

Albert Gardens

A SELECTION OF 4 LUXURY
DETACHED HOMES
IN CHEADLE HULME

SCL PROPERTY GROUP LTD

Introduction

Albert Garden's is an opportunity for us to showcase our vision for luxury living, set in beautiful surroundings and privacy, but in a location with everything on its doorstep .

The scheme consists of 4 large detached properties, set within a private courtyard arrangement, accessed down a private driveway close to Cheadle Hulme High street, which is only a 5-minute walk away .

The site is abundant with mature trees, bushes and shrubbery on all boundaries, providing all new occupants with gardens that are already established and have character and more importantly provide peace and privacy, even though the location is close to all the local facilities.

As a small bespoke developer these properties are far from a standard house type, a lot of thought and attention has gone into every detail to ensure the houses not only look great but perform well and provide everything that the discerning buyer would expect and more .

Our in-house contractor Short Construction has a reputation second to none in building high specification homes and our designers have been hand picked from all the consultants we have worked with over the last 30 years , all committed to make this the very best scheme it can be .

Albert Gardens is a fantastic chance for families or indeed any new buyer to own a stunning new home, built by the area's leading construction professionals in a fantastic location and we are excited to bring this development to the market.

Adrian

Adrian Short

Managing Director – SCL Property Group



*Note: These images are for illustrative purposes only and may not in every detail depict the exact specifications of the houses



