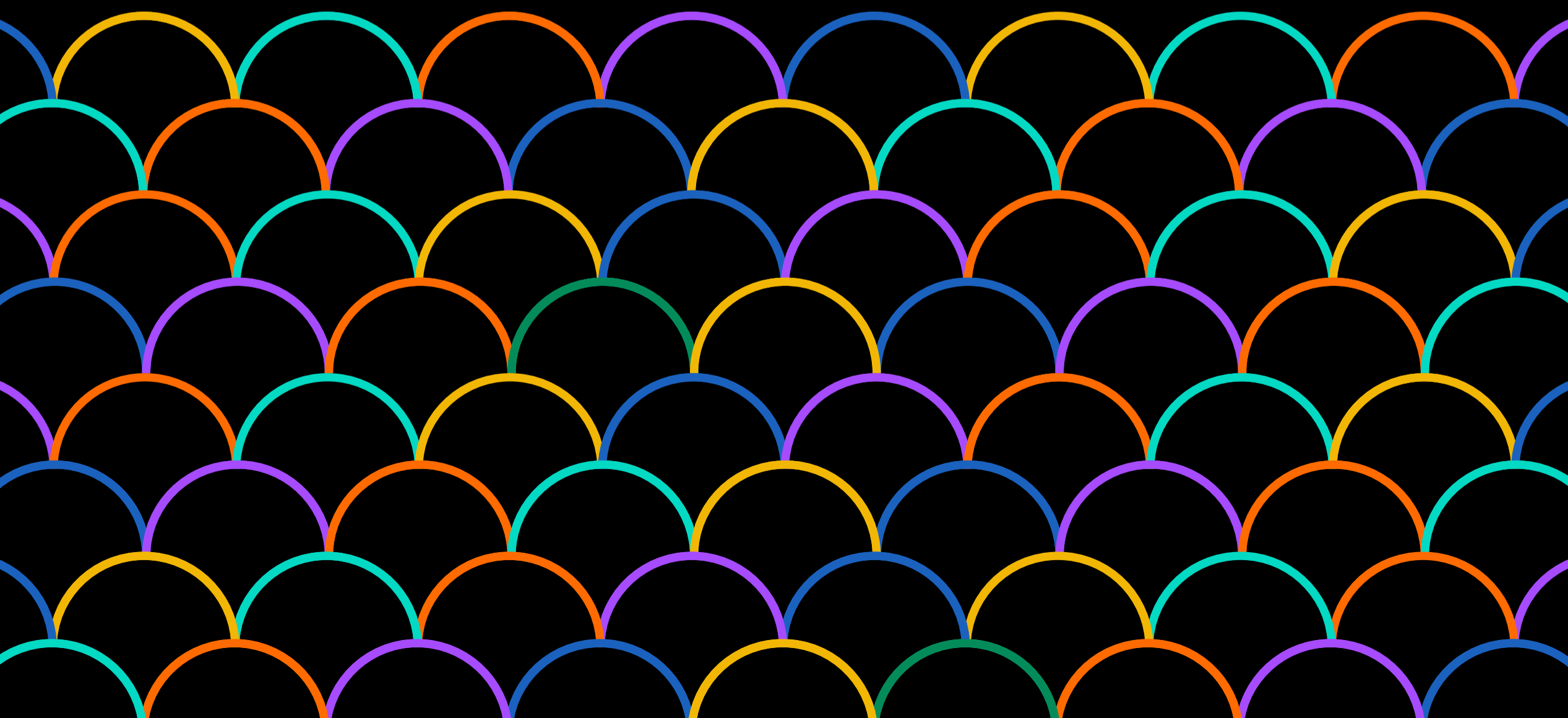


One and two
bedroom apartments

RENT
TO BUY

Medley

Where vibrant living meets
a welcoming community



Welcome to Medley



A community where everyone feels at home, together.

A place where every lifestyle finds a home and every story belongs. Home to high quality 1 and 2 bedroom apartments, that you'll be proud to call home.

At Medley, we're bridging the gap between renting and home ownership, making things as easy as 1, 2, 3 - rent, live, buy.

