks will form a larger residential and commercial community which has received £600 million in funding to fuel the many bars, restaurants, hotels and leisure facilities as well as the complete restoration of the Middlewood canal which runs adjacent to the development. The North West development agency, European Union and the local council have committed £4.2 million in funding to ensure the projects completion.

Why Manchester?

Manchester is the perfect place to experience a bustling and cosmopolitan environment – all to be expected from England’s second city. In the past 10 years, Manchester has



made huge economic strides but is actually a city still in transition as this performance shows little signs of abating.

A large selection of Europe's largest companies have selected bases in Manchester which is exactly why the Spinningfield's commercial development is expected to house 17,000 workers whilst at Salford Quays, estimates of employee migration stand at around the 15,000 mark – Manchester is patently a Tier 1 business location.

The Investment

We're offering Millmax Network investor's an unique opportunity to access to:

*A 15% discount on the current market price which averages across all the apartments at over £25,000 and peaks at over £28,700 for apartment 199.

*Return on investments on all 12 apartments peak at 455% (Year 1 and 621% Year 2.

*With the 85% mortgage we have secured a rate of 5.44% based on the individual investors status

*We pay all stamp duty on this in-

vestment which gives the investor a further discount of between £1,500 and £1,900.

*We actively work to get you discounts with local letting agents and furniture pack providers to ensure your investment is quickly converted into a tenant ready asset.

Capital Growth

The Manchester property market has averaged 11.6% growth over the last five years and is still continuing to prosper.

Rental market

As I mentioned above, Fusion is sandwiched between the city centre plus its commercial centre, Spinningfields and also Salford Quays – the country's new media capital. Both are going to be significant drivers for Fusion's rental market for two good reasons; it's primarily a professional market that will be attracted to Fusion, and this is an already large market that's set to considerably grow in the coming years.

In our quest to discover the best investments for our members, we often talk to the leading letting agents



and get their rental assessments – Fusion is no exception. We've asked 3 letting agents to give their impartial view on the market and their rental estimates – click here to view the 3 rental evaluations.

The Investment Proposition:

As ever, Millmax investors pay £5,000 to confirm ownership of their apartment; this in turn covers:

- Legal costs
- Conveyancing
- Brokerage
- Valuations
- Administration costs
- Stamp Duty

So we do not take this as a finders fee or a commission, this is a commitment from you to purchase and in turn cover the associated costs that an investor would have to pay – you just receive these at a discounted rate from Millmax.

Remember – for more information and to secure an apartment you need to register your interest [click here to find out how!](#)

The Area:

Sainsbury's –	1936 yards
The Lowry Hotel –	1584 yards
Museum of Science and Industry –	1232 yards
Urbis –	3344 yards
Kendals –	1936 yards
MEN Arena –	2640 yards
Manchester United Football Club –	4048 yards
Salford Central Station –	1760 yards
Manchester Picadilly –	2288 yards

“Mine was the first name on the investment list and for good reason. I've been monitoring the potential of the Manchester property market for some time and have already invested in the centre. I believe that it's still a secure investment, has a dynamic and growing rental market - especially in the Salford area, and feel comfortable that the active buyer market will aid my exit strategy.

All in all Fusion is excellent value for money, discount aside, and will prove to be a strong mid-long term investment”.

Phil Hall, Head of Business Development



Development Overview

Fusion Apartments

Kitchen

**Choice of Kitchen units and work-top with co-ordinating ceramic tile splash back between units and the underside of the worktop (subject to build stage)

**Stainless Steel Candy oven, electric hob and extractor hood



Bathroom

**Vitra Layton White free-standing sanitaryware

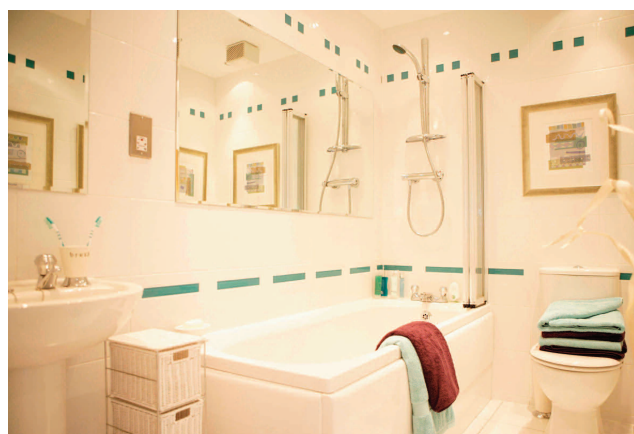
**Shower over bath if no en-suite

**New team showers and chrome surrounding to en-suites where applicable

**Choice of wall tiling (subject to build stage)

**Chrome heated towel rail

**Mechanical extractor fan fitted to either ceiling or wall



Electrical

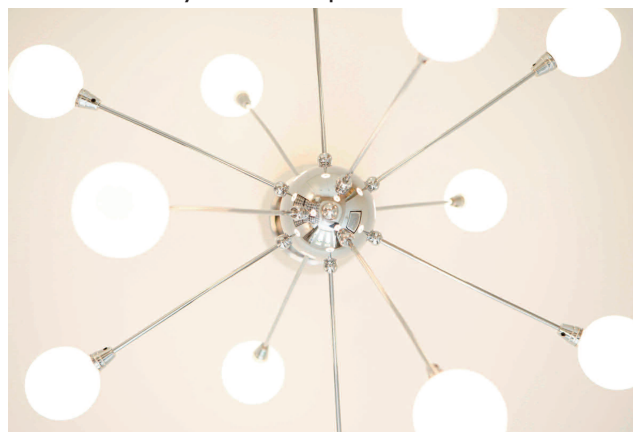
**Electrical central heating with thermostatically controlled individual radiators

**Phone point to hall and bed 1

**Single TV socket to lounge

**White sockets and switches throughout

**Mains operated smoke detector with battery backup





Development Overview (...Ctd...)

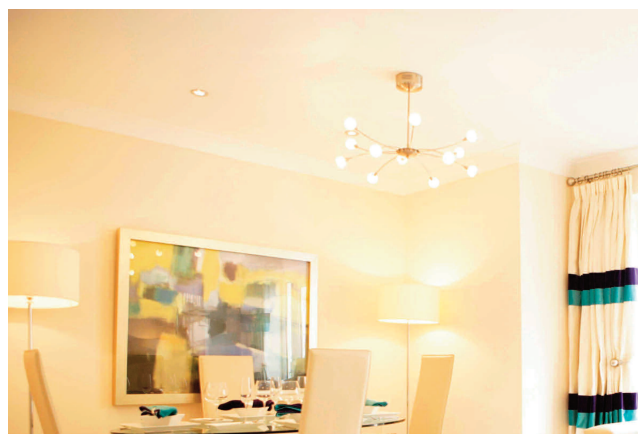


Security Features

- **Video entry phone
- **Key fob access to main door
- **Secure door to each stair core
- **Steel lined internal front door with spy hole
- **Alarms to all ground floor apartments

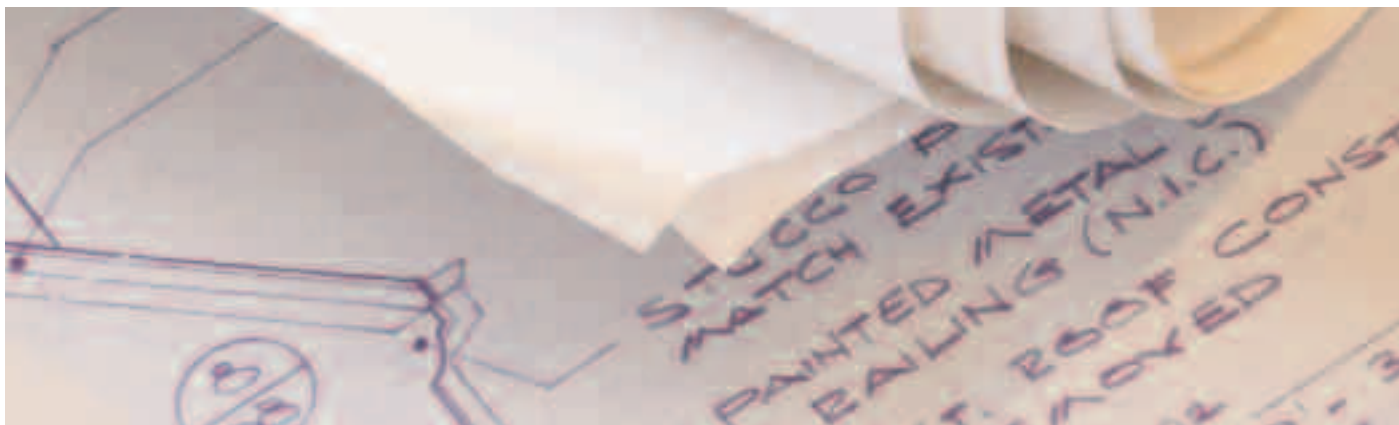
General

- **Pendant lighting to all rooms except wet rooms
- **Magnolia paint to walls in living room, bedrooms & hallway
- **White gloss to all architraves, cills and skirts
- **White 6 panel moulded internal doors with chrome door furniture throughout



In Addition...

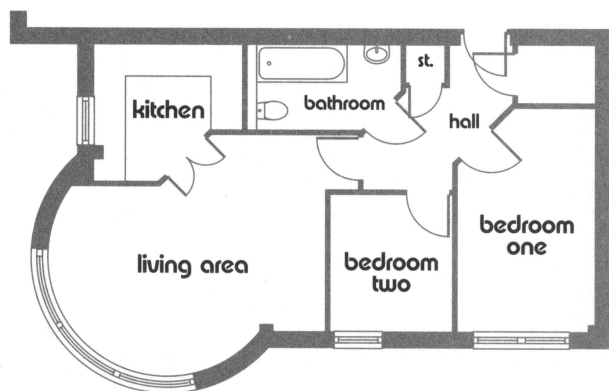
- **NHBC Buildmark Compliant
- **George Wimpey 2 year Customer Warranty and 24 hour Customer Assistance Line Helpline



Floor Plans (zoom in for greater detail)

APARTMENT NO. 111 - TYPE B3SP

2 bedroom apartment - ground floor - 590SqFt



Living Area

5.07m x 4.30m

16'7" x 14'1"

Kitchen

2.71m x 2.53m

8'10" x 8'3"

Bedroom 1

4.21m x 2.57m

13'9" x 8'5"