Albert Gardens Site Layout



Albert Gardens
The Properties

Trentham

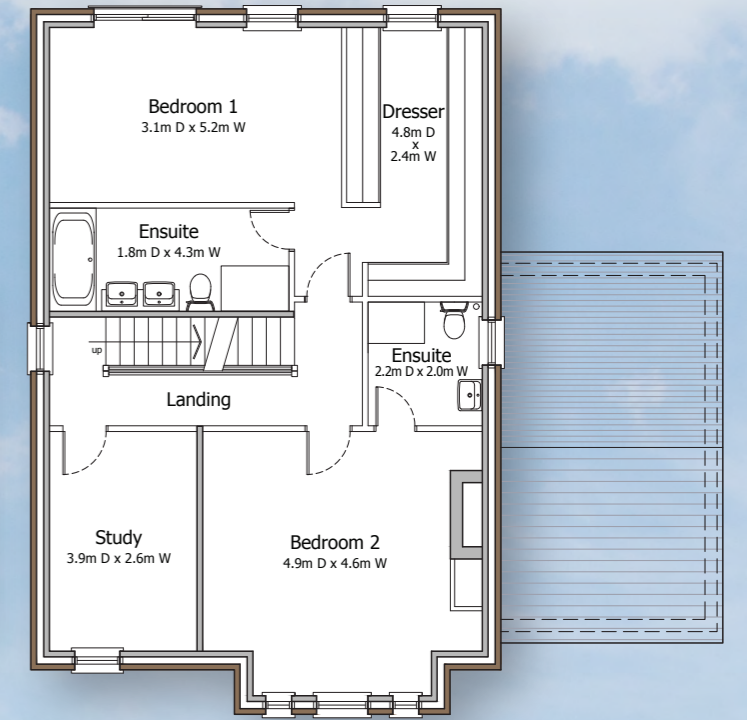
Albert Gardens



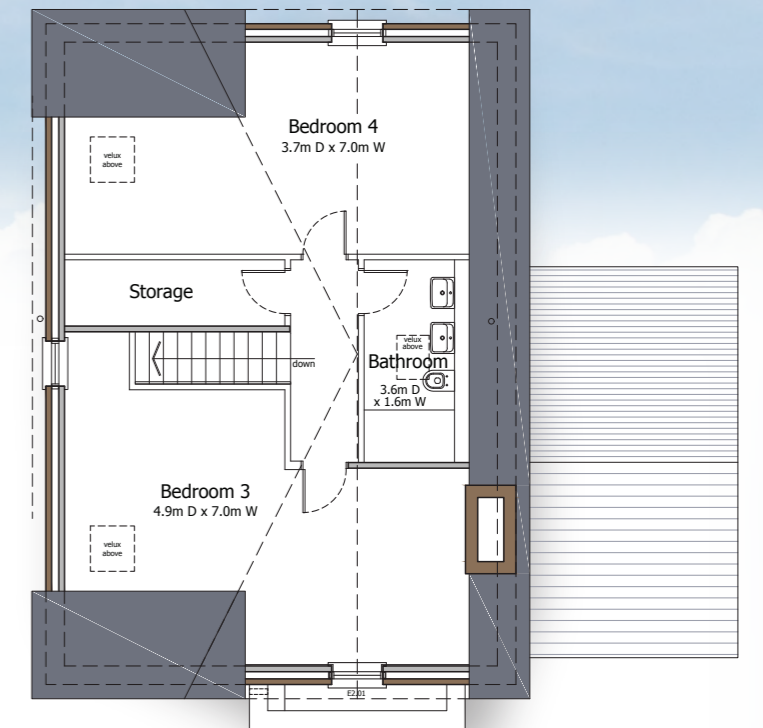
GROUND FLOOR



FIRST FLOOR



ATTIC



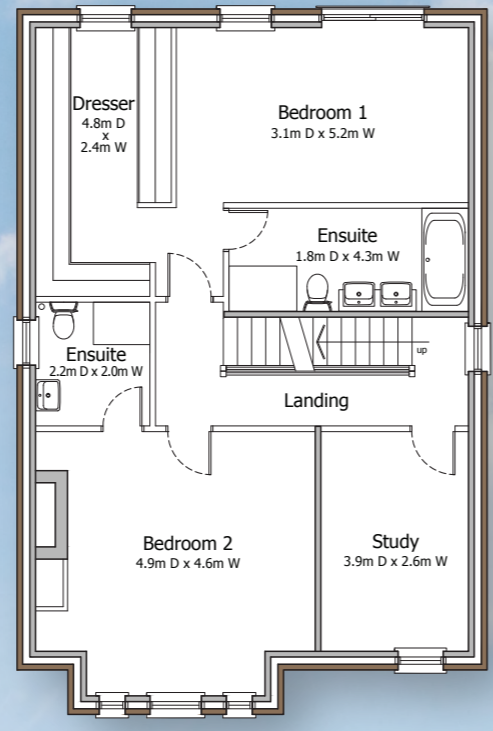
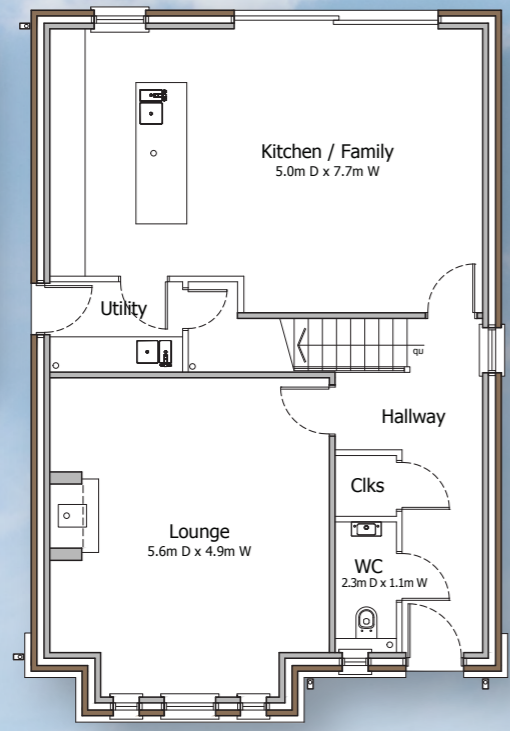
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Wisley

