



The Engine House

at Egerton Park

Introducing The Engine House at Egerton Park.

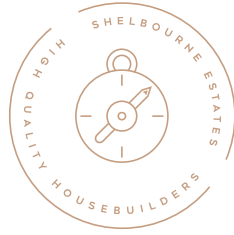
Located in the leafy and cosmopolitan town of Altrincham since 1897, the Linotype and Machinery company played a pivotal role in Manchester's industrial past. The Linotype Works Engine House was built to provide a source of power to the factory, which manufactured printing machinery.

Today, Shelbourne is proud to present 18 exclusive and distinctly unique luxury apartments, each boasting modern and contemporary living, yet retaining many of the original architectural features that make these spectacular living spaces so highly sought after.





Eighteen unique luxury
apartments, carefully curated
to the highest specification.



Life and style in perfect balance.

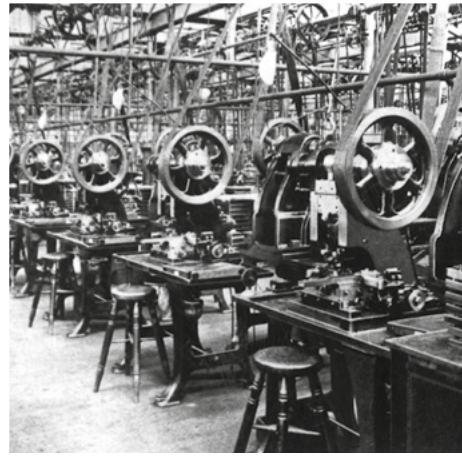
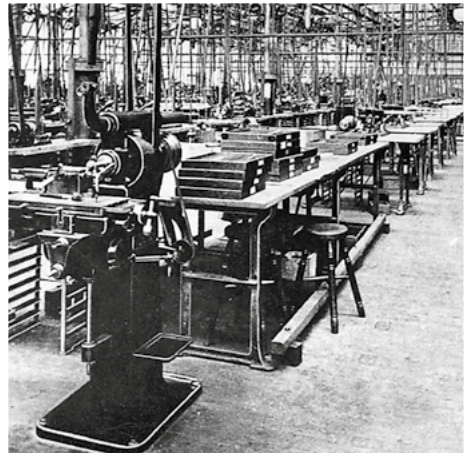
Altrincham is brimming with a superb selection of restaurants and bars, both small independents and renowned chains. It's also home to the vibrant and quirky Altrincham Market; packed with worldwide inspired eateries, home brewed beer and live music. With its choice of excellent schools and the surrounding green fields of Cheshire, it's no surprise Altrincham is a sought-after area.

While commuters in days gone by would have hopped on a barge to work, today a direct tramline into Manchester city centre is just a short 15-minute walk away. The train station is only a 5-minute drive, and if you're really going places, Manchester Airport is 15 minutes by car.

Spend your Sunday mornings hitting the Jacuzzi or being pampered at the luxurious Hale Country Club. Or take a stroll and explore the many picturesque canal routes that start right beside Egerton Park. There are plenty of local golf, rugby, football, and lacrosse clubs and an Everyman Cinema to keep you fit and entertained. Fancy something a little 'cooler'? Altrincham has a fabulous ice dome.



Egerton Park.
A place to belong.



The History of Egerton Park.

The Engine House apartments forms part of the wider Egerton Park development, which was once home to The Linotype Company back in 1897.

Publisher Sir Joseph Lawrence witnessed linotype printing in the US, and saw an opportunity to bring the process to the UK.

Developed by German watchmaker Ottmar Mergenthaler, the linotype machine's name came from the term 'line of type'; a literal description of setting characters to form words into lines, ready for print. It revolutionised the production of newspapers, books and posters across the world.

Linotype and Machinery Company Limited had established branch offices in Calcutta, Bombay, Madras, Hong Kong, Singapore, South Africa, Nigeria, Egypt and Borneo. There were offices in London, and a sales office in Cheltenham, but the heart of the operation was here in Altrincham.

The Engine House was built to provide a source of power to the factory, which manufactured printing machinery.

At the height of its success, the company was at the forefront of typesetting machines used by the national newspapers, and employed around 10,000 people.

Today, we're proud to present The Engine House apartments, be a part of Altrincham's history, whilst living in a carefully curated apartment designed for luxurious modern living.





