



RESIDE  
MANCHESTER



Apt 23 Lower Downs Court  
18a The Downs, Altrincham, WA14 2PU

Asking Price £365,000



# Apt 23 Lower Downs Court

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2PU

A brand new completed development ready for viewings. This two bed, two bath apartment is located on the 1st floor of The Blok, offering floor to ceiling windows with views over the communal garden. The bedrooms and lounge benefits from juliet balconies.

Created with modern lifestyles in mind, the bold 'modern industrial' design includes buff brick, statement metal and generous stretches of glass. The building provides an impressive secure lobby, a secure car park/bike store and views of the landscaped open space. A video entry system will be in place for added security.

Entrance to the apartments is by lift or stairs at ground floor level from the residents' car park or at first floor level via an impressive secure lobby which is accessible from a new landscaped open space. Six apartments are offered on each floor. All include a spacious open plan kitchen, dining and living space along with a choice of one or two double bedrooms.

## 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.

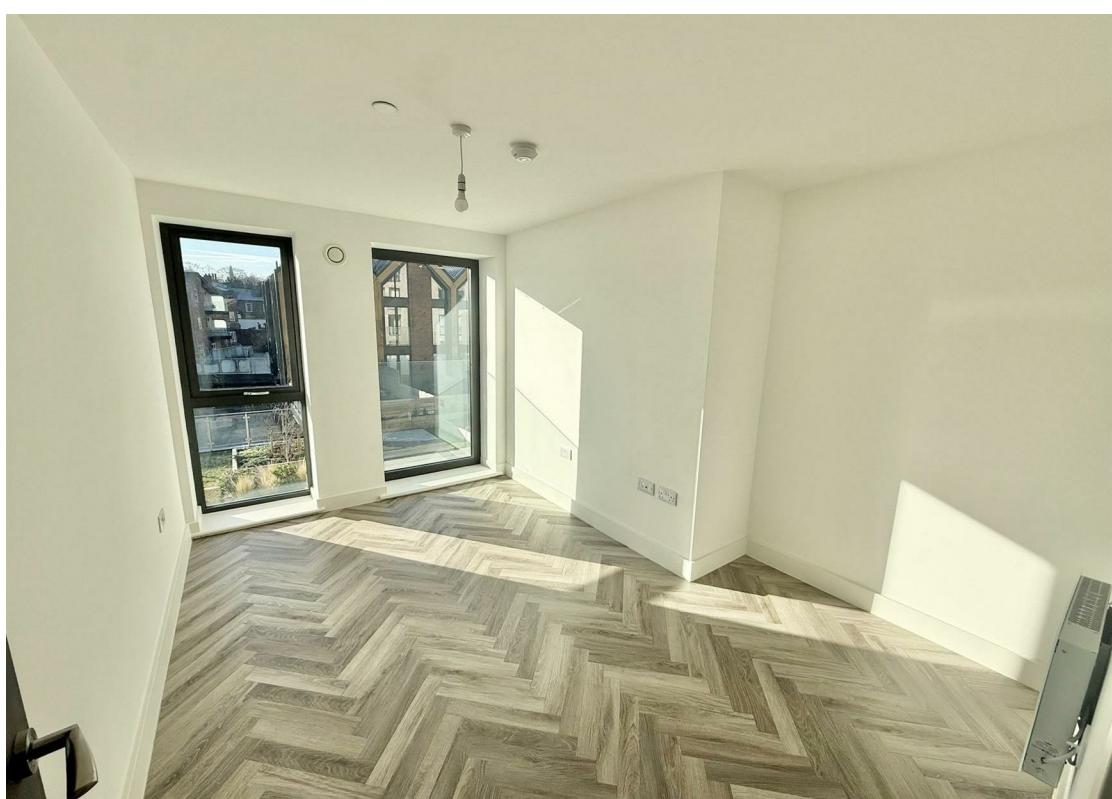
"a melting pot of culture for everyone to enjoy"  
[www.visitaltrincham.com](http://www.visitaltrincham.com)

## The Downs Quarters

35 contemporary one, two and three bedroom apartments, as well as 4 stunning three bedroom townhouses. Undercroft car parking.

A total of 39 properties will be built and 46 car 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.