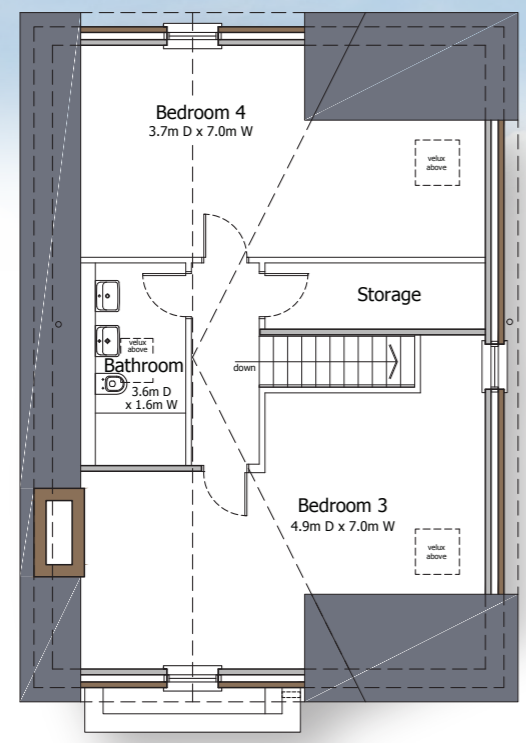
Albert Gardens

GROUND FLOOR

FIRST FLOOR



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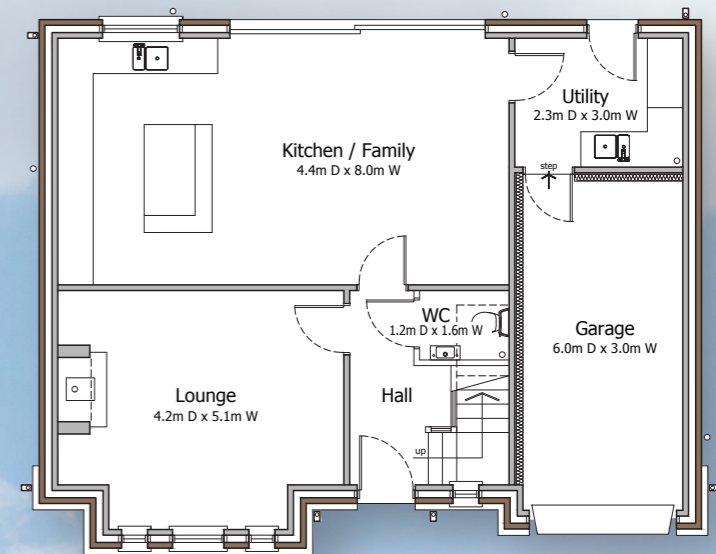
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Audley

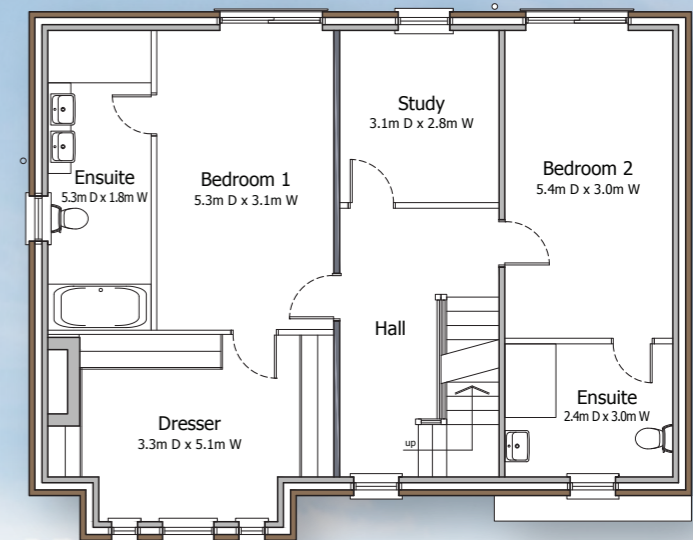
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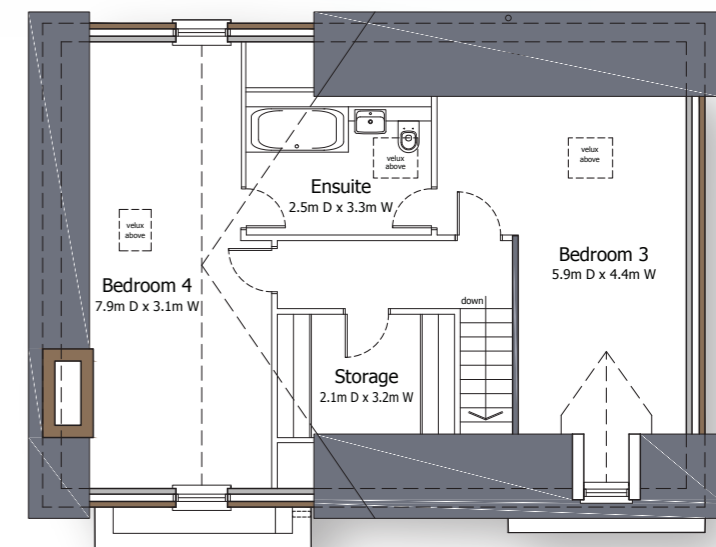
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FIRST FLOOR