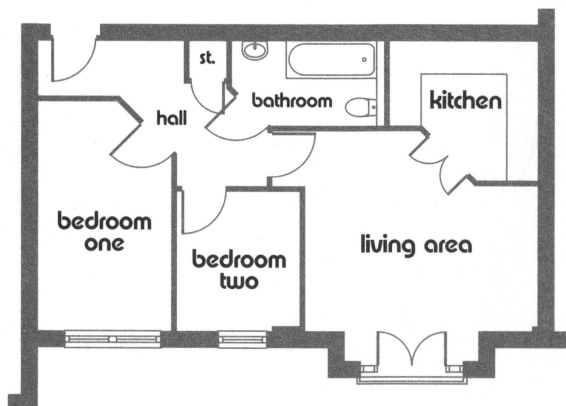
Bedroom 2

2.60m x 2.33m

8'6" x 7'7"

APARTMENT NO. 112 - TYPE B3

2 bedroom apartment - ground floor - 562SqFt



Living Area

4.04m x 4.22m

13'3" x 13'10"

Kitchen

2.71m x 2.53m

8'10" x 8'3"

Bedroom 1

4.21m x 2.57m

13'9" x 8'5"

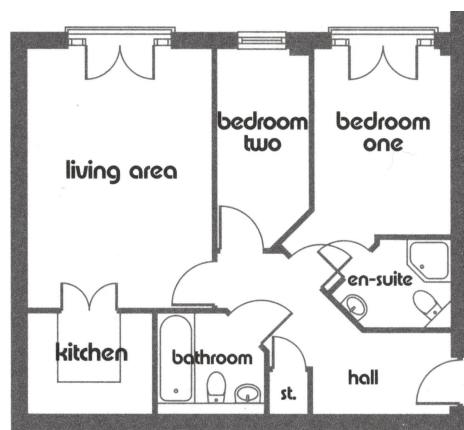
Bedroom 2

2.60m x 2.33m

8'6" x 7'7"

APARTMENT NO. 114 - TYPE C2S

2 bedroom apartment - ground floor - 582SqFt



Living Area

4.78m x 3.41m

15'8" x 11'2"

Kitchen

2.71m x 1.90m

8'10" x 6'2"

Bedroom 1

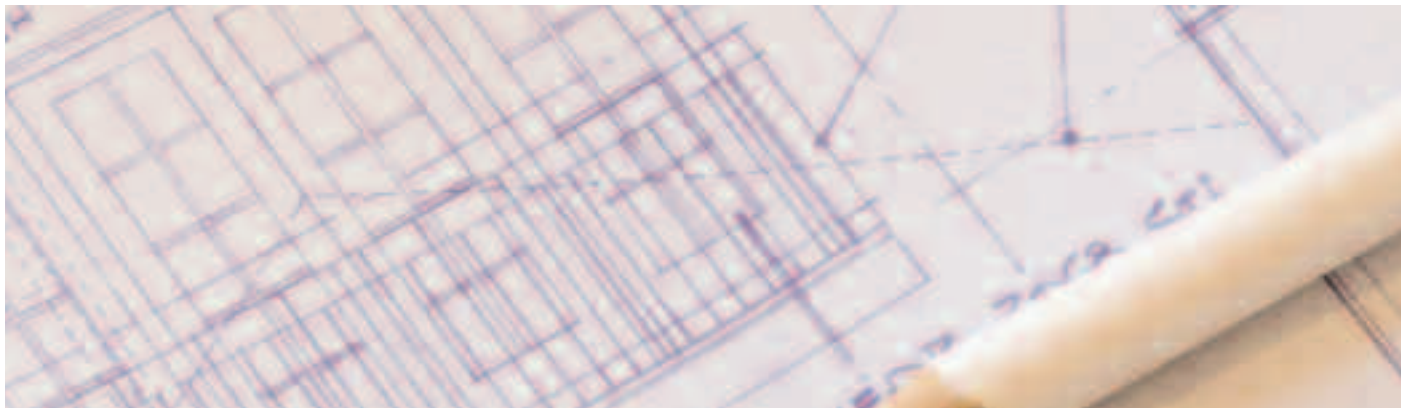
3.30m x 2.64m

10'9" x 8'7"

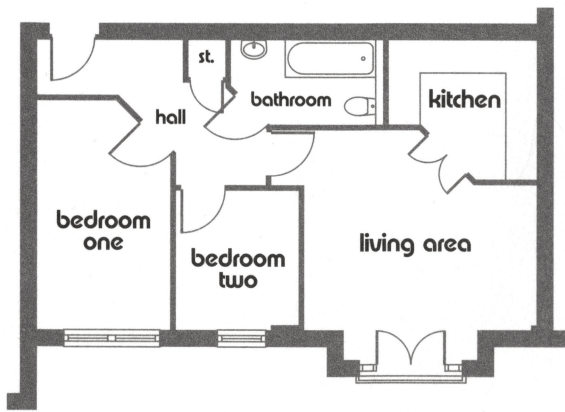
Bedroom 2

3.54m x 1.76m

17'7" x 5'9"