Exacting standards, as standard.

At Shelbourne Estates, our philosophy is simple: we create beautifully crafted homes. That means premium comes as standard in every one of our homes from firm foundations to impressive finishes from world-renowned brands.



We've got you covered...

Every Shelbourne home has LABC Warranty. This means that your home is structurally protected for ten years after legal completion.



Internal.

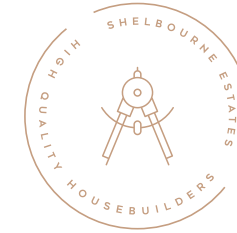
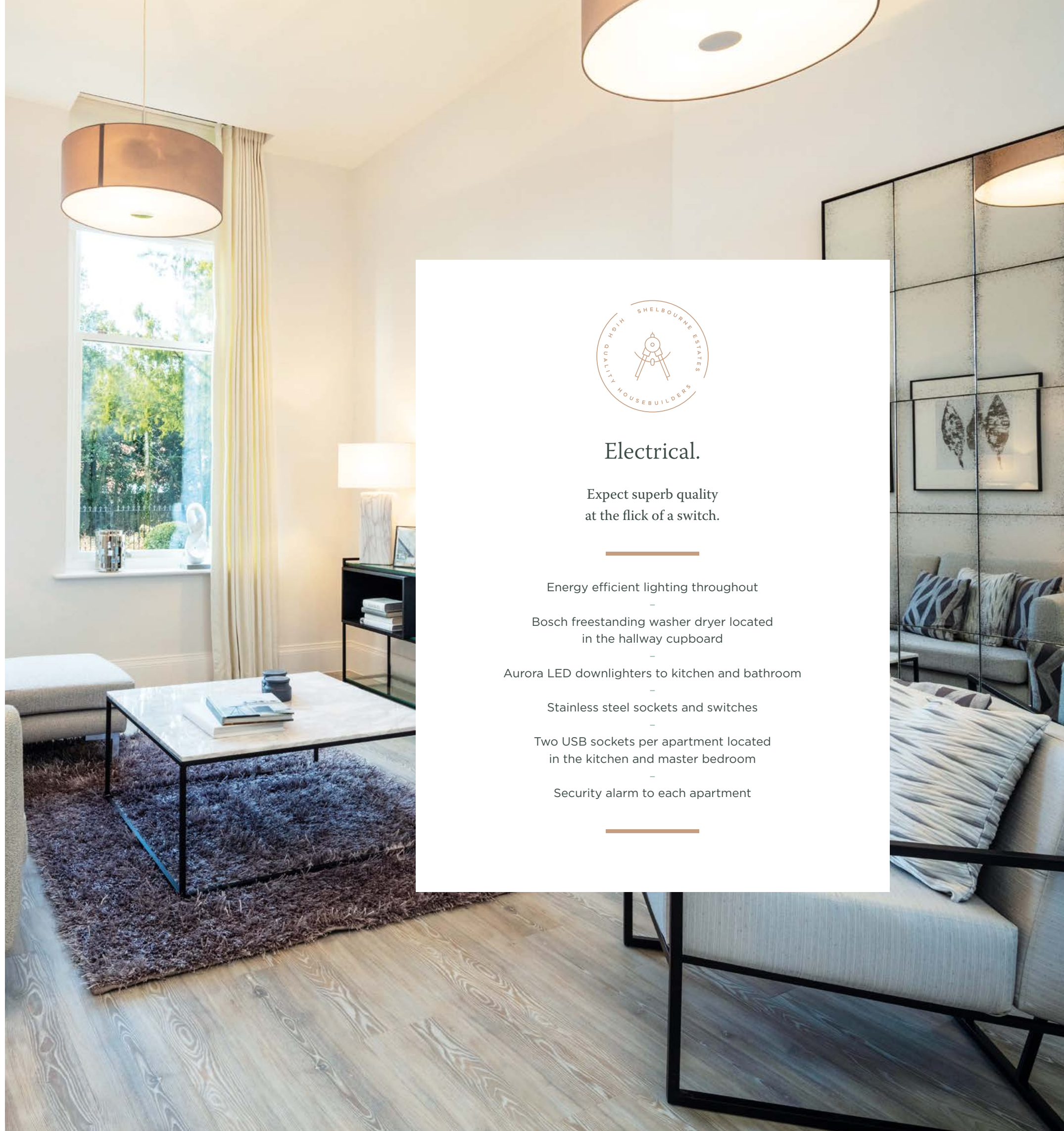
Our stylists design beauty into every feature, detail and finish.