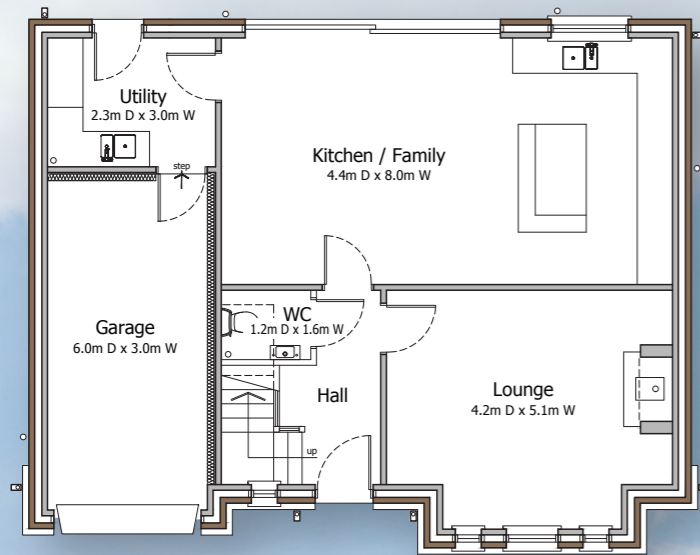


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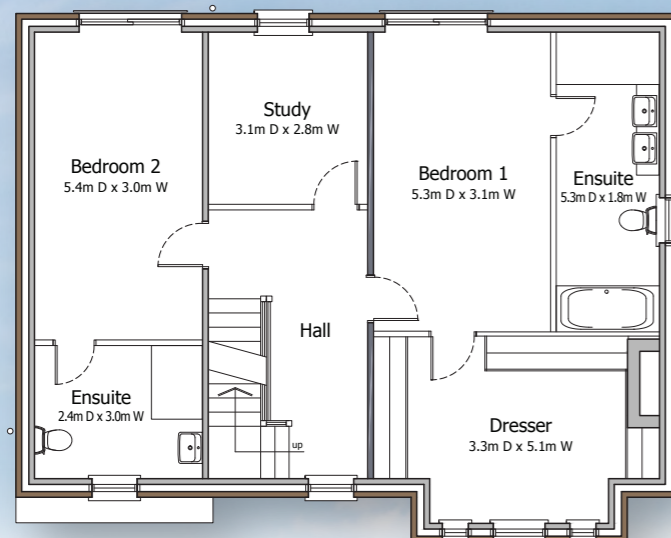


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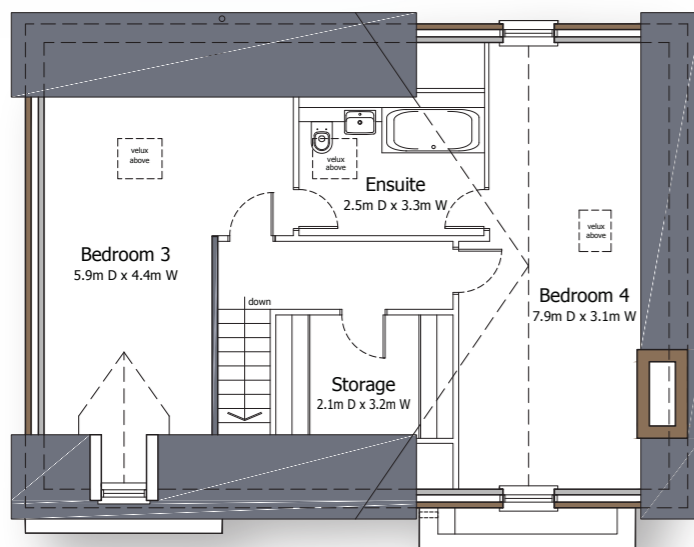
GROUND FLOOR



FIRST FLOOR



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Kensington

Albert Gardens



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Albert Gardens House Specifications

All of the materials and features on our Albert Gardens Development have been carefully selected by our team to ensure the properties deliver a luxurious finish. Listed below are some finer details of the main elements of the houses :

The Houses

Each property at Albert Gardens is a traditional brick and masonry construction , utilising one of the nicest bricks on the market , the Wienerberger Hathaway Brindle. The ground floor slab is a concrete structure with upper floors being built in engineered timber

The houses are fitted with the very latest insulation materials which comply with the high standards set by the new building regulations and revised EPC software.

The windows are a high quality UPVC sash unit which are not only elegant but very good in terms of heat loss, noise insulating and security.

The rear sliding doors are Aluminium and are chosen for their thinner profiles and security benefits.

The front door is a composite unit , again good for security and stylish and like the windows and sliding doors low maintenance .

Even the rainwater pipes and gutters have been carefully selected , we are using a Brett Martin Cascade system which combines modern day efficiencies with old school features.