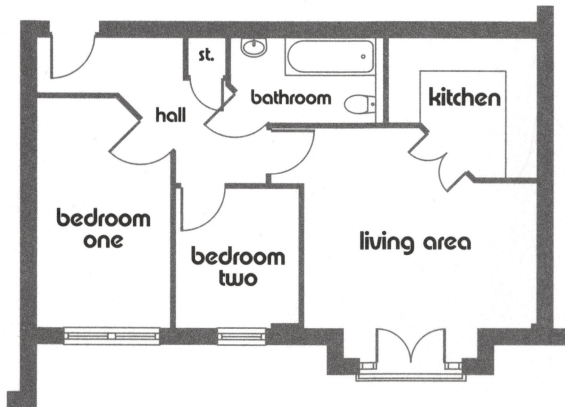


Floor Plans



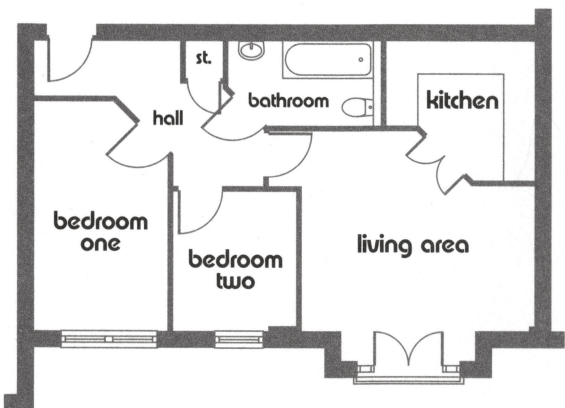
APARTMENT NO. 120 - TYPE B3
2 bedroom apartment - ground floor - 562SqFt

Living Area	4.04m x 4.22m	13'3" x 13'10"
Kitchen	2.71m x 2.53m	8'10" x 8'3"
Bedroom 1	4.21m x 2.57m	13'9" x 8'5"
Bedroom 2	2.60m x 2.33m	8'6" x 7'7"



APARTMENT NO. 149 - TYPE B3
2 bedroom apartment - 2nd floor - 562SqFt

Living Area	4.04m x 4.22m	13'3" x 13'10"
Kitchen	2.71m x 2.53m	8'10" x 8'3"
Bedroom 1	4.21m x 2.57m	13'9" x 8'5"
Bedroom 2	2.60m x 2.33m	8'6" x 7'7"

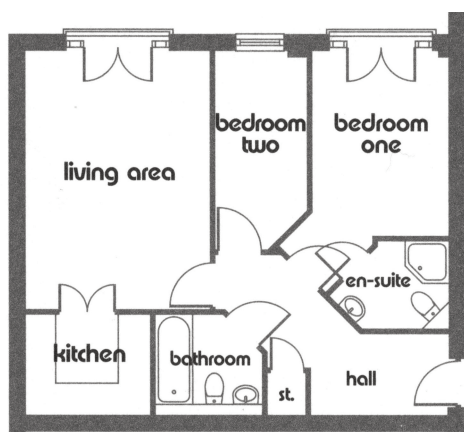


APARTMENT NO. 168 - TYPE B3
2 bedroom apartment - 3rd floor - 561SqFt

Living Area	4.04m x 4.22m	13'3" x 13'10"
Kitchen	2.71m x 2.53m	8'10" x 8'3"
Bedroom 1	4.21m x 2.57m	13'9" x 8'5"
Bedroom 2	2.60m x 2.33m	8'6" x 7'7"



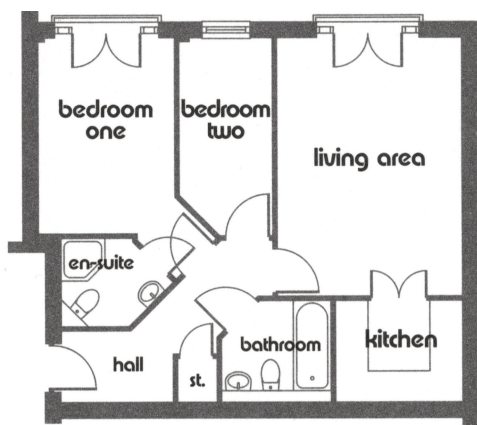
Floor Plans



APARTMENT NO. 169 - TYPE C2S

2 bedroom apartment - 3rd floor - 582SqFt

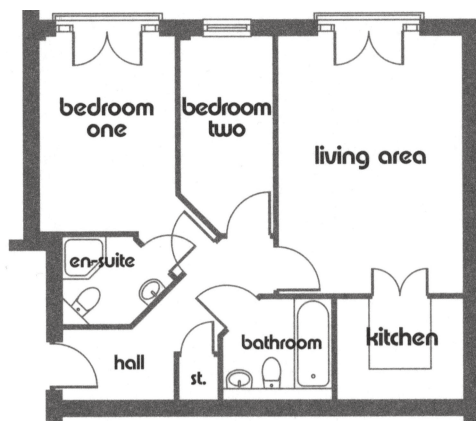
Living Area	4.78m x 3.41m	15'8" x 11'2"
Kitchen	2.71m x 1.90m	8'10" x 6'2"
Bedroom 1	3.30m x 2.64m	10'9" x 8'7"
Bedroom 2	3.54m x 1.76m	17'7" x 5'9"



APARTMENT 171 - TYPE C1S

2 bedroom apartment - 3rd Floor - 566SqFt

Living Area	4.78m x 3.42m	15'8" x 11'2"
Kitchen	2.71m x 1.90m	8'10" x 6'2"
Bedroom 1	3.30m x 2.64m	10'9" x 8'7"
Bedroom 2	3.55m x 1.76m	11'7" x 5'9"