-
- Dulux Supermatt Emulsion in white throughout
 - White satinwood finish to woodwork
 - Hammonds fitted wardrobes in bedroom one*
 - Contemporary Internal doors with satin chrome levers
 - Contemporary profile skirting boards
-

Energy Efficiency.

We're committed to minimising our impact on the environment, keeping your bills low and your home warm.

-
- Air source heat pump hot water cylinder
 - Heat recovery ventilation system
 - Energy efficient lighting throughout
 - Water saving taps and showers
 - Provision for EV Chargers
-



Electrical.

Expect superb quality at the flick of a switch.

-
- Energy efficient lighting throughout
 - Bosch freestanding washer dryer located in the hallway cupboard
 - Aurora LED downlighters to kitchen and bathroom
 - Stainless steel sockets and switches
 - Two USB sockets per apartment located in the kitchen and master bedroom
 - Security alarm to each apartment
-



Kitchen.

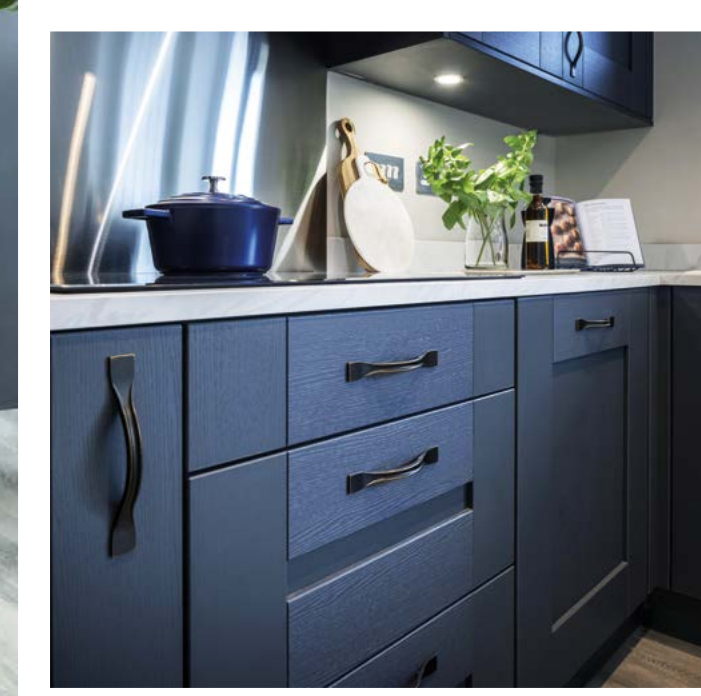


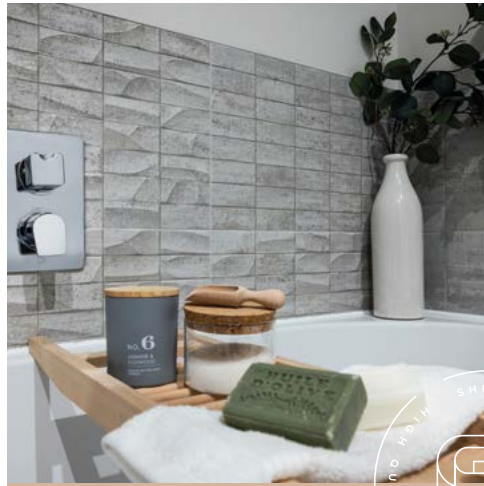
Ultra-modern
appliances.

Elevate your
kitchen to
exceptional.

The heart of the home.

- Choice of contemporary shaker or handle-less design
- Slimline laminated worktops with upstands
- Siemens appliances throughout including:
 - Built in single electric oven
 - Induction venting hob
 - Induction hob and canopy hood (Plots 3, 8, 13 & 16)
 - Integrated dishwasher
 - Integrated fridge freezer
- Franke granite sink and designer tap in a range of colours
- Pull out re-cycling bin
- Spotlights to under cupboard lighting





Delight in little touches of luxury.



From world-renowned brands.



Soak in style.

