



RESIDE  
MANCHESTER



31 Lower Downs Court  
18a The Downs, Altrincham, WA14 2PU

**Asking Price £275,000**





## 31 Lower Downs Court

18a The Downs, Altrincham, WA14  
2PU

Brand new show apartment, launching Friday 27th & Saturday 28th September. This top floor apartment is the final remaining one bed within the development.

Welcome to The Downs Quarter, Altrincham's newest and most exciting development by renowned local developers McGoff and Consensus. This beautifully designed 1-bedroom apartment offers the perfect combination of contemporary living and urban convenience, situated just a short walk from Altrincham town center, with its vibrant array of shops, restaurants, and bars.

Perfectly located, The Downs Quarter is just a 5-minute walk from Altrincham Metrolink Station, providing excellent transport links to Manchester. It is also close to the popular Altrincham Market and a variety of local amenities, with green spaces such as Stamford Park and John Leigh Park nearby.

This 1-bedroom apartment is ideal for first-time buyers, professionals, or investors looking for a stylish home in a thriving neighborhood. Viewing is highly recommended—contact us today to arrange your visit or to find out more about this exceptional property.

### The Location

Altrincham is an affluent market town. It boasts a thriving community, offering a selection of award-winning retail, dining, drinking and leisure facilities, as well as several outstanding primary and secondary schools. It's location close to both the cosmopolitan city of Manchester and charming Cheshire countryside adds to its appeal, with Altrincham included in The Sunday Times Best Places to Live 2022. It is not the first time the town has received this much coveted accolade, meaning its popularity remains year on year.

"a melting pot of culture for everyone to enjoy"  
[www.visitaltrincham.com](http://www.visitaltrincham.com)

### The Downs Quarters

35 contemporary one, two and three bedroom apartments, as well as 4 stunning three bedroom townhouses. Car parking spaces will be available to purchase too.

A total of 39 properties will be built and 46 care parking spaces available, providing a rare opportunity to purchase a high quality, new build home in this much sought-after modern market town.

In addition to the residential properties, The Downs Quarter will offer one stand-alone commercial unit, plus four live/work houses, creating a vibrant development to work and live in one of the UK's most desirable town centres.



### About McGoff / Villafont Homes

The McGoff Group is an Altrincham-based, multi award-winning company with an impressive heritage spanning 48 years. Privately owned, the Group incorporates a multi-faceted collection of like-minded businesses, with construction retained at the core, and offers a holistic range of services; acquire, design, build, operate and maintain.

Villafont Homes is the residential arm of the McGoff Group.

A leading North West developer, Villafont is renowned for its design, quality, style and superior specification. The company is committed to delivering sophisticated homes, priding itself on its high build standards and immaculate finishes. Each and every Villafont home is bespoke, built with care, boasts luxurious touches and located in a desirable residential location.

### Disclaimer

Villafont give notice that these details are produced for general promotion of The Downs Quarter development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions, CGIs and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item.

- The Downs Quarters
- Located In The Heart Of Altrincham
- Completed Development
- New Show Apartment, launching 27th & 28th September
- Communal Landscaped Terrace
- Ready For Occupation
- Perfect For Owner Occupiers Or Investors
- Underground Parking Available At £10,000 Per Space
- Shared Ownership Available On Specific Units
- EPC rating B



## Floor Plan



## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