APARTMENT 183 - TYPE D3

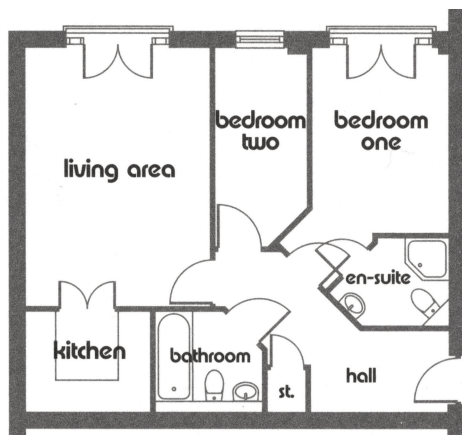
2 bedroom apartment - 4th Floor - 629

Living Area	4.44m x 3.73m	14'6" x 12'2"
Kitchen	3.87m x 1.80m	12'8" x 5'10"
Bedroom 1	4.05m x 2.51m	13'3" x 8'2"
Bedroom 2	3.63m x 2.66m	11'10" x 8'8"

Includes
Secure
Parking
worth
£20,000



Floor Plans

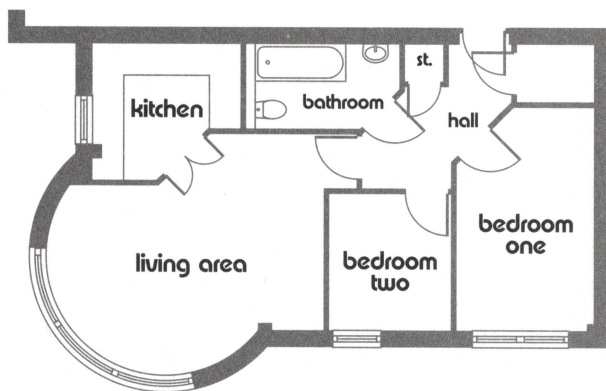


APARTMENT NO. 185 - TYPE C2S

2 bedroom apartment - 4th floor - 582 SqFt

Living Area	4.78m x 3.41m	15'8" x 11'2"
Kitchen	2.71m x 1.90m	8'10" x 6'2"
Bedroom 1	3.30m x 2.64m	10'9" x 8'7"
Bedroom 2	3.54m x 1.76m	17'7" x 5'9"

Includes
Secure
Parking
worth
£20,000

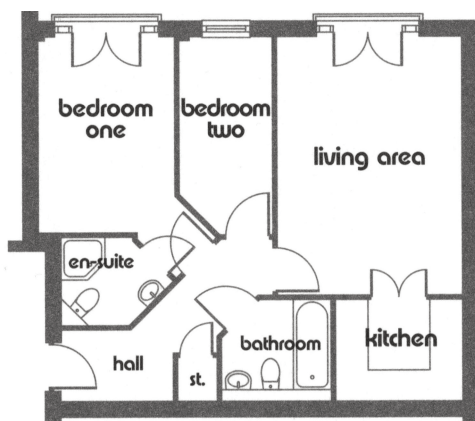


APARTMENT NO. 198 - TYPE B3SP

2 bedroom apartment - 5th Floor - 590 SqFt

Living Area	5.07m x 4.30m	16'7" x 14'1"
Kitchen	2.71m x 2.53m	8'10" x 8'3"
Bedroom 1	4.21m x 2.57m	13'9" x 8'5"
Bedroom 2	2.60m x 2.33m	8'6" x 7'7"

Includes
Secure
Parking
worth
£20,000



APARTMENT NO. 199 - TYPE D3

2 bedroom apartment - 5th Floor - 629 SqFt

Living Area	4.44m x 3.73m	14'6" x 12'2"
Kitchen	3.87m x 1.80m	12'8" x 5'10"
Bedroom 1	4.05m x 2.51m	13'3" x 8'2"
Bedroom 2	3.63m x 2.66m	11'10" x 8'8"

Includes
Secure
Parking
worth
£20,000

Rental Overview

In assessing the rental potential we spoke to three of Manchester's leading letting agents to get their independent view of the market, the investment potential of the development and the bottom line - **what rents you should hope to achieve...**

KeyProperties
(UK) Ltd

[CLICK HERE TO DOWNLOAD THEIR RENTAL ESTIMATES](#)

Key Properties is one of the premier property management, letting and sales agents in Manchester, specialising in city centre living and Salford Quays where our main office is based.

Key Properties offer a professional and personal service and are known to go beyond the call of duty to let or sell a property. We offer viewings 7 days a week upto 10pm including bank holidays. We are one of the most competitive agents in Manchester offering a broad range of services including furniture packs, content & building insurance, rental guarantees and finance services if required. **Key Properties - 'opening doors'**

edenvale-uk
property management

A one-stop shop for city living

[CLICK HERE TO DOWNLOAD THEIR RENTAL ESTIMATES](#)

As a result of our commitment to the investor and the tenant, all our procedures are directed towards matching quality properties with quality tenants and managing and maintaining the properties to the highest possible standards. Regular contact with some of the region's major employers and relocation agents ensures a constant stream of quality corporate and professional tenants.