Sanitaryware by Villeroy and Boch

Villeroy and Boch vanity unit with mirror above

Vado thermostatic shower

Electric towel rail in Anthracite to main bathroom and en-suite

Overbath shower to main bathroom

Large walk in shower with sliding door to en-suite

Half height ceramic tiling throughout with feature wall to shower enclosure and back of the bath - we offer V&B and Porcelanosa



Bathroom.



Communal area.

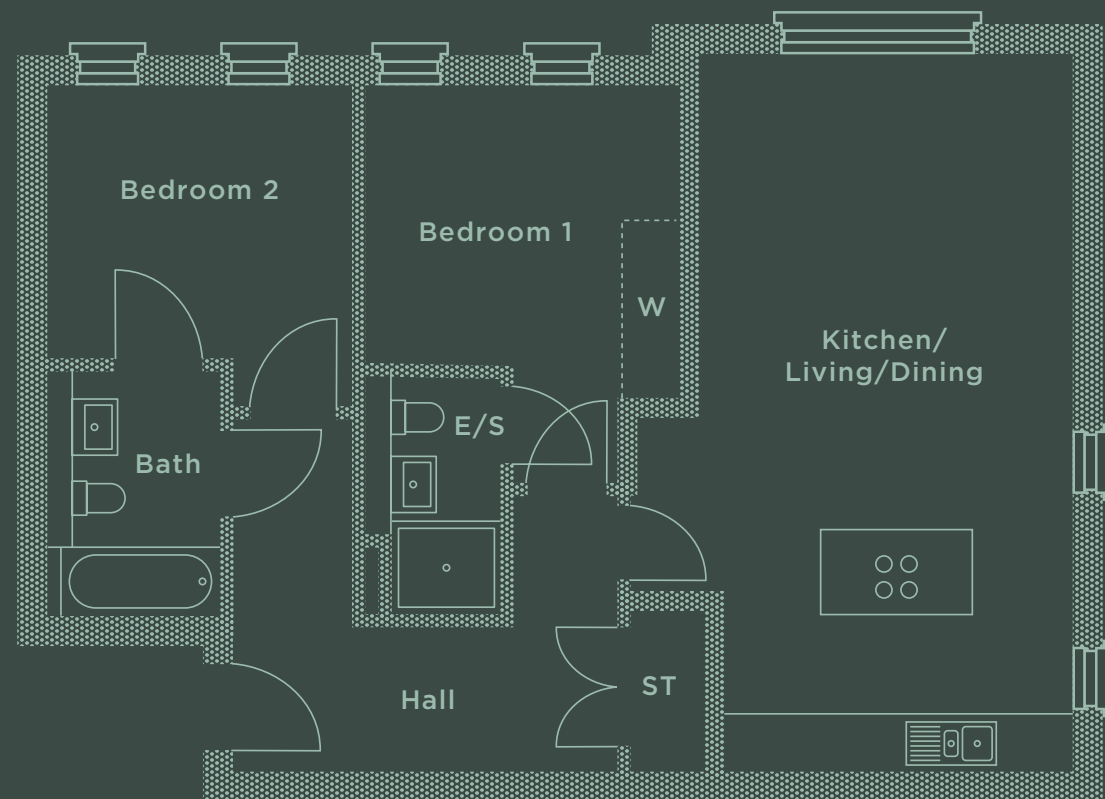


Shelbourne apartments give you
a grand entrance to be proud of.

First impressions count.

- Exposed brick atrium with Yorkstone paving
 -
 - Amtico flooring to ground floor entrance
 -
 - Luxury carpet to stairs and upper floors
 -
 - Video door entry system
 -
 - Deluxe staircase with clear glass infill and stainless steel handrail and balustrades
 -
 - Key fob entry
 -
 - Individual secure post boxes
-