You'll rent at a discounted market rate, giving you the chance to save for a deposit to buy your apartment in the future, on a timescale that suits you.

Situated on the site of the former Radcliffe Swimming Baths, you'll be well connected at Medley, with easy access into the centre of Radcliffe.

Rent to Buy is the supported route to home ownership, and your step-by-step way to buying your own apartment.

Excited? We are.



Medley makes up part of the wider masterplan for Radcliffe Town Centre, that will complement the major ongoing regeneration.

You'll be well connected at Medley, with easy access into the centre of Radcliffe, where you can find a great range of shops and services. When you want to support independent, you can visit Racliffe Market, a community owned and run market hall.

Just a 10 minute drive away is Bury Town Centre, where you'll find a host of shops, restaurants and attractions, including Bury Market and Bury Art Museum and Sculpture Centre.

When you want some greenery, nearby parks and countryside include Close Park, the Outwood Trail and Park and beautiful walks along the River Irwell.

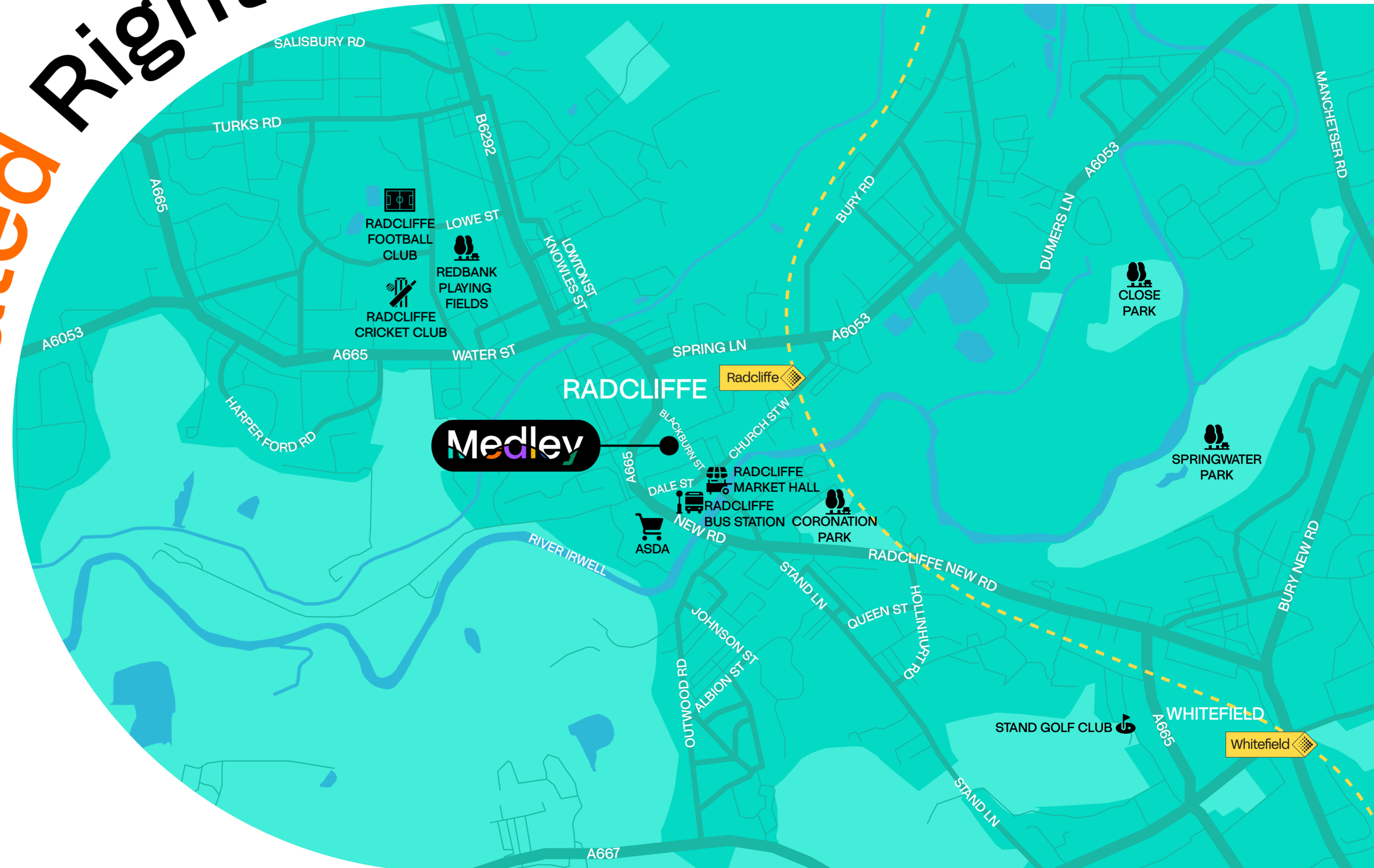
Radcliffe bus station 4 min walk

Radcliffe Market Hall 6 min walk

Radcliffe Tram Stop 11 min walk



Located Right Where You Want To Be



A group of diverse young adults are gathered in a park, high-fiving each other. The scene is bright and sunny, with trees in the background. The text 'A community where everyone feels at home, together.' is overlaid on the image. 'A community where everyone feels' is in white, 'at home,' is in yellow, and 'together.' is in white.

A community where everyone feels at home, together.

What is Rent to Buy?

The rent-to-buy scheme is made so you can 'try before you buy', supporting you while you find your way to own.

If you're not quite ready to buy a home and need a little help to save a deposit, the Rent to Buy scheme could be the perfect solution for you.

You'll rent at a discounted market rate giving you the chance to save for a deposit to buy your apartment in the future.

But there's no rush, and you don't have to make the decision next week. At Medley, you won't even need to make it next year. The whole point is easing you into the process one step at a time.



Discounted rent



Low upfront costs



Opportunity to buy



How much can I save with Rent to Buy?

With Rent to Buy, you can rent your home at an affordable discounted rate (usually up to 20% lower than average local market rents) for up to five years while you save to buy all of your apartment or a share of it in the future.