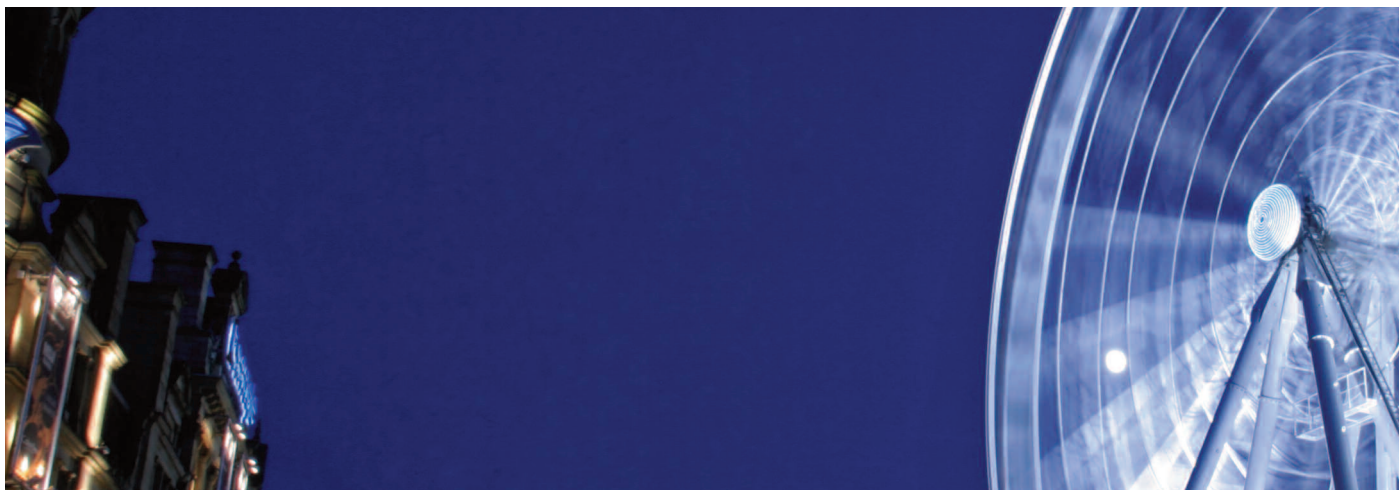
Edenvale provides apartments to major clients including Granada TV, BBC, Channel 4 and The Opera House. With these credentials coupled with our commitment to provide the best possible service, it is no wonder that many of our properties are let within days of coming onto the market.

isaac anthony
Property Lettings & Management

[CLICK HERE TO DOWNLOAD THEIR RENTAL ESTIMATES](#)

Isaac Anthony has extensive knowledge and experience of the property rental market being Manchester's premier independent dedicated Lettings Agency, specialising in city living.

We focus all our attention on letting properties as opposed to other agents who operate mainly as Estate Agents and run their lettings function alongside.



Fusion Sales Promotion

Free furniture pack worth £3,000 for the first 5 completed orders PLUS exclusive rates from some of Manchester's top letting agents

As an additional incentive to buy on the Fusion development, we're handing you the tools to turn your investment into an asset.

For the first 5 legally completed Fusion buyers, we will provide the tools to perfectly furnish each room and easily tenant your investment property.

AND we've negotiated unique rates from 3 of Manchester's top letting agents who will focus totally on getting your property let

AND We even give you a choice of pack!

Clear Solutions 2 Bed

Colours are a combinations of Black / Browns with the occasional items and accessories in Silver, White and Clear glass and Chrome

Neutral Solutions 2 Bed

Colours are Cream & Black combinations with Dining and occasional items in wood. Accessories are in Cream, Brown & Black

Vibrant Solution 2 Bed

Colours are predominantly Red and Black glass and Chrome accessories would be Red, Black and White

CALL US TODAY FOR MORE INFORMATION ON HOW TO TURN YOUR INVESTMENT INTO AN ASSET - FOR FREE!- ON 0161 236 0999

Terms and Conditions

This offer is extended only to the 5 Millmax customers who legally complete on their purchase of the Fusion apartments in Manchester, and who were one of the first 5 investors who fully completed their reservation forms to us, and paid their investment contribution. The packs are subject to a delivery period of 30 days.



Financial Overview - Detailed

(zoom in for more detail)

The Fundamentals - 2 bedroom apartments

No	Level	Apt No	Type	Sq Ft	Parking Available
1	G	111	B3SP	590	NO
2	G	112	B3	562	NO
3	G	114	C2S	582	NO
4	G	120	B3	562	NO
5	2	149	B3	562	NO
6	3	168	B3	561	NO
7	3	169	C2S	582	NO
8	3	171	C1S	566	NO
9	4	183	D3	629	£20,000
10	4	185	C2S	582	£20,000
11	5	198	B3SP	590	£20,000
12	5	199	D3	629	£20,000

The cost of parking is factored into the 15% Discount.

Initial Purchase Cost - just £5,000 - Plus Discounts & Full Payment of Stamp Duty

No	Level	Apt No	Investor Contribution To Purchase Costs	Sale Price	Deposit	LTV %*	Stamp Duty Paid	Service Charge	Ground Rent
1	G	111	£5,000.00	£156,995	£23,549.25	85%	£1,569.95	£875.40	£200.00
2	G	112	£5,000.00	£151,995	£22,799.25	85%	£1,519.95	£834.36	£200.00
3	G	114	£5,000.00	£152,995	£22,949.25	85%	£1,529.95	£842.76	£200.00
4	G	120	£5,000.00	£151,995	£22,799.25	85%	£1,519.95	£834.36	£200.00
5	2	149	£5,000.00	£155,995	£23,399.25	85%	£1,559.95	£834.36	£200.00
6	3	168	£5,000.00	£157,995	£23,699.25	85%	£1,579.95	£834.36	£200.00
7	3	169	£5,000.00	£158,995	£23,849.25	85%	£1,589.95	£842.76	£200.00
8	3	171	£5,000.00	£158,995	£23,849.25	85%	£1,589.95	£864.96	£200.00
9	4	183	£5,000.00	£189,995	£28,499.25	85%	£1,899.95	£924.48	£200.00
10	4	185	£5,000.00	£180,995	£27,149.25	85%	£1,809.95	£842.76	£200.00
11	5	198	£5,000.00	£186,995	£28,049.25	85%	£1,869.95	£875.40	£200.00
12	5	199	£5,000.00	£191,995	£28,799.25	85%	£1,919.95	£924.48	£200.00