– The Aptos –



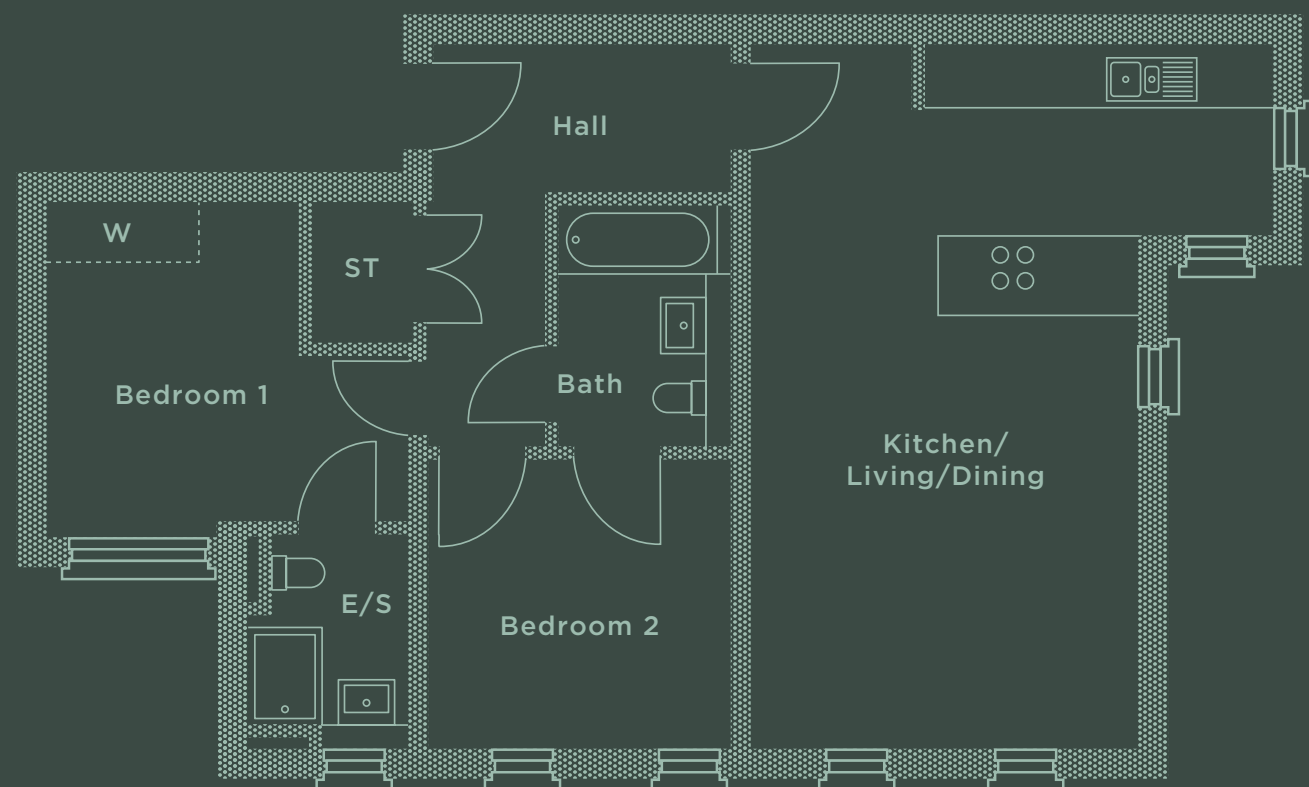
Apartments 01, 06 & 11

Lounge/Kitchen/Dining	4500* x 7520*mm	14'9"* x 24'8"*
Bedroom 1	3230* x 4615*mm	10'7"* x 15'2"*
En-suite	1200 x 2590mm	3'11" x 8'5"
Bedroom 2	3175* x 3300*mm	10'5"* x 10'10"*
Bathroom	1715 x 2590mm	5'8" x 8'5"
Total sq ft	820	

*Denotes maximum room dimensions. Individual plots may be handed.
 These plans are correct at time of going to press, but may be subject to change during construction.
 Please ensure that you check for specific plot details.



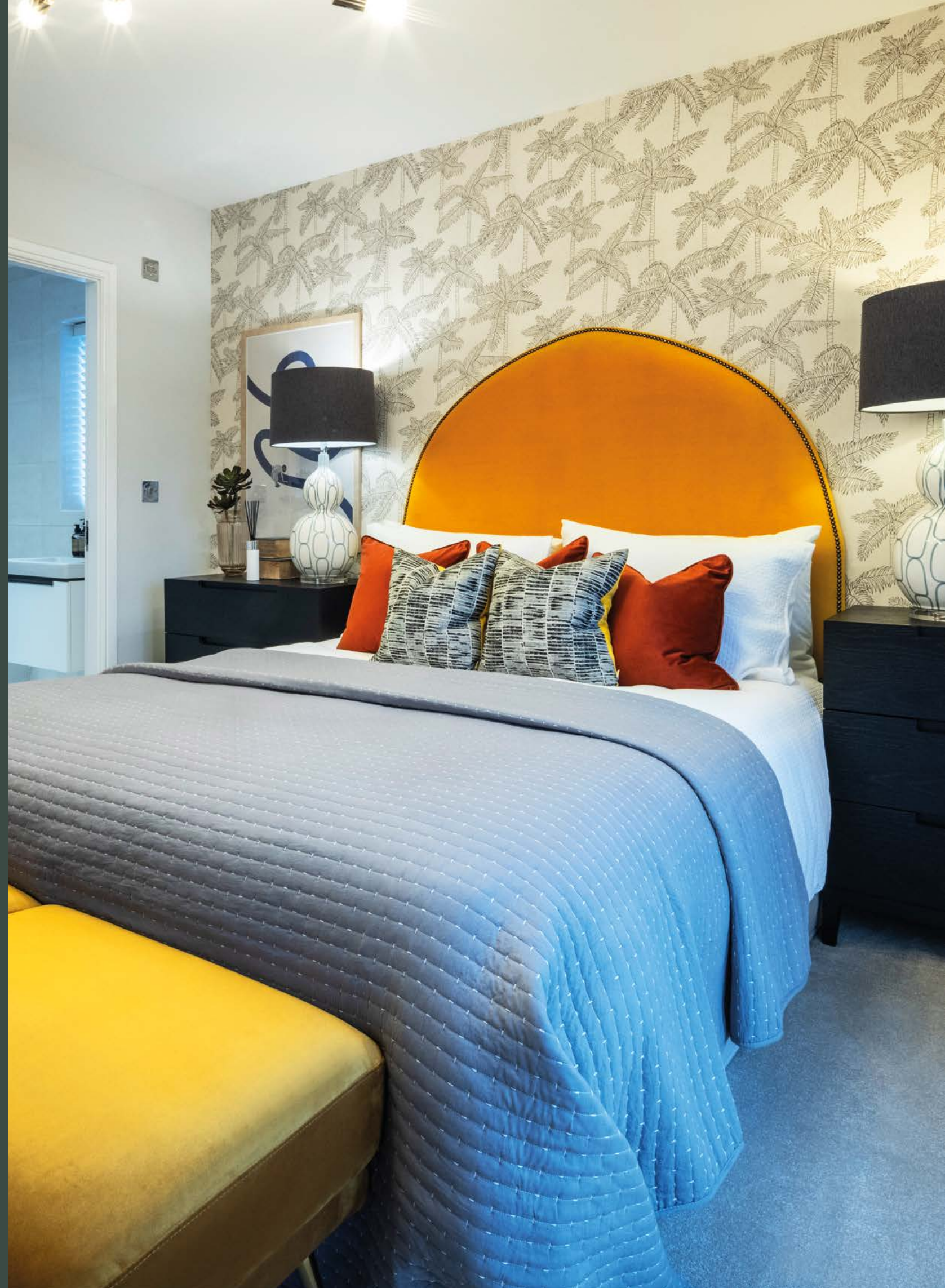
– The Tahoma –



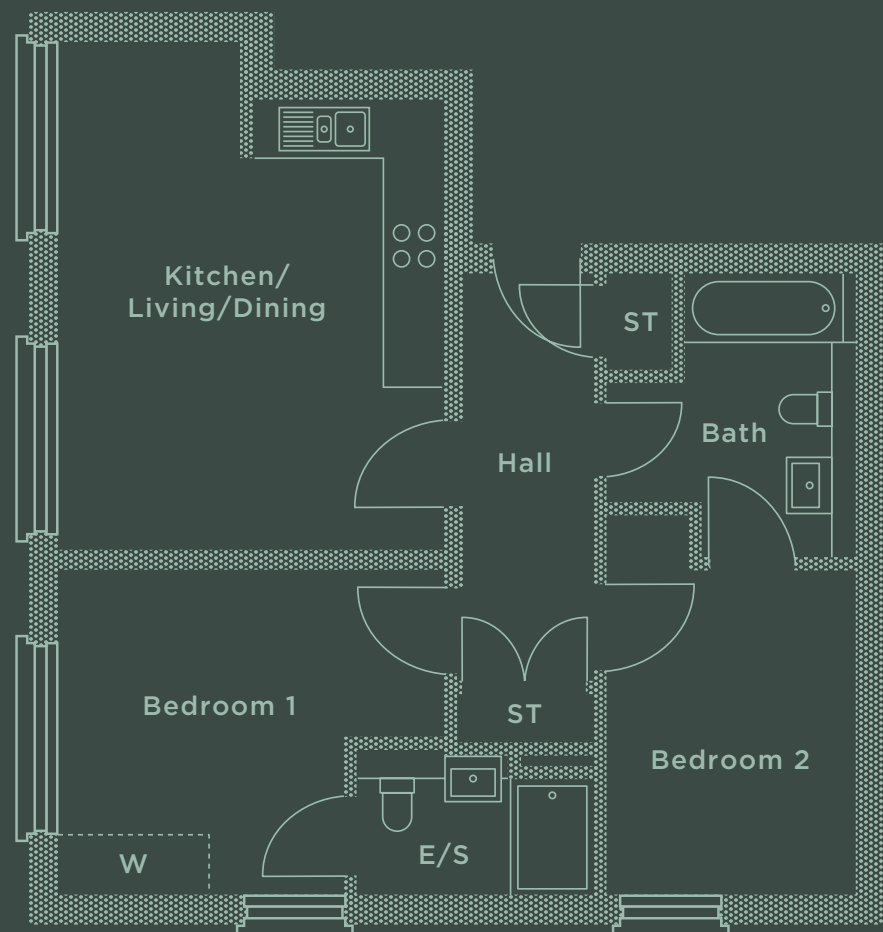
Apartments 02, 07 & 12

Lounge/Kitchen/Dining	5435* x 7375*mm	17'10"* x 24'2"*
Bedroom 1	3785* x 3350*mm	12'5"* x 11'0"*
En-suite	1675 x 2275mm	5'6" x 7'6"
Bedroom 2	3160 x 3065mm	10'4" x 10'1"
Bathroom	1800 x 2590mm	5'11" x 8'5"
Total sq ft	825	

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– The Candora –



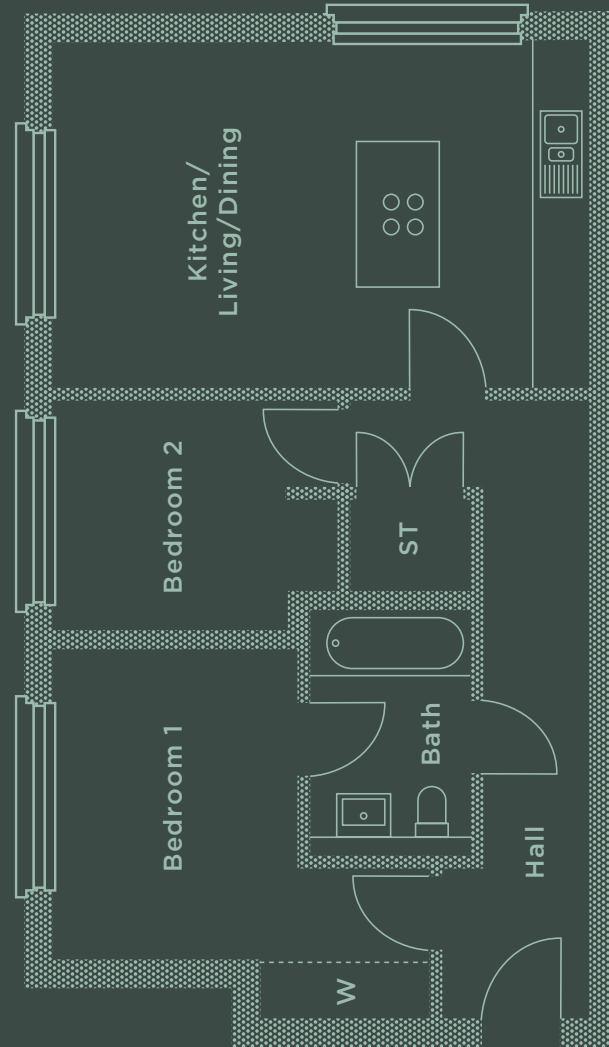
Apartments 03, 08, 13 & 16

Lounge/Kitchen/Dining	3975* x 5355*mm	13'0"* x 17'7"*
Bedroom 1	3975* x 3370*mm	13'0"* x 11'1"*
En-suite	2535 x 1425mm	8'4" x 4'8"
Bedroom 2	2650* x 4010*mm	8'8"* x 13'2"*
Bathroom	2650* x 2995*mm	8'8"* x 9'10"*
Total sq ft	684	

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– The Corbel –



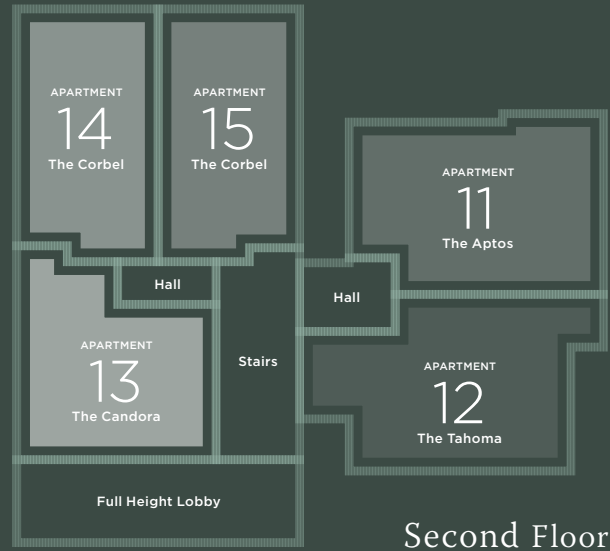
Apartments 04, 05, 09, 10, 14, 15, 17 & 18

Lounge/Kitchen/Dining	5800 x 3680mm	19'0" x 12'1"
Bedroom 1	4090* x 4010*mm	13'5"* x 13'2"*
Bedroom 2	3070* x 2500*mm	10'1"* x 8'2"*
Bathroom	1800 x 2730mm	5'11" x 8'11"
Total sq ft	659	

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– The Floorplans –



Second Floor



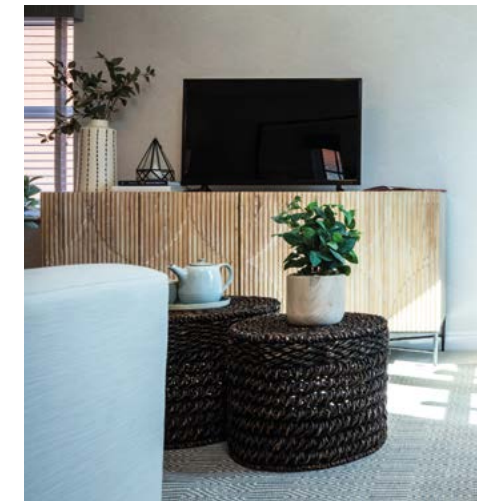
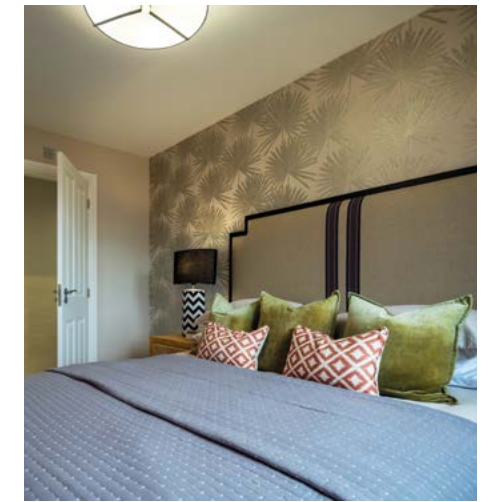
Third Floor



Ground Floor



First Floor





What next?

If you can picture yourself enjoying life at Egerton Park, it's time to start making it happen. We're here to help you find exactly what you're looking for. It all starts with a meeting with one of our friendly sales advisors who will curate an experience just for you - from viewing, to loving, to living.

Call us now on: 0161 928 2761



Notes.



A series of horizontal lines for taking notes, consisting of 15 evenly spaced lines.



Notes.



Shelbourne Estates specification is correct of time of going to print and is a non-exhaustive list of specification, please speak to your sales advisor for full details. Images are representative only. *Shelbourne Estates reserves to itself the right from time to time to vary the plans and specification by substituting materials as nearly as and may be of the same value in lieu of those contained in the plans and specification but so that such variations do not significantly and substantially alter the size or appearance or the market value of the property.



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