That 20% goes straight back into your savings, meaning you're building up your deposit from day one.

Based on this, here's an example of how much you could save:



MARKET RATE:
£1,000 A MONTH

RENT TO BUY:
£800 A MONTH

SAVING:
£200 A MONTH



TOTAL SAVED AFTER FIVE YEARS:

£12,000

(PLUS ANY INTEREST YOU'VE MADE)

This £12,000 could then be used as a deposit to purchase your apartment.

Who is eligible?

Certain key eligibility criteria apply to Rent to Buy, applicants must:

- Be first-time buyers, unless they are returning to the market following a personal incident such as a relationship breakdown which has meant the applicant has needed to leave their home.
- Be working, and intending to buy their own home in the future.
- Be unable to purchase right now via the open market.
- Be able to pay a rental deposit equivalent to a month's rent.
- Have a household income of less than £80,000 per year.

Rent to Buy **FAQ'S**



How do I apply for a Rent to Buy apartment?

You will be asked to complete an application form. We will then ask you to provide information such as your P60, pay slips and information regarding any committed outgoings. Once in receipt of this information, Plumlife will carry out an affordability assessment and inform you if you're eligible. You will then be invited to view the apartments, where you will be provided with more information regarding making a reservation.

How do I reserve a Rent to Buy apartment?

We require a non-refundable holding deposit of £100. This holds the property initially for 30 days during which time we will carry out referencing and credit checks which are completed by a third party who will contact you requesting supporting documentation.

Please be aware that if the credit and referencing check fails, Plumlife cannot continue with your application.

How much is the rental deposit?

A deposit of one month's rent will be required at least 3 workings days before your tenancy start date along with one month's rent in advance. The deposit will be held with a deposit protection scheme and you will receive a deposit certificate along with the relevant Prescribed Information Form.

What will my rent be?

The rent amount will be confirmed when your application is received and apartment choice has been agreed, this will also be recorded in your tenancy agreement.

The rent is calculated at 80% of the market rent for your property, this figure includes any service charges but will not include parking charges and pet charges (if applicable). Rent and any additional charges will be payable on the 1st day of each month by Direct Debit.