Financial Overview - Detailed

(zoom in for more detail)

Monthly Mortgage Liability including predicted rentals

No	Apt No	Ground Rent	Monthly Mortgage Liability	Monthly Rental Income	Monthly Rental Income	Annual Rental Income	Annual Investors Contribution	Cost of Ownership In First Year
1	111	£200.00	£604.95	£650.00	£45.05	£540.55	£534.85	£5,534.85
2	112	£200.00	£585.69	£650.00	£64.31	£771.75	£262.61	£5,262.61
3	114	£200.00	£589.54	£650.00	£60.46	£725.51	£317.25	£5,317.25
4	120	£200.00	£585.69	£650.00	£64.31	£771.75	£262.61	£5,262.61
5	149	£200.00	£601.10	£675.00	£73.90	£886.79	£147.57	£5,147.57
6	168	£200.00	£608.81	£675.00	£66.19	£794.31	£240.05	£5,240.05
7	169	£200.00	£612.66	£675.00	£62.34	£748.07	£294.69	£5,294.69
8	171	£200.00	£612.66	£675.00	£62.34	£748.07	£316.89	£5,316.89
9	183	£200.00	£732.11	£700.00	£-32.11	£-385.37	£1,509.85	£6,509.85
10	185	£200.00	£697.43	£700.00	£2.57	£30.79	£1,011.97	£6,011.97
11	198	£200.00	£720.55	£700.00	£-20.55	£-246.65	£1,322.05	£6,322.05
12	199	£200.00	£739.82	£700.00	£-39.82	£-477.85	£1,602.33	£6,602.33

Return on Investment

No	Apt No	ROI % After First Year	Annual Investors Contribution For Second Year	Cost Of Ownership For Two Years	ROI % After Second Year	Two Years ROI After 10% Growth	Two Years ROI After 10% Growth & Costs of Ownership	Two Year ROI % After Costs
1	111	425%	£534.85	£6,069.70	388%	£39,248.75	£33,179.05	547%
2	112	433%	£262.61	£5,525.22	413%	£37,998.75	£32,473.53	588%
3	114	432%	£317.25	£5,634.50	407%	£38,248.75	£32,614.25	579%
4	120	433%	£262.61	£5,525.22	413%	£37,998.75	£32,473.53	588%
5	149	455%	£147.57	£5,295.14	442%	£38,998.75	£33,703.61	637%
6	168	452%	£240.05	£5,480.10	432%	£39,498.75	£34,018.65	621%
7	169	450%	£294.69	£5,589.38	427%	£39,748.75	£34,159.37	611%
8	171	449%	£316.89	£5,633.78	423%	£39,748.75	£34,114.97	606%
9	183	438%	£1,509.85	£8,019.70	355%	£47,498.75	£39,479.05	492%
10	185	452%	£1,011.97	£7,023.94	387%	£45,248.75	£38,224.81	544%
11	198	444%	£1,322.05	£7,644.10	367%	£46,748.75	£39,104.65	512%
12	199	436%	£1,602.33	£8,204.66	351%	£47,998.75	£39,794.09	485%



The Next Step...

With demand on these apartments already high, it's imperative that you REGISTER YOUR INTEREST as soon as possible. To do so, speak to a member of our investment team today on **0161 236 3299 (Manchester) / 0203 200 2096 (London)**

The Process

When an Investment Launches, you'll receive the initial email informing you of the investment, it's characteristics plus a downloadable investment report. If this is of interest, then let us know! You can email us at investments@millmax.co.uk or alternatively call us at either to register for the deal:

Manchester Office: 0161 236 3299
London Office: 0203 200 2096

So what does registering mean?

It basically flags to us that you would like more information on the investment. It does not mean that you have any obligations to buy. But the earlier you register your interest, the earlier you get the pick of the best apartments on offer – so the onus is certainly to register as early as possible.

How do I register?

It's simple – follow the contact details above and let us know that you'd like to receive more information from one of the Investment Team

What's next?