Kitchens and Bathrooms

We have utilised our strong relationship with Porcelanosa who will be providing the full kitchen and utility installations , all wall and floor tiles and all sanitaryware to this scheme . Porcelanosa are a brand synonymous with quality and they have specifically designed all of these spaces for Albert Gardens sharing our passion for high end finishes.

PORCELANOSA

TILES · BATHROOMS · KITCHENS

Kitchens – Porcelanosa’s design team have come up with two different timber door kitchen designs from their Residence range with hard surface worktops and all the appliances needed for a fully functioning kitchen. There is also a dedicated coffee station hidden away seamlessly behind sleek doors.

The kitchen design also incorporates a large island unit, helping to make this space which opens onto the living area , the hub of the house !



Scan the QR code to view the kitchen designs being incorporated.

Bathrooms – All of the bathrooms are designed to be different but to compliment each other with the finishes a mixture of stone tones and dark and chrome accessories.



Scan the QR code to see some examples of the designs being incorporated.

Internal Joinery

Painted skirting boards, window boards and architraves throughout the property. Painted 3 panel moulded internal doors with dark contrasting designer handles and privacy locks to bathrooms.

Timber painted staircase with contemporary spindles and newel posts with a contrasting stained hardwood handrail. Painted timber panelling detail to hallway.

Electrical and Plumbing

All properties are heated via an environmentally friendly Air Source heat pump, this unit powers the programmable wet underfloor heating system on the ground floor and radiators on the upper levels . We also have electric underfloor heating to the master ensuite bathroom .

All properties also benefit from a woodburning stove housed in a stone surround and hearth in the formal lounge area.

All properties have “whole house” mechanical ventilation systems to comply with the latest Part L building regulations.

Designer dark contrasting sockets and switches to the principal areas. LED pin spots in principal areas which compliment pendants, feature lighting and wall

Albert Gardens House Specifications

lights to the lounge, master bed and kitchen areas as well as 5 amp lamp sockets to the lounge – all of which give a plethora of lighting options.

Electric car chargers to all properties.

External decorative and security lighting to all houses.

Hard wired broadband points to the study and a wi-fi booster unit to the first floor to improve connections for customers.

Power and water to all garages and external power and water points to the rear of each house.

External bollard lighting to the fronts of the properties.

Security and Guarantees

Security lighting to each property on sensors.

Burglar alarm with keypad and panic button.

High security locking systems fitted to all external doors.

10 year new home warranty.

CO² and heat detectors to all principal rooms.

2 year building guarantee from Short Construction Ltd with direct access to their support team.

Floor Finishes

Tiles to all bathroom floors including the ground floor WC.

Tiling to ground floor hallway, cloaks, kitchen / living and utility areas.

Decoration

The whole property will be decorated by our professionals in a conservative palette allowing prospective owners to add their own touches of colour.

External Finishes and Landscaping

All properties will have perimeter pathways and rear patio areas finished in a high-quality paving material. The driveways to each house will be finished in a block paviour and the shared access road will be finished in tarmacadam with a contrasting cobble/paviour rumble strip.

All front and rear gardens and shared spaces will be thoughtfully landscaped and lawned providing our customers with finished gardens as soon as they move in.

SCL Design and Furniture Package

For clients who require assistance with soft flooring, curtains and window treatments, fitted furniture and any other internal fittings or fixtures SCL Property offer a design and installation package, for all new clients purchasing properties on Albert Gardens .

Please speak to our team for more details .

Visit the links below for more information on the specific products we use:

Victorian Sash Windows: www.victoriansliders.co.uk

Hathaway Brindled Bricks: www.wienerberger.co.uk

Cast Iron Rainwater Pipes: www.brettmartin.com

Local Amenities & Location Plan

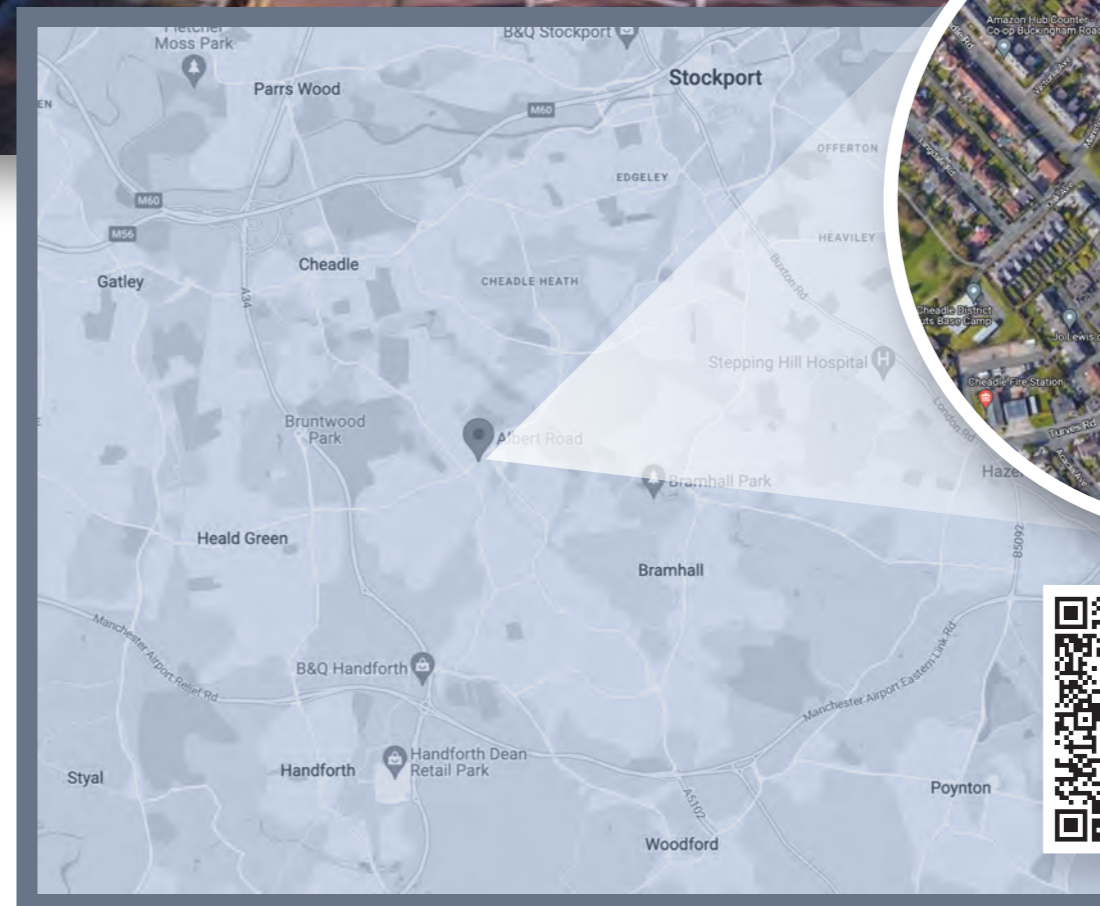
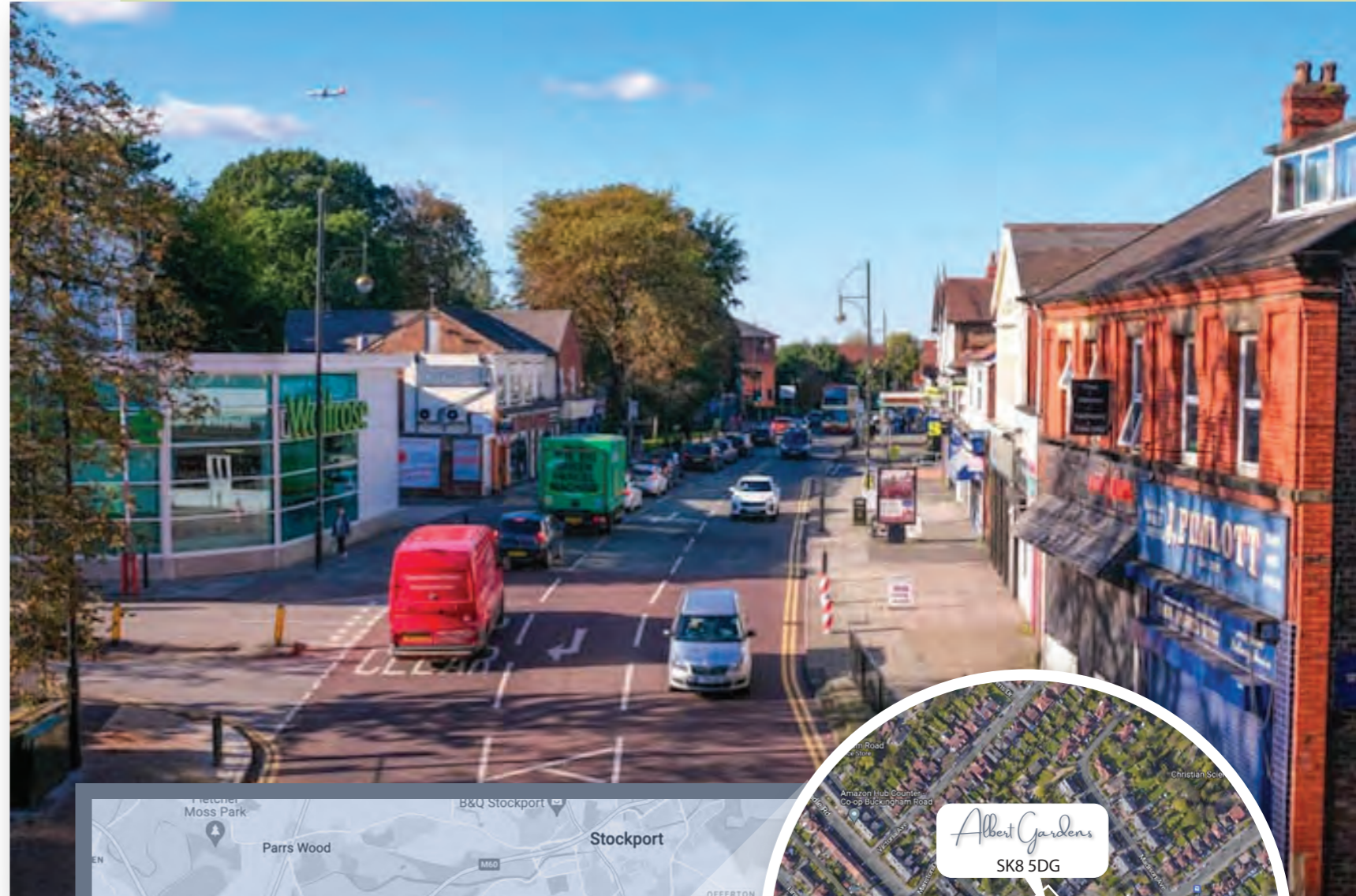
Despite Albert Gardens being hidden away in a private location the site is less than 300m from Cheadle Hulme High Street where there is an extensive collection of shops, a Waitrose Superstore, a number of restaurants and bars, churches and easy access to Cheadle Hulme train station, which provides easy access to the main west-coast line, meaning there are an awful lot of amenities that can be accessed in a short walk.