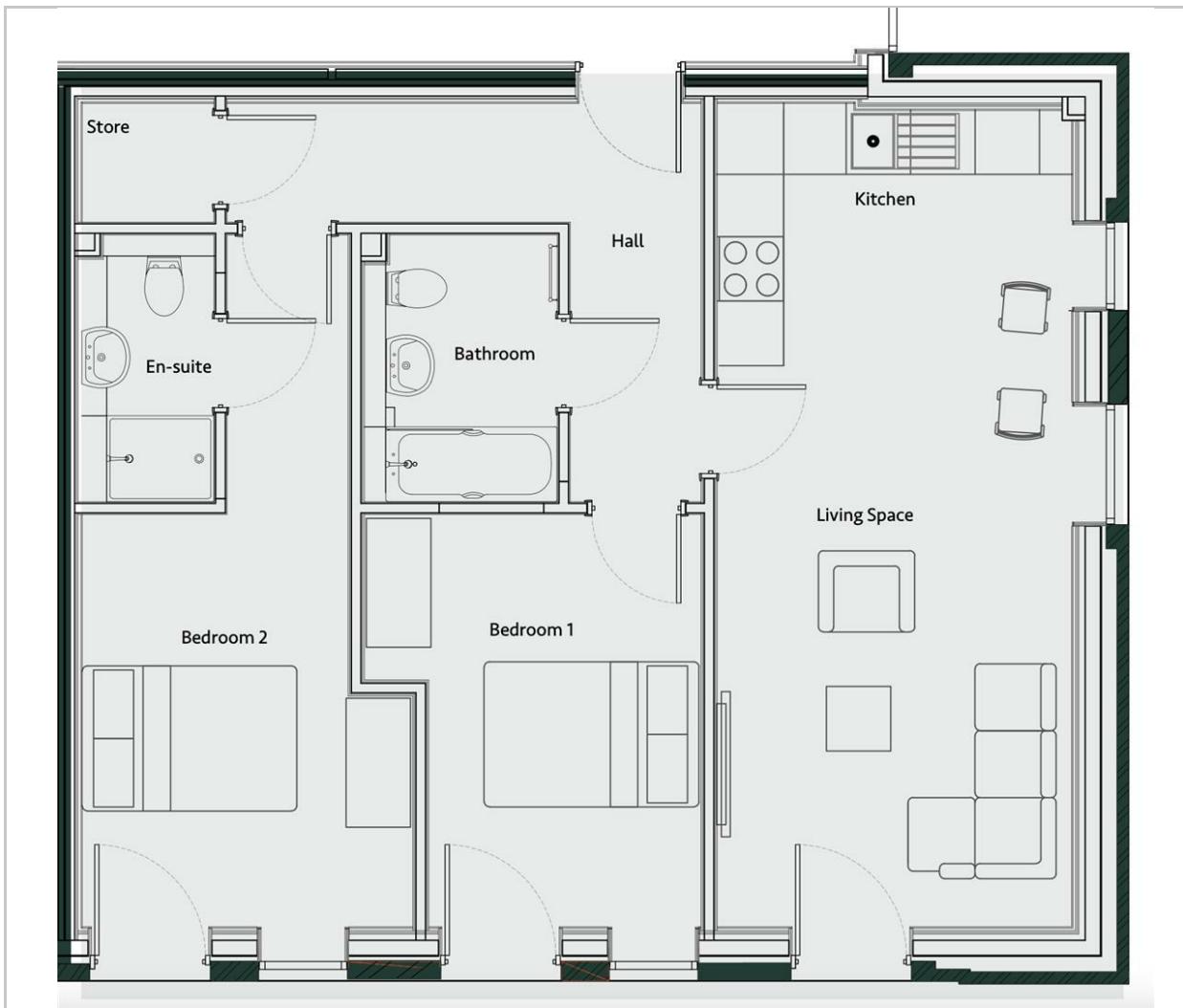
A leading North West developer, Villafont is renowned for its design, quality, style and superior specification. The company is committed to delivering sophisticated homes, priding itself on its high build standards and immaculate finishes. Each and every Villafont home is bespoke, built with care, boasts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

## Disclaimer

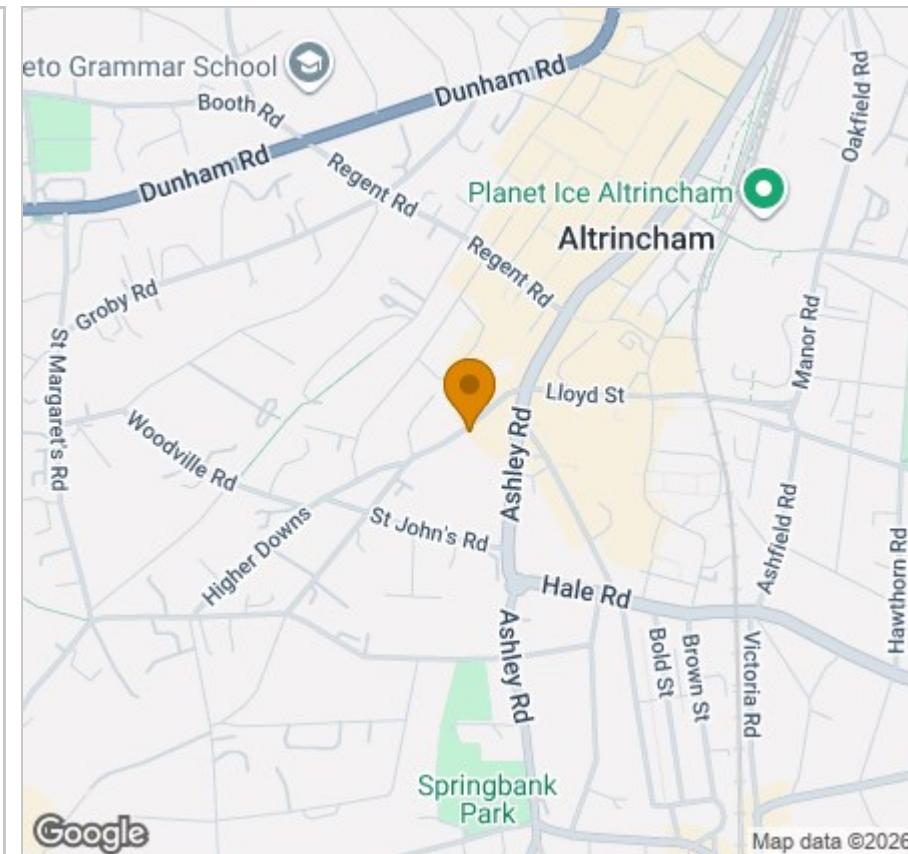
Villafont give notice that these details are produced for general promotion of The Downs Quarter development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions, 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
- Brand New Development
- EPC Rating B
- Communal Landscaped Terrace
- 2 Bed 2 Bath Apartment
- First Floor
- Undercroft Car Parking

## Floor Plan



## Area Map



## 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.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		