Once you've registered you now need to

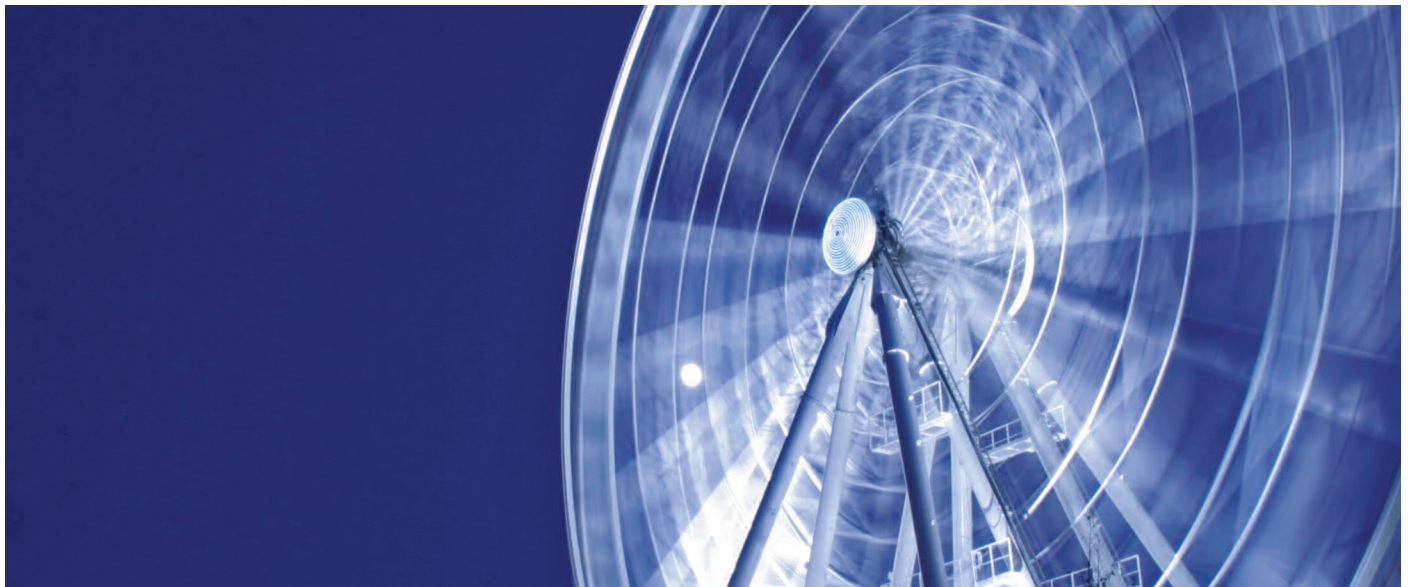
think about your preferred unit. Remember you won't be the only person on the list and the best apartments are quickly sold.

You will see floor plans and specifications of each unit within the Investment Report. There will also be a complete financial overview which includes a full breakdown of the investment, potential rental income, the full cost of acquisition broken into individual costs and the return on investment. If the figures stack up – which they will or we wouldn't have selected the deal – and you're ready to purchase then all that's left to do is pay a £5,000 investor contribution to purchase.

What's the Investor Contribution to Purchase?

The £5,000 investor contribution to purchase covers all fees - that's each and every process you'll need to fulfil to complete the ownership of the property; the brokerage fees, valuation costs, legal fees, land registration costs, apportionment fees (service charge and ground rent), stamp duty plus finally, our own administration charges.

You're not paying us a commission for se-



The Next Step (continued)...

curing the property, you're paying for the services you would always expect to pay for.

Why pay £5,000 when you can do it yourself?

We recommend that Millmax investors do take advantage of our legal, conveyancing and valuations services as well as the reservation and administration fees which make up the £5,000.

We promote this because we believe in both the quality of our partners who deliver these services, and their speed of delivery - remember, we secure this discount because of the expected speed of sale.

To ensure that you are eligible to purchase a unit, you will be required to complete a quick and simple Decision In Principal (DIP) questionnaire with one of our Project Managers. This will take a maximum of 15 minutes. Once completed, and a DIP has been achieved, you will practically have the mortgage secured.

Be aware that if you complete the DIP process, are successful but do not decide to purchase a unit, your £5,000 reservation fee will not be returned. This is due to the portfolio of companies and services which are paid to ensure your investment is com-

pleted as well as our own marketing, sales and administration costs.

At this point, you will work with your Project Manager who will work hand in hand with you to complete your purchase, and turn your investment into an asset.

How do Millmax Investments Differ from Standard Property Deals?

Thanks to our relationships with Developers, we are able to secure sizeable discounts on the value of the investments which essentially means all Millmax investors can expect discounts of up to a maximum of 20%. All discounts are based on fully independent valuations as well as the Developers list price.

We take that equity and it forms your deposit. So all you have to pay is the standard £5,000 which is again, a form of deposit that pays for all of our partner services, plus our own administration costs.

We then, through our network of partners, get you the very best mortgage and legal advice, as well as help and support from your own Project Manager's, to ensure your purchase goes through to completion as easily as possible.

Interested in learning more about this investment?

Speak to your Investment Team TODAY on **0161 236 3299** (Manchester) or **0203 229 0029** (London)

No hard sell - No obligation to buy!



Who We Are

Millmax's success to date has been underpinned by offering its clients the best buy to let property investments in the UK.

Through its extensive database of established property developers – and experienced team of property specialists and key industry relationships– Millmax has consistently succeeded in meeting its customers' expectations.

It has a unblemished record in working with major developers such as Western Homes PLC, Bellway Homes and Countryside Properties.

Meeting its clients' expectations is vital in ensuring long-term and loyal buyers – an area in which Millmax excels.

Aside from providing independent property market research plus its sales and marketing to clients, Millmax has an established network of industry experts, from lawyers to rental agents, who ensure the steady transition of its clients from investor to landlord to asset holder.

Millmax's two offices in Canary Wharf, London and City Centre, Manchester highlight its focus on UK property as a whole. Millmax's staff are based across the United Kingdom sourcing the very best property investors and developers to work in partnership with.

CEO - Leigh Heywood

Millmax's MD and Founder Leigh Heywood has worked in the property industry for more years than he'd care to mention, but his consistent achievement has been to deliver first class property investments to his customers.

Owning a personal portfolio of over £10million, Millmax was established to use his knowledge, experience and industry relationships to the benefit of Millmax's investors.

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We recommend that you conduct your own due diligence and research before purchasing any property, through Millmax or elsewhere.

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