The site is also less than 3 miles away from the M60 and Manchester international Airport and just outside the site entrance is a bus stop so transport links to every destination is easy.

There are also a number of parks and recreational facilities close by, the closest being Bruntwood Park.

In terms of local facilities by car Handforth Dean where there is a large Marks and Spencer's, Tesco supermarket, boots and other stores and also further into Cheadle there is a John Lewis and Sainsbury's major store, both locations no more than a 5-10 minute trip away and Manchester city centre itself is easy to get to by car, train or bus.

Very rarely does an exclusive address offer so much on its doorstep.



Scan the QR Code for directions to Albert Gardens.

Schools & Education

If one of the key priorities to your next relocation is education for family members, this site has it all .

With at least 10 local primary schools achieving an outstanding or good mark in the latest key-stage 2 results and Cheadle Hulme school achieving an excellent rating by the independent schools inspectorate there are plenty of schools to choose from .

For higher education needs Cheadle college is also just over half a mile away . Cheadle and Cheadle Hulme are recognised as one of the best locations for education in the North West .



*Note: information was correct at time of writing.

About SCL Property Group LTD

SCL Property group are part of a family of construction businesses who have been operating since 2010, working primarily in the high-end residential sector predominately in south Manchester and Cheshire .

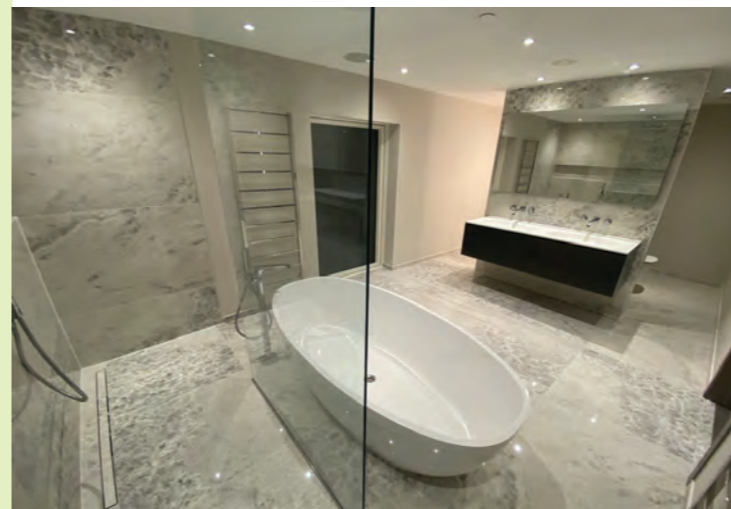
The main business Short Construction have successfully built over 140 schemes for a mixture of private individual homeowners and local bespoke developers over the last 13 years and have an extensive amount of building and project management expertise and experience.

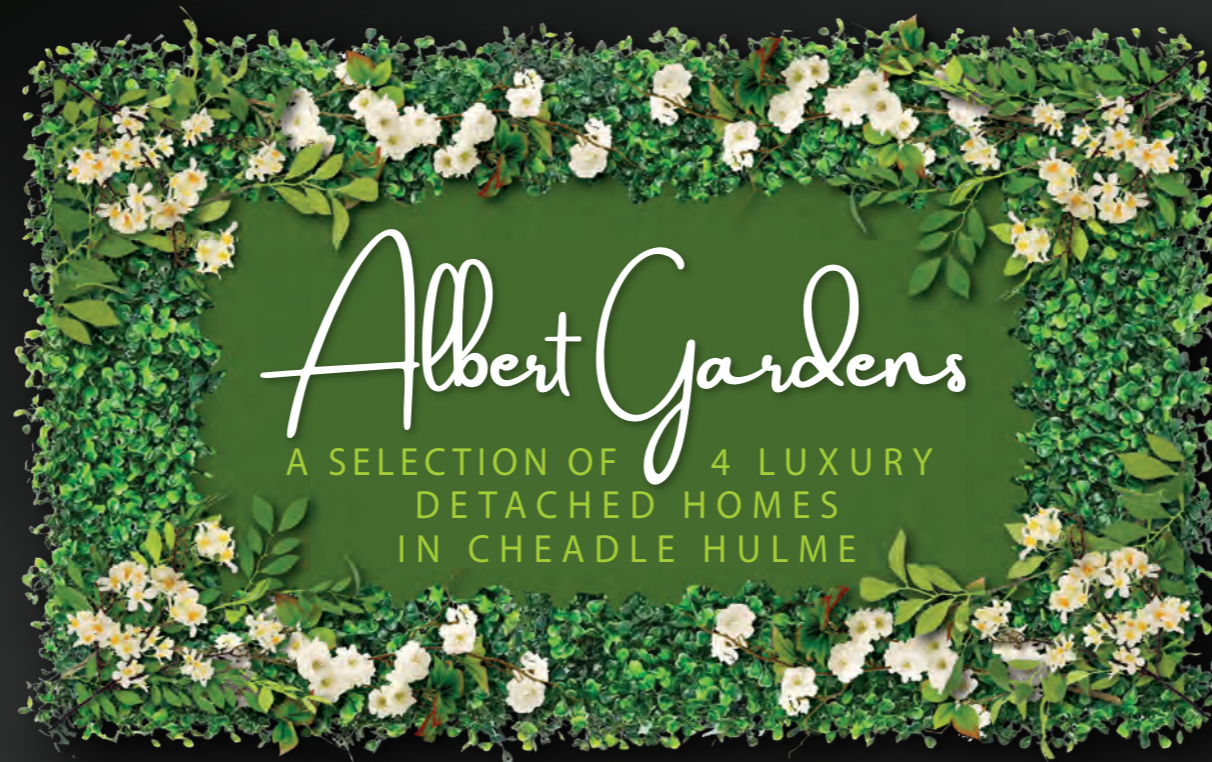
Albert Close is therefore being designed , built and sold by experts, led by our Managing Director who has worked in construction and housebuilding for over 30 years.

SCL Property Group are a local business based in Cheadle, Stockport which means we can support our customers during and after new homes are handed over .

The same team who builds the houses are also then responsible for the aftercare service as well, giving new owners one point of contact with individuals who know every detail about the property.

SCL Property Group are passionate about their properties and strive to deliver the best homes possible , we care about design , the quality of our builds and the satisfaction of our customers .





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