Your rent will be reviewed annually increasing on the 1st April each year in line with Consumer Price Index (CPI) plus 1%, the CPI being that at September of the previous year, so no unexpected increases.

Do I pay maintenance/ service charge on top of my rent?

No, these charges are included in the rental amount each month.

Can I purchase the property during the initial five-year letting period?

In some circumstances, we may be able to offer Shared Ownership as an option to purchase during the initial five-year letting period but we have no obligation to sell and cannot guarantee that this will be an option. If we are unable to offer Shared Ownership as an option on your property, we may have other Shared Ownership properties elsewhere for you to consider.

What happens at the end of the five-year initial letting period?

Under the government Rent to Buy initiative, offering the property as Rent to Buy is an option during the initial five year period which commences when the property is newly built. If the property is re-let during the initial five year period, the remaining term will reduce accordingly.

At the end of the five-year initial period, the Landlord will consider the options available which include selling the property at full market value with tenants having first right of refusal or converting the tenancy to market rent.



The Relay

One bedroom apartment



ROOM TYPE	SIZE (SQ M)	SIZE (FT)
Living/Kitchen/Dining	22.5	242.1
Master Bedroom	12.9	138.8
Bathroom	3.8	40.9

Disclaimer: The details provided are subject to change and do not constitute part of a contract. Dimensions are for guidance only and you must satisfy yourself by inspection or otherwise as to the accuracy of information given. Please ask a lettings advisor for more information. Handed versions of each apartment type are also available with individual floorplans available upon request.

APARTMENTS

Apartment types per floor for The Relay:

