



**GASCOIGNE
HALMAN**

APT 1 QUADRANT, NORTH ROAD, HALE

THE AREAS LEADING ESTATE AGENT



APT 1 QUADRANT, NORTH ROAD, HALE

£1,900,000

A unique high-end contemporary development of four stunning brand-new apartments. The Quadrant stands as a testament to modern architectural design and space planning which has to be seen to be appreciated. The development, designed by award-winning architects Stephenson Hamilton Risley, beautifully combines luxury living with contemporary flair.

The building follows an L-shaped footprint composition towards the north-eastern side of the plot to maximise the south-facing communal garden. The external form has been divided into two elements to reduce the visual impact of the proposed development whilst the building reads as one large house. The four apartments are arranged within the building to provide maximum privacy from neighbouring dwellings and entered via an enclosed, gated internal courtyard.

The form is split into a one-storey element to the South and a rectangular-shaped two-storey element with a rooftop pavilion to the North. The entrance to the building is from the north elevation and is via an external courtyard. Each apartment has a dedicated external terrace/balcony which is concealed from any overlooking of each of the other apartments and the neighbouring dwellings.



Contemporary architectural design

Secure gated development with CCTV

Secluded and private recessed terrace

Enclosed, gated courtyard entrance

Garage parking with additional external parking

Air Source Heating throughout

Automated privacy blinds to living area



Contemporary open plan living

Development of four individually designed apartments

High Quality Raynaers Aluminium Glazing

Privacy blinds and blackout to master bedroom

Separate utility room

Large format Porcelanosa tiles to living areas

Havwood solid wood flooring to bedrooms

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Site description

The site is located within the Conservation Area of South Hale. Access to the site is via a long, private drive from North Road, via Rappax Road. The site is well concealed from the road and adjacent properties due to its seclusion and mature trees bordering the property. The orientation of the site is due south. The landscape scheme provides a lawned shared garden with planted borders and retention of the heavily planted and tree-lined boundaries.

Design Appearance

The appearance and the design of the building have been informed by modernism, not minimalism, and embrace a contemporary lifestyle without imposing an impossible code of conduct for living. Exterior merges with interior, building merges with landscaping, spaces are studied exercises in volumetric interplay and light is manipulated by transparency and reflection.

The predominant external material is a lightly coloured, textured render to give a domestic feel to the building whilst not destroying the modernist aesthetic. Unique charcoal brick and wrought iron staircase provide an interesting industrial feature. All habitable rooms have full-height windows and high-quality Raynear aluminium frames, maximising the views and light.

Architectural detail

Whilst the form and expression are unashamedly contemporary, the fittings and design are of the highest quality. The bold, robust forms, with deep set reveals, help to express the carved solidity and sculptural quality of the architecture.

Each space can be read on the elevation, the living spaces are expressed as deep set reveals with recessed balconies to create a sense of privacy and defensible space. The bedroom windows are all flush on the south and west elevations whilst the north elevations are deeply recessed and have solid privacy screens.







Driveway and parking

To the front of the property, there is an electric vehicle and pