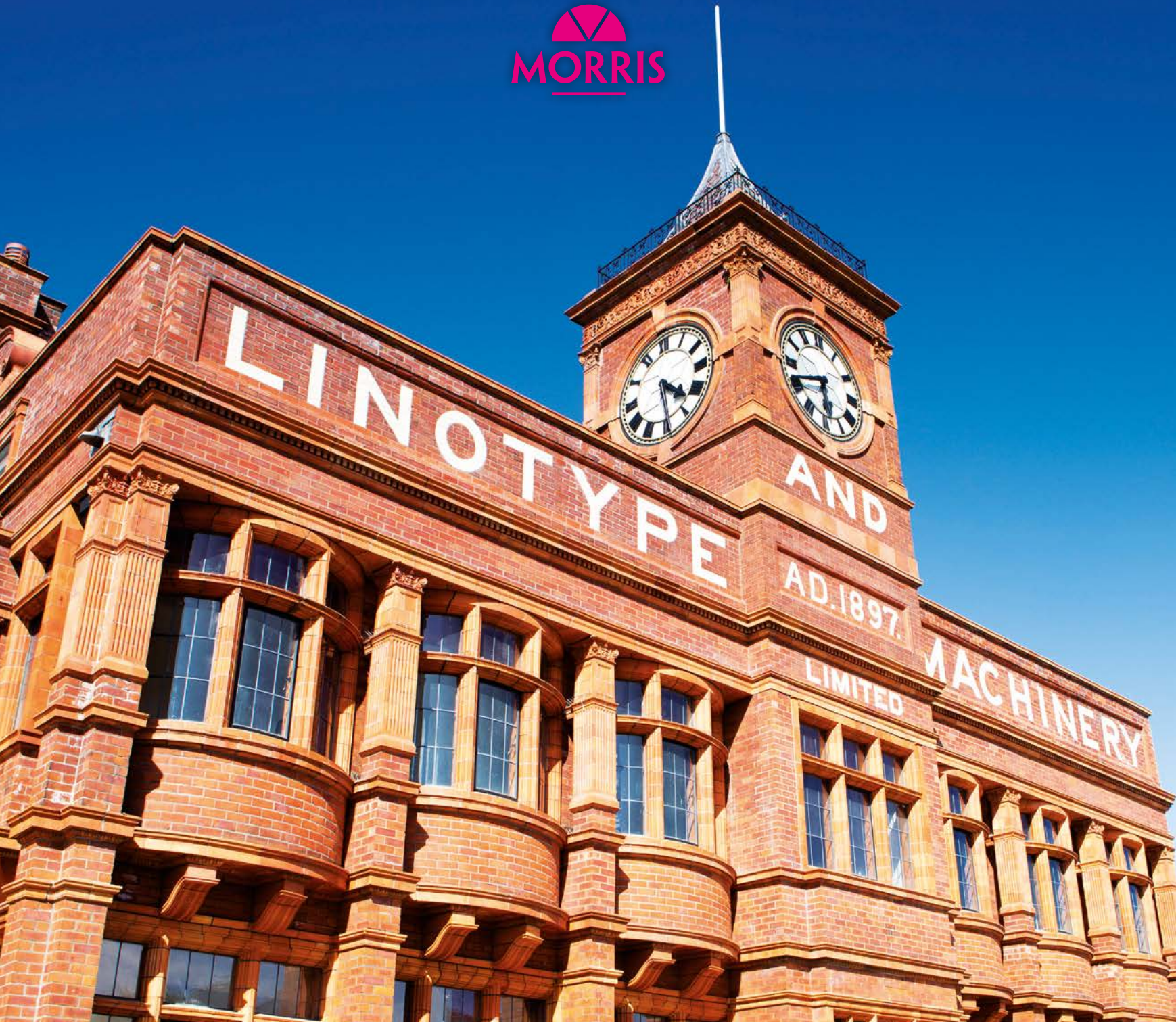


# L&M BUILDING

EGERTON PARK



EXCLUSIVE  
ONE & TWO  
BEDROOM  
LUXURY  
APARTMENTS

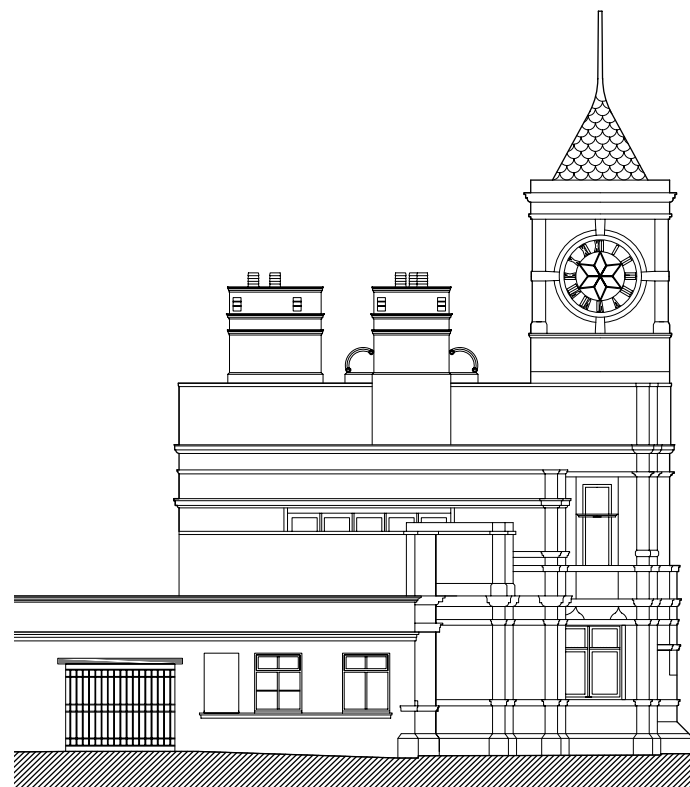


## LEGACY TRANSFORMED INTO LUXURY

Located in the leafy and cosmopolitan town of Altrincham since 1895, the Linotype and Machinery company played a pivotal role in Manchester's industrial past.

Today, Morris is proud to present 11 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.

This is a rare opportunity to live in a truly remarkable Grade II listed building, that has stood as a unique and historic local landmark for well over a century.



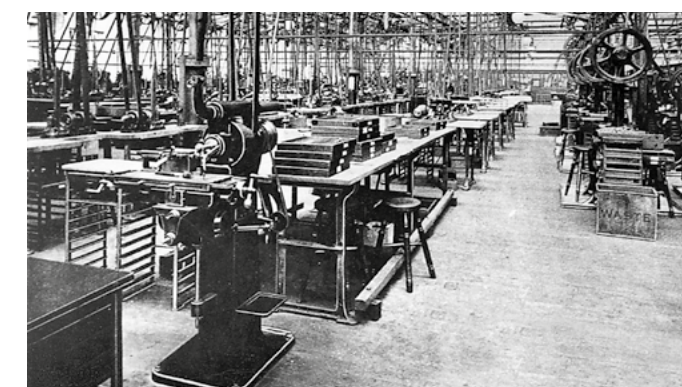
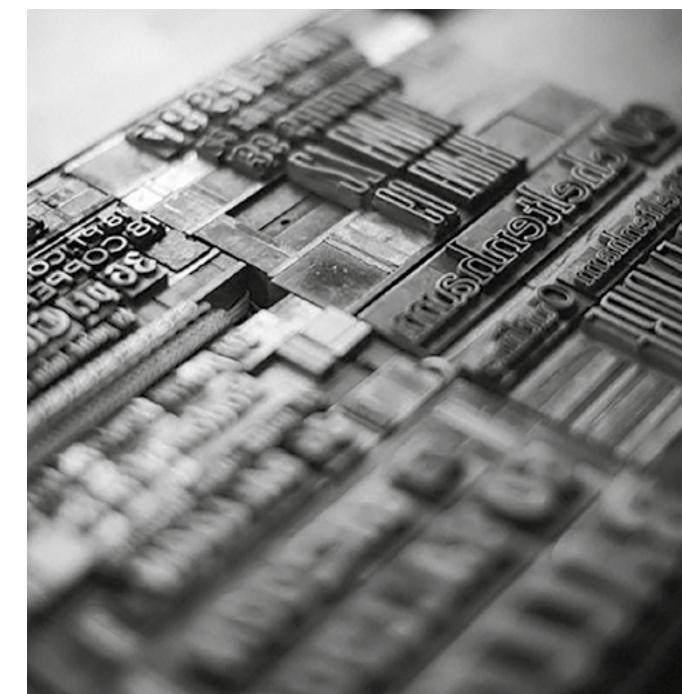
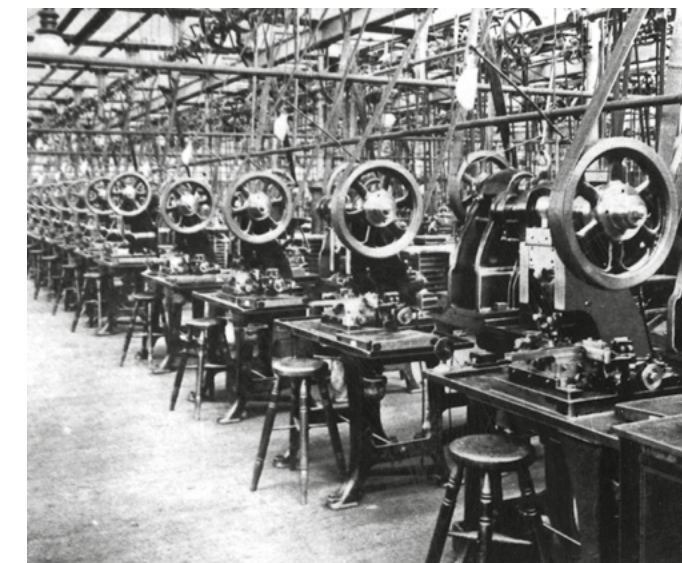
## L&M HISTORY

The Linotype Company's story began back in 1889 when 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.

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.



Images courtesy of Trafford Local Studies, Trafford Council.  
TL2534, TL2536, TL2536a.



## IT'S ALL IN THE DETAIL

With such a rich history, the L&M Building represents a unique living opportunity in the heart of Altrincham. It's a chance to make your home in a truly remarkable building, with all the best of modern living combined with the external and internal original features which we have dedicatedly retained:

- Decorative terracotta detailing to external walls
- Leaded glass windows
- Clock tower including clock face to each elevation, with copper roof and ornamental parapet railings
- Ornate tiled floors to entrance hall and corridors
- Moulded timber dado panelling to walls
- Feature internal stained glass screens to corridors
- Feature coving, picture rails and cornices
- Main staircase includes ornate timber balustrading, dado panelling, stained glass window and oculi rooflight





# THIS IS ALTRINCHAM

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.

EXPLORE THE MANY  
PICTURESQUE CANAL  
ROUTES RIGHT BESIDE  
EGERTON PARK



INTERNAL SPECIFICATION

As you’d expect in a building with such a distinguished history, every apartment in the L&M building comes with our very highest specification. Residents will enjoy understated luxury and a meticulous attention to detail, along with the finest fixtures and fittings from our premium brand partners Amtico, Villeroy & Boch, Franke and Neff.



BATHROOMS:

- Villeroy & Boch sanitaryware
- Contemporary chrome brassware
- Chrome electric towel rails
- Chrome downlighters
- Low profile shower trays
- Over bath shower
- Fully tiled shower enclosure

KITCHENS:

- Contemporary design
- Ceramic hob
- Matt finish handleless doors
- Franke stainless steel sink with chrome designer tap
- Granite worktops with upstands
- Neff integrated appliances including slide and hide oven, extractor hood, fridge freezer, dishwasher, microwave and washer dryer

FEATURES:

- Victorian Shaker 4-panel doors
- Fitted wardrobes to main bedroom
- Amtico Spacia Collection flooring
- Stainfree Essence Vitality carpets
- Voice entry intercom system



MAKE YOUR  
MARK ON HISTORY

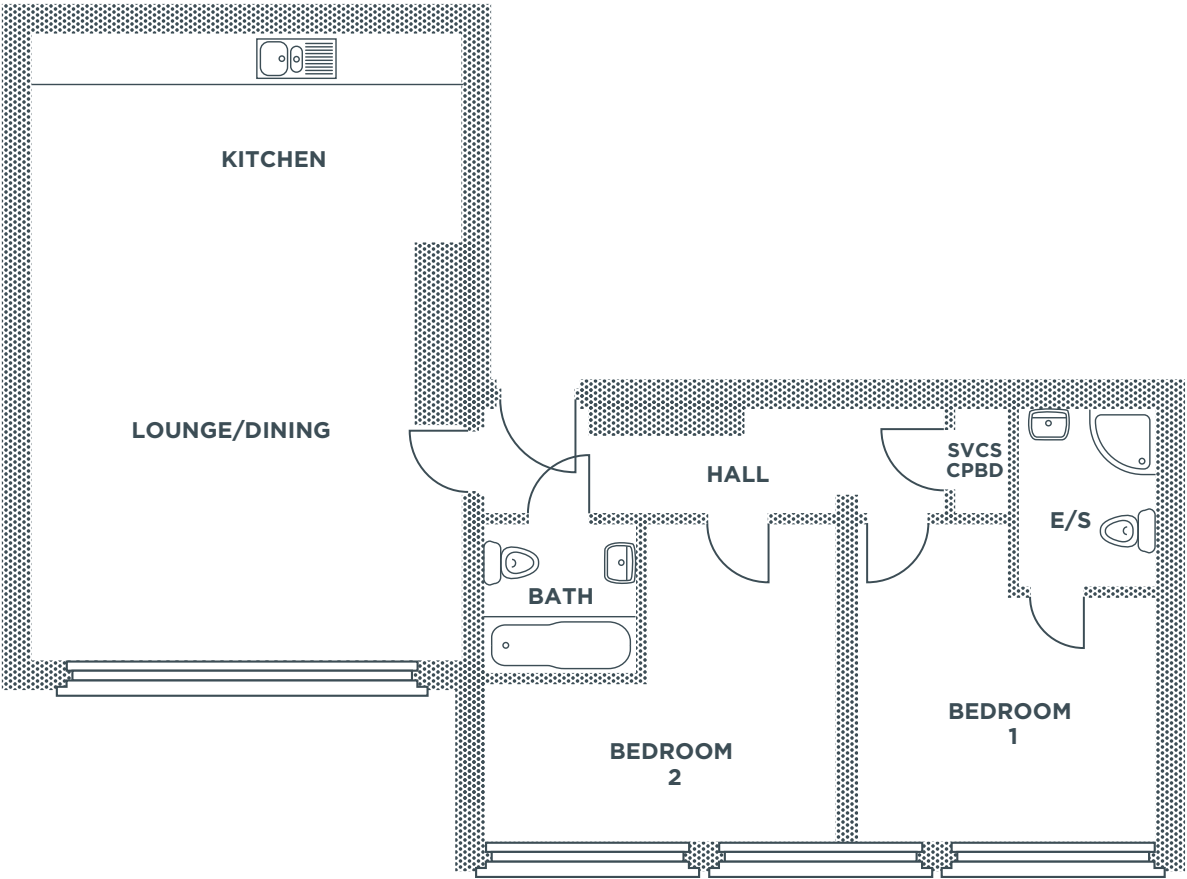
Morris is committed to giving customers the freedom to personalise their homes and the L&M Building is no different, allowing you to make a unique home uniquely yours.

From work surfaces and bathroom tiles to granite surfaces, our interior designers have considered every detail and have even created recommended combinations that work brilliantly together.

The choices you can make will bring an element of your personal style to an architectural classic.

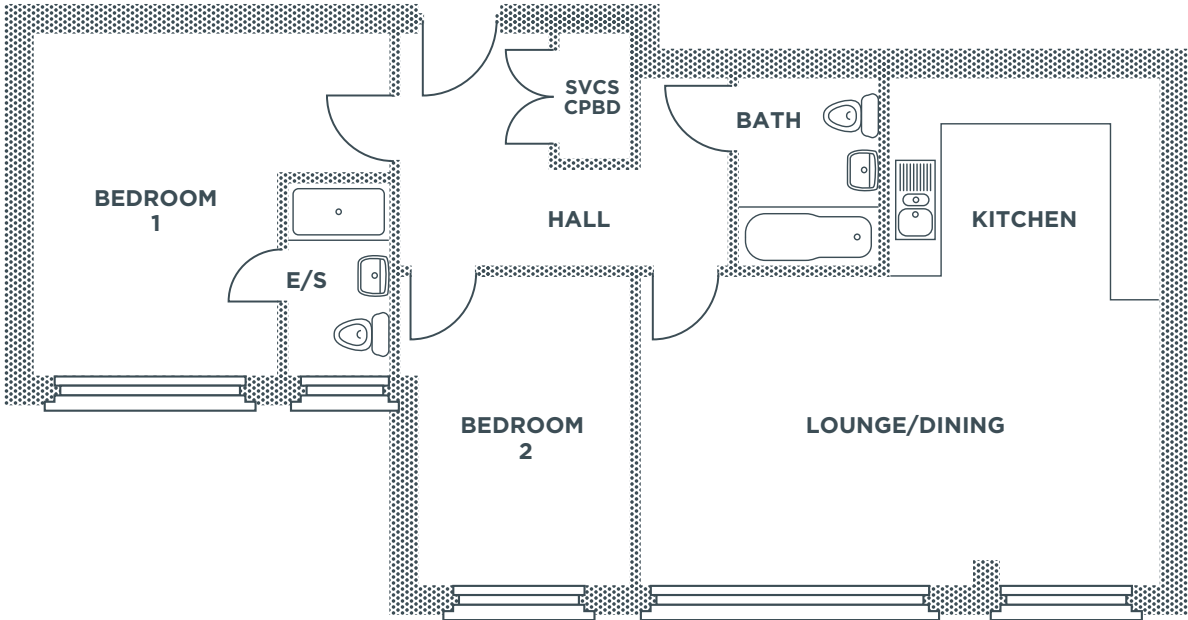


APARTMENT 01 // 861ft<sup>2</sup>



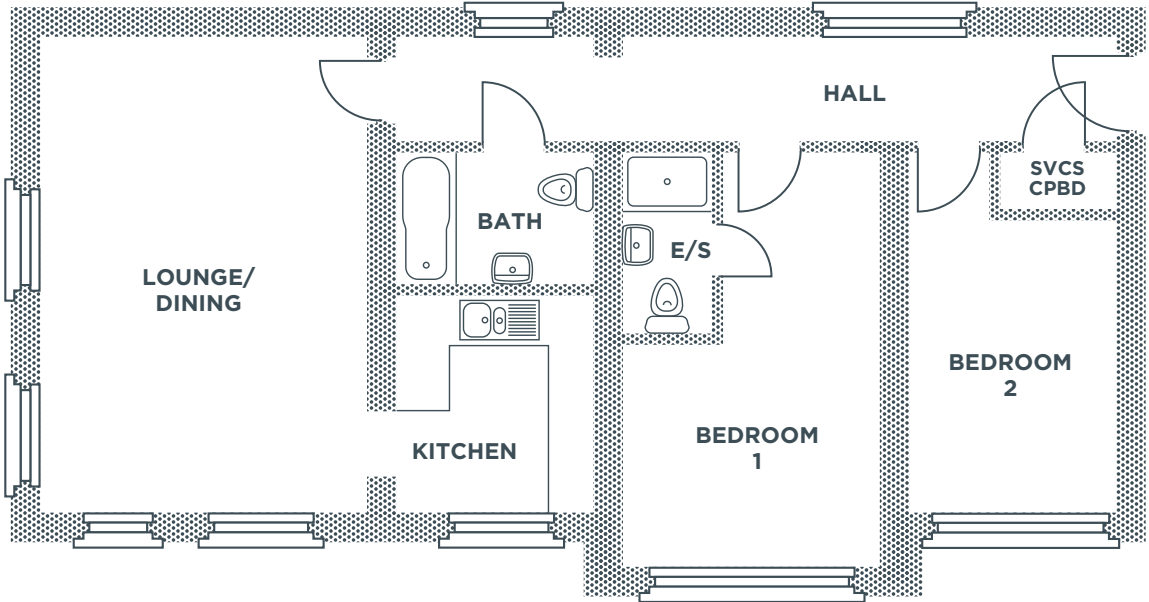
Room	Dimensions	
Lounge/Dining/Kitchen	7330 x 5100mm	24'0" x 16'8"
Bedroom 1	3520 x 3530mm	11'6" x 11'7"
Bathroom	1700 x 1850mm	5'7" x 6'1"
Bedroom 2	4410 x 3650mm	14'6" x 12'0"
Ensuite	2180 x 1660mm	7'1" x 5'5"

APARTMENT 02 // 872ft<sup>2</sup>



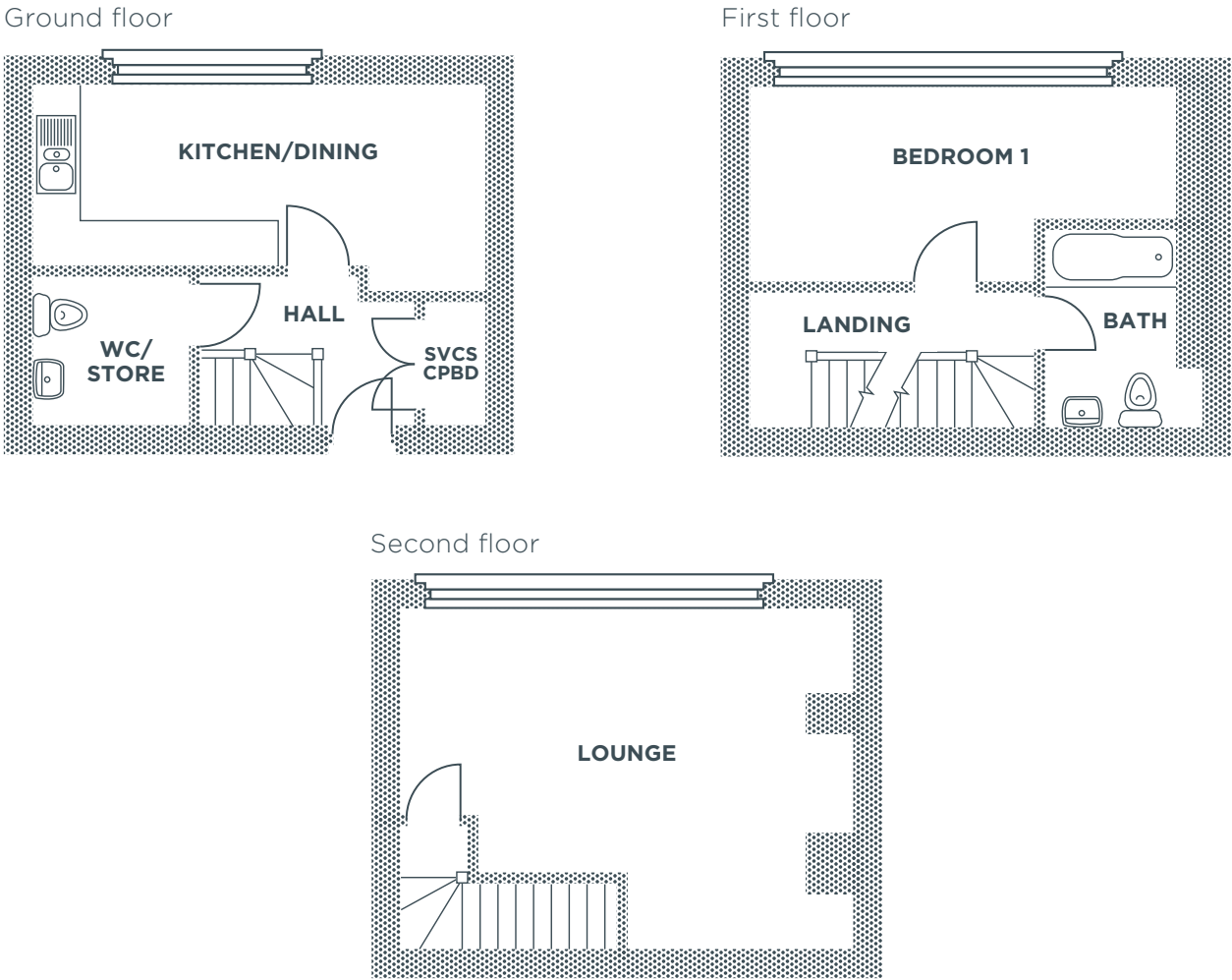
Room	Dimensions	
Lounge/Dining/Kitchen	6530 x 5950mm	21'5" x 19'6"
Bedroom 1	4550 x 4200mm	14'11" x 3'10"
Ensuite	2250 x 1250mm	7'5" x 4'1"
Bedroom 2	3360 x 2300mm	11'0" x 7'6"
Bathroom	2380 x 1740mm	7'10" x 5'8"

APARTMENT 03 // 807ft<sup>2</sup>



Room	Dimensions	
Lounge/Dining	5070 x 3750mm	16'7" x 12'4"
Kitchen	2530 x 2290mm	8'4" x 7'6"
Bedroom 1	4840 x 3090mm	15'11" x 10'1"
Ensuite	2280 x 1200mm	7'6" x 3'11"
Bedroom 2	3430 x 2500mm	11'2" x 8'2"
Bathroom	2320 x 1720mm	7'7" x 5'7"

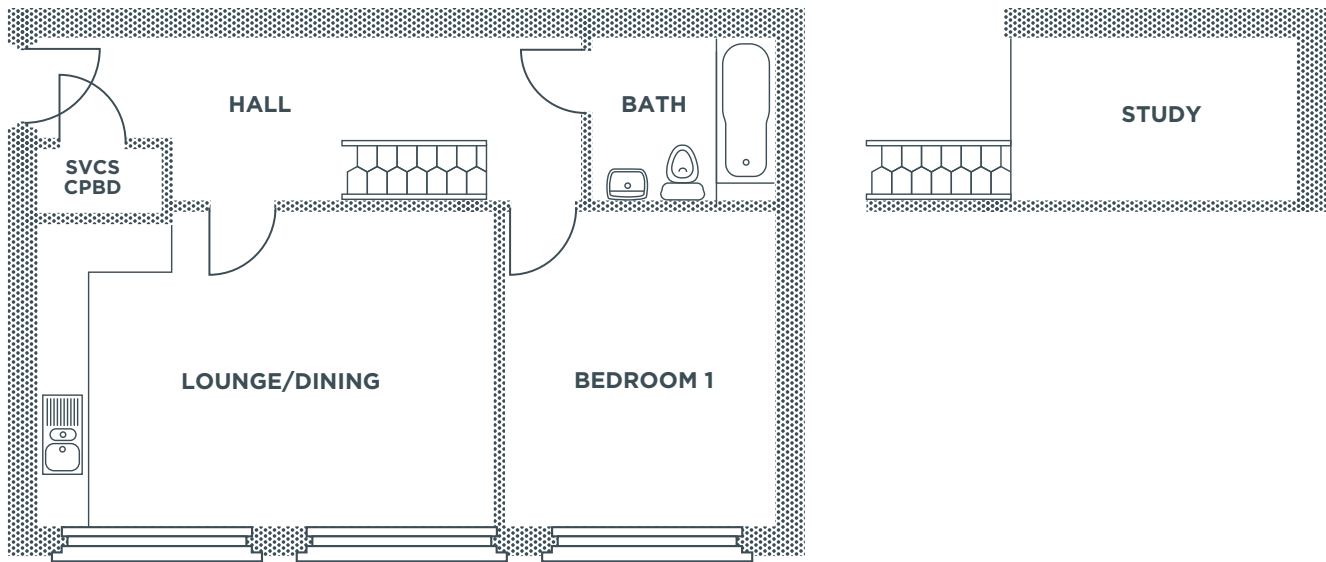
APARTMENT 04 // 689ft<sup>2</sup>



Room	Dimensions	
Lounge	4180* x 5090*mm	13'8" x 16'8"
Kitchen/Dining	5080 x 2160*mm	16'8" x 7'1"
Cloaks	1980 x 1900mm	6'6" x 6'2"
Bedroom 1	5840 x 2200mm	19'1" x 7'2"
Bathroom	2700 x 2000mm	8'11" x 6'7"

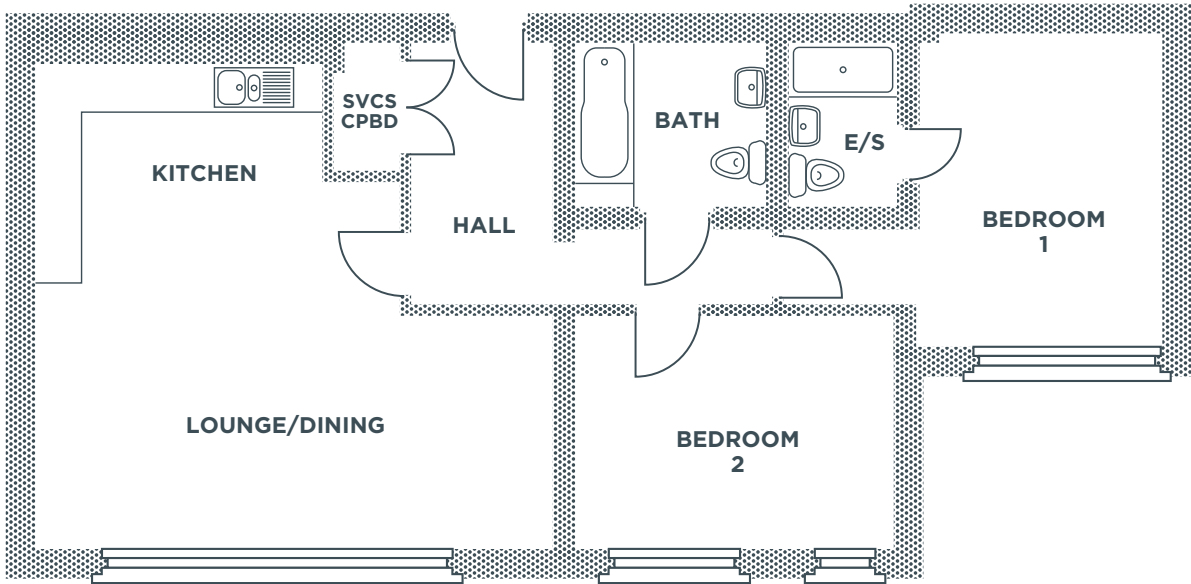


APARTMENT 05 // 624ft<sup>2</sup>



Room	Dimensions	
Lounge/Dining/Kitchen	5780 x 3480mm	19'0" x 11'5"
Bedroom 1	3500 x 3000mm	11'6" x 9'10"
Bathroom	1950 x 1950mm	6'5" x 6'5"
Study	1930 x 3300mm	6'4" x 10'10"

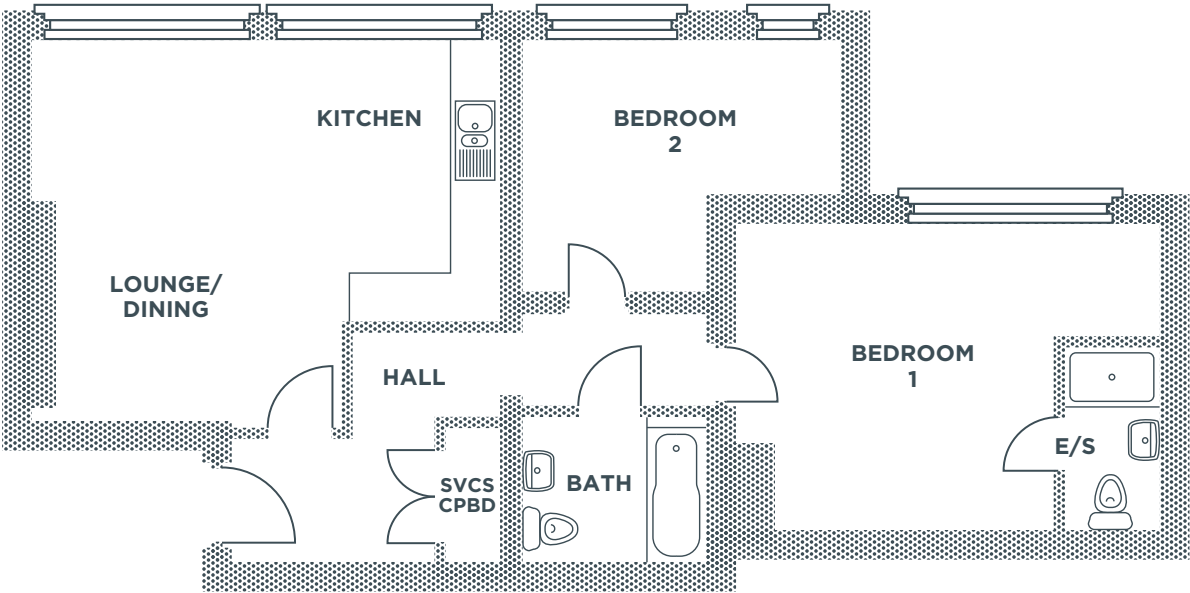
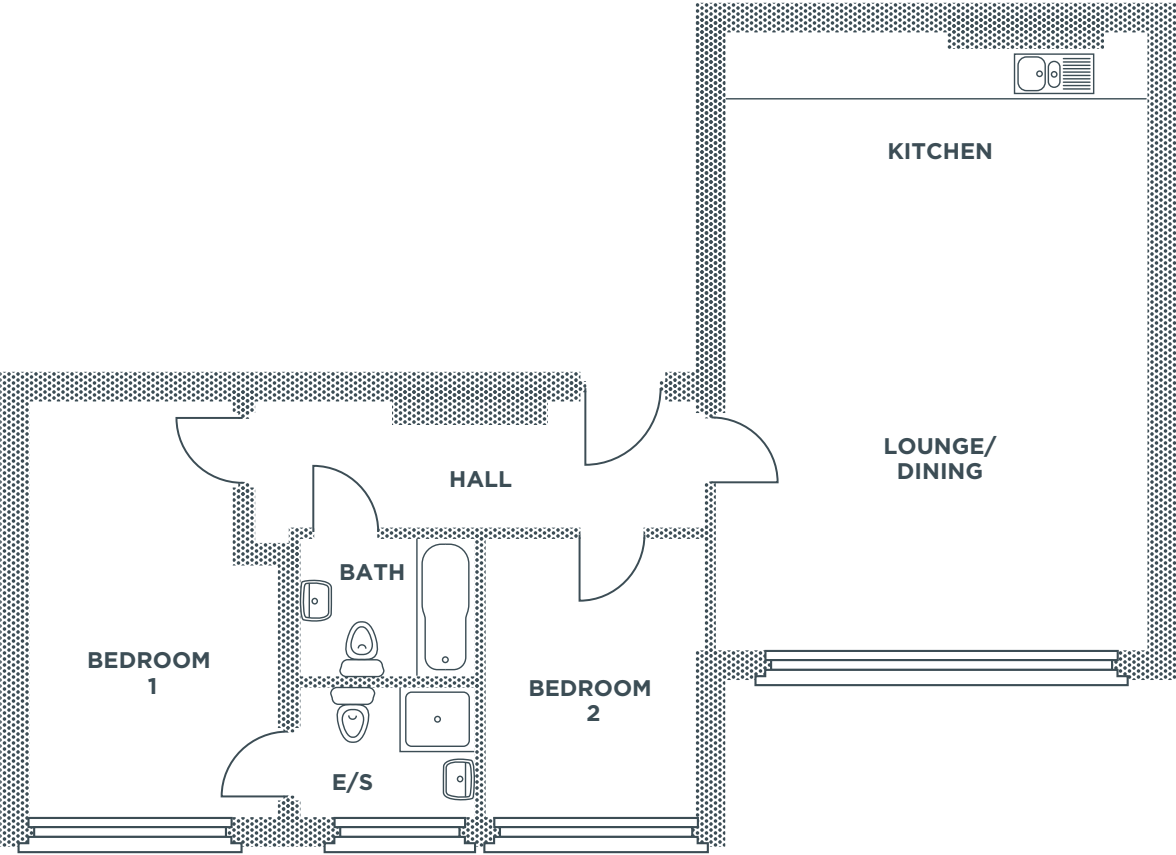
APARTMENT 06 // 829ft<sup>2</sup>



Room	Dimensions	
Lounge/Dining/Kitchen	6650 x 5650mm	21'10" x 18'6"
Bedroom 1	3630 x 2800mm	11'11" x 9'2"
Ensuite	1970 x 1200mm	6'6" x 3'11"
Bedroom 2	3800 x 2480mm	12'6" x 8'1"
Bathroom	2900 x 1930mm	9'11" x 6'4"

APARTMENT 07 // 840ft<sup>2</sup>

APARTMENT 08 // 764ft<sup>2</sup>

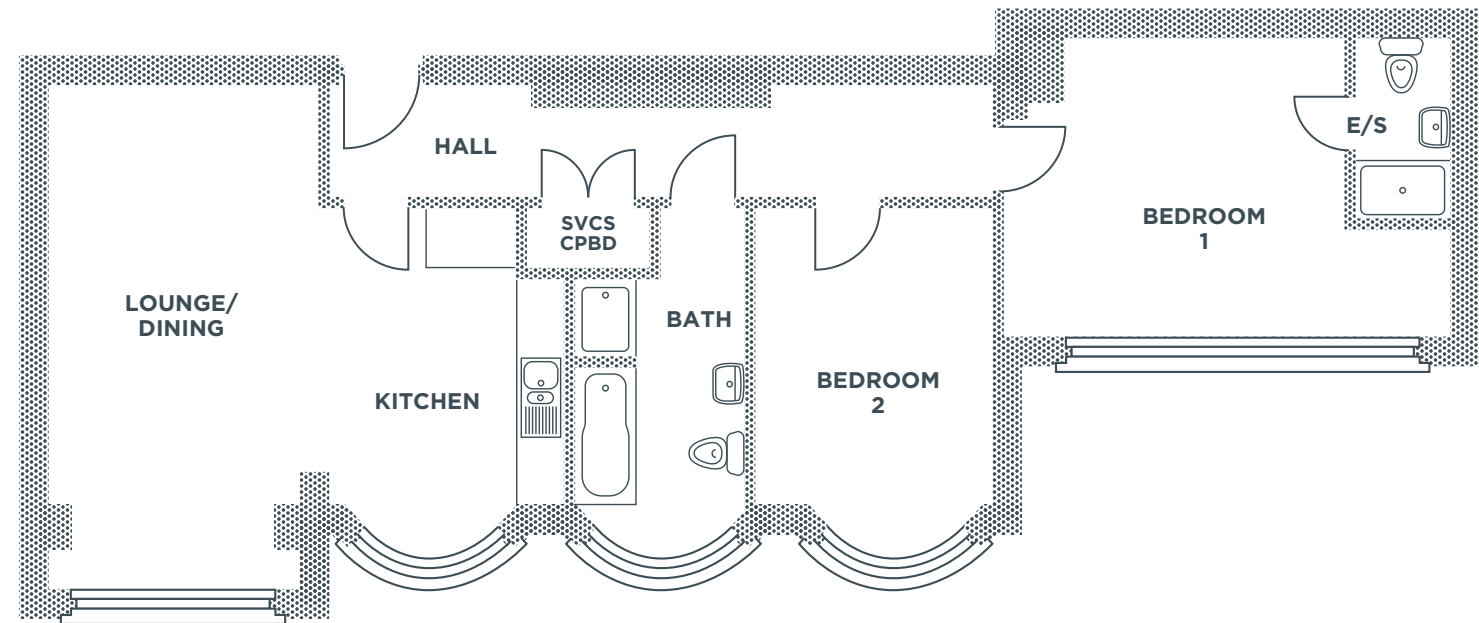


Room	Dimensions	
Lounge/Dining/Kitchen	7030 x 4900mm	21'10" x 16'1"
Bedroom 1	5000 x 3000mm	16'5" x 9'10"
Ensuite	2100 x 1540mm	6'11" x 5'0"
Bedroom 2	3220 x 2550mm	10'7" x 8'5"
Bathroom	2100 x 1740mm	6'11" x 5'8"

Room	Dimensions	
Lounge/Dining/Kitchen	5800 x 4750mm	19'0" x 15'7"
Bedroom 1	4130 x 3640mm	13'6" x 11'11"
Ensuite	2300 x 1200mm	7'6" x 3'11"
Bedroom 2	3900 x 3040mm	12'10" x 10'0"
Bathroom	2100 x 1750mm	6'11" x 5'8"

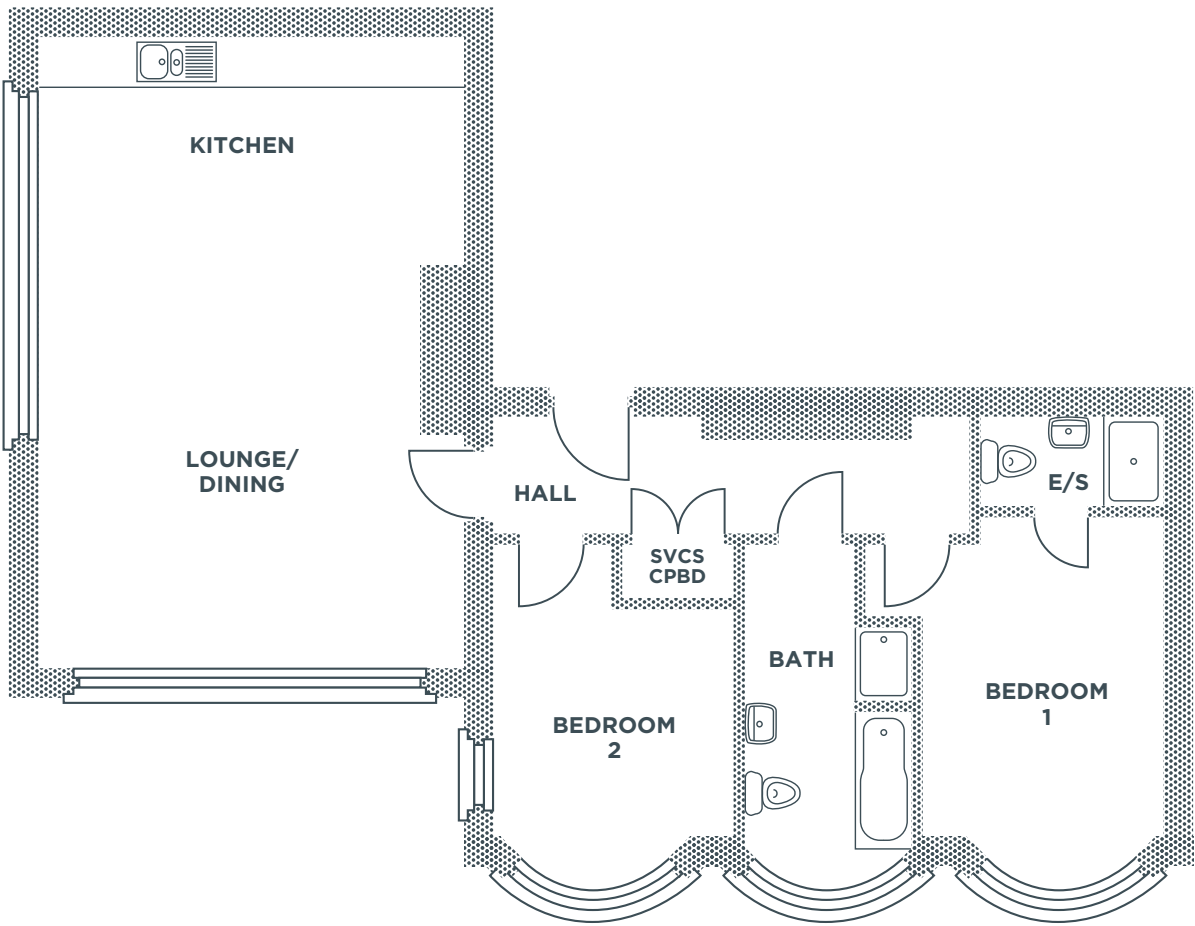


APARTMENT 09 // 883ft<sup>2</sup>



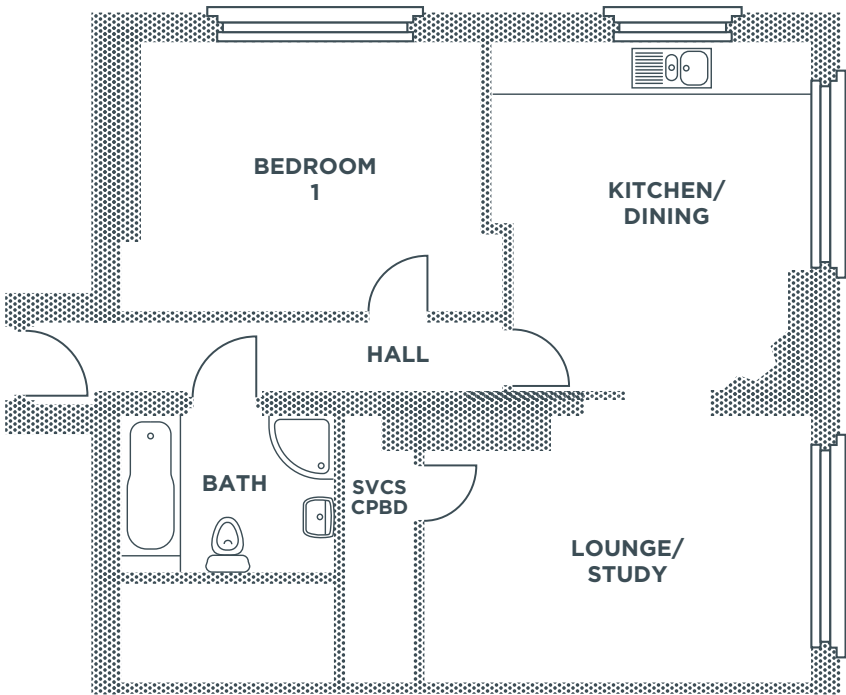
Room	Dimensions	
Lounge/Dining	3460* x 6130*mm	11'4" x 20'1"
Kitchen	3730 x 2780mm	12'2" x 9'1"
Bedroom 1	5090 x 3650mm	16'8" x 12'0"
Ensuite	2300 x 1260mm	7'6" x 4'1"
Bedroom 2	3650 x 2850mm	12'0" x 9'4"
Bathroom	3690 x 2380mm	12'1" x 7'10"

APARTMENT 10 // 861ft<sup>2</sup>



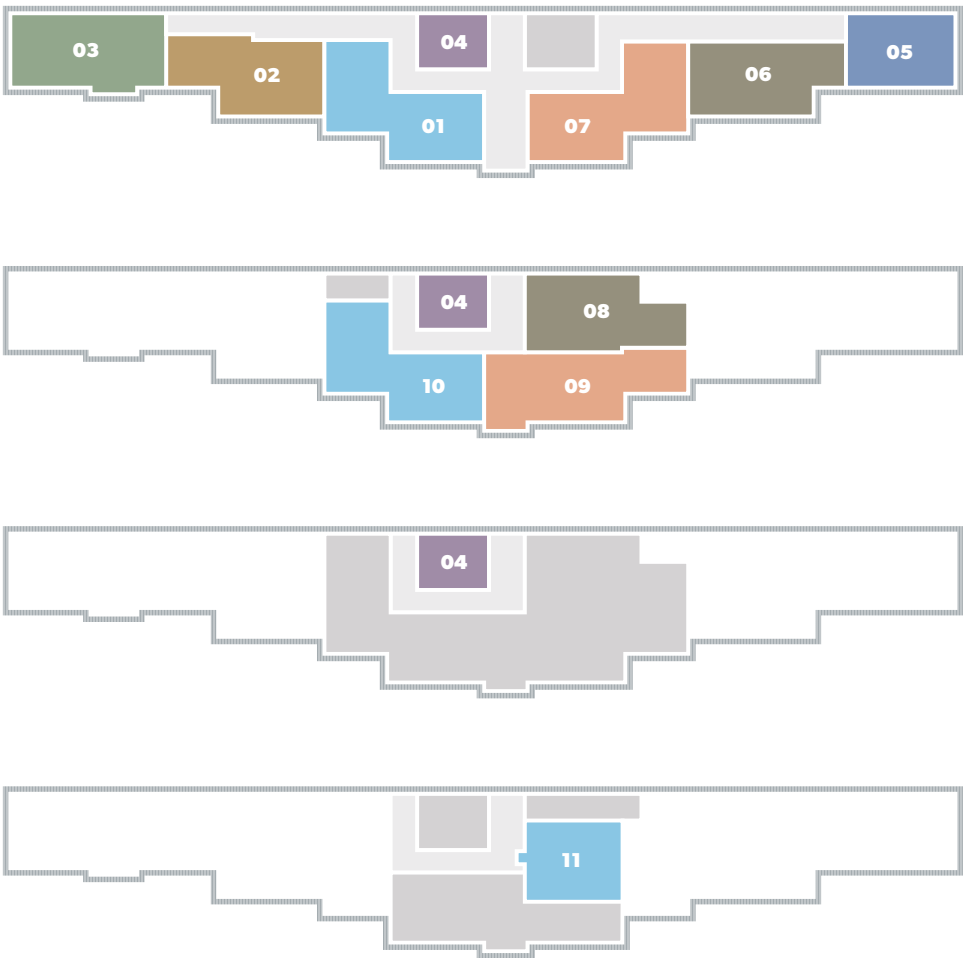
Room	Dimensions	
Lounge/Dining/Kitchen	7500 x 5000mm	24'7" x 16'5"
Bedroom 1	4040 x 2850mm	13'2" x 9'4"
Ensuite	2120 x 1200mm	7'0" x 3'11"
Bedroom 2	2840 x 2840mm	9'4" x 9'4"
Bathroom	2840 x 2840mm	9'4" x 9'4"

APARTMENT 11 // 667ft<sup>2</sup>



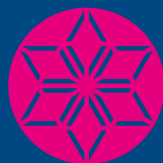
Room	Dimensions	
Lounge/Study	4700 x 3300mm	15'5" x 10'10"
Kitchen/Dining	4300 x 4000mm	14'1" x 13'1"
Bedroom 1	4030 x 3300mm	13'2" x 10'10"
Bathroom	2400 x 2000mm	7'11" x 6'7"

APARTMENT PLAN



Every apartment at this historic restoration is covered by LABC warranty. This means that you're protected for ten years after legal completion.

If you have any questions or would like to arrange a viewing appointment, call us on 0845 601 5667.



**L&M BUILDING**

**EGERTON PARK**

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