GROUND FLOOR

- C1
- C4
- C5
- C6

FIRST FLOOR

- C7
- C11
- C12
- C13

SECOND FLOOR

- C14
- C18
- C19
- C20

THIRD FLOOR

- C21
- C25
- C26
- C27

FOURTH FLOOR

- C28
- C32
- C33
- C34

FIFTH FLOOR

- C35
- C39
- C40
- C41



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

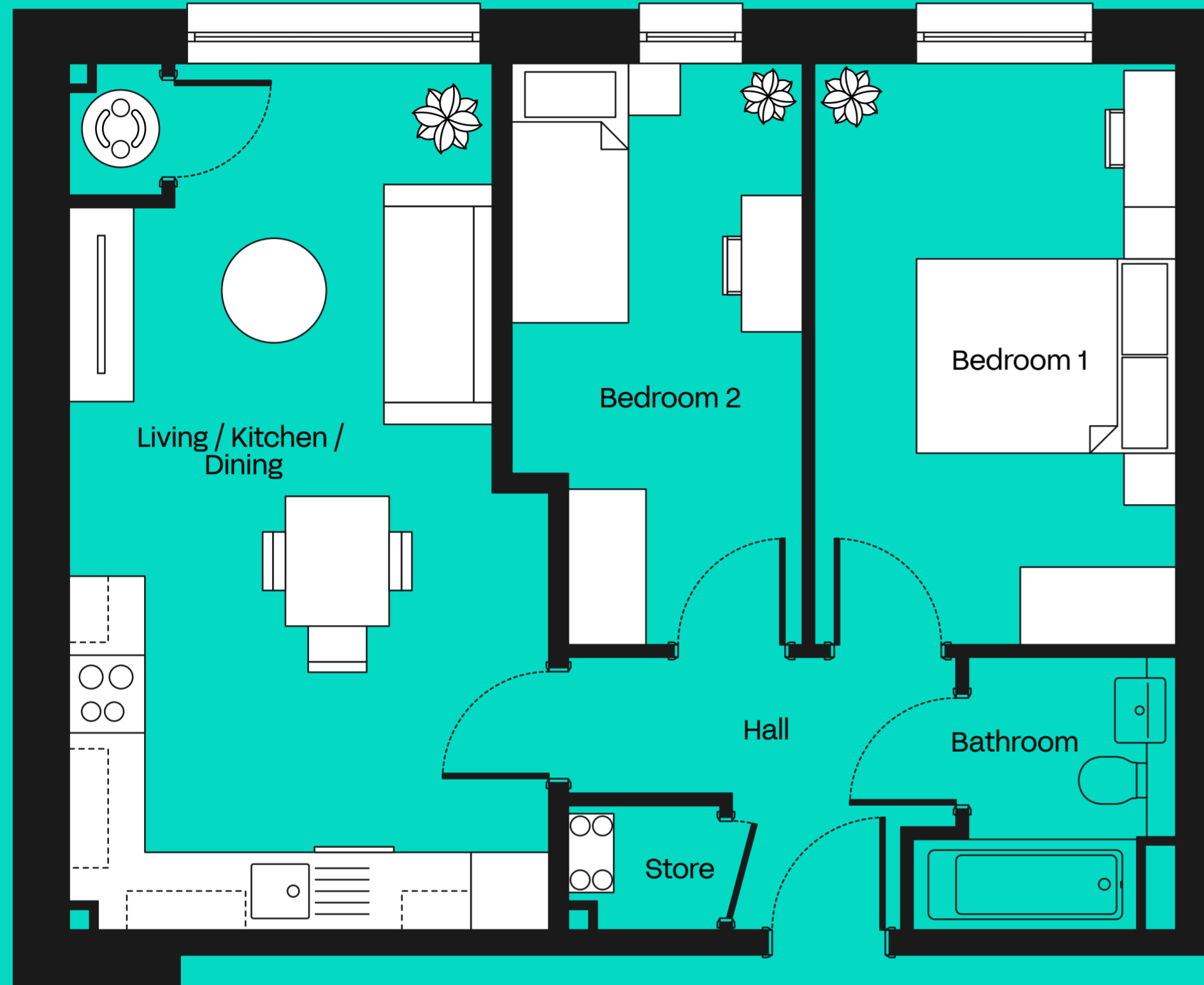


FOURTH FLOOR

FIFTH FLOOR

The Paddle

Two bedroom apartment



ROOM TYPE	SIZE (SQ M)	SIZE (FT)
Living/Kitchen/Dining	22.5	242.1
Master Bedroom	12.5	134.5
Second Bedroom	9.5	102.2
Bathroom	3.2	34.4

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APARTMENTS

Apartment types per floor for The Paddle:

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

THIRD FLOOR



FOURTH FLOOR

FIFTH FLOOR

Specification

Internal features

- Brilliant white finish to walls
- Carpets to hallway, living area & bedrooms
- Brushed steel ironmongery to doors
- White satin finish to woodwork
- Wall mounted panel radiators
- Hot water storage cylinder
- Blinds
- LED downlights to kitchen & bathrooms
- TV sockets to lounge

External features

- Allocated parking spaces
- EV charging points to all parking spaces

Kitchen

- Contemporary fitted Richmond Furniture kitchens
- Electric oven extractor hood in stainless steel finish
- Electric ceramic hob in black
- Free standing Indesit fridge/freezer
- Slimline laminate worktops with upstands
- Glass splashback to hob area
- Stainless steel bowl & half sink
- Plumbing for washing machine
- Chrome sockets
- Under pelmet lighting
- LED downlights
- Gerflor vinyl flooring

Bathroom

- Contemporary white bathroom fittings
- Porcelanosa wall tiles to bathroom
- Large wall mirror
- Chrome heated towel rails to bathroom
- Thermostatic shower over bath with glass shower screen
- Gerflor vinyl flooring
- LED downlights

General

- Secure entry system
- Cycle storage



About Us



Plumlife is a profit for purpose company, committed to creating great homes and growing successful, vibrant communities.

We've been helping first-time buyers with affordable home ownership for more than 25 years. Our 'People. Places. Purpose.' strapline isn't just there for show - building and supporting great communities is at the heart of what we do.

We're part of Manchester based Great Places Housing Group, our multi-award winning teams specialise in offering first-time buyers affordable homeownership solutions, via options including Rent to Buy.

We're known for innovative and exciting developments designed to meet the lifestyles and aspirations of our customers.

Our Plumlife Management team manage over 7,500 leasehold, shared ownership and rented properties across the North West, providing high-quality facilities management and lettings services. So you can feel safe, knowing you're in experienced hands.



Get in touch



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Scan for more information.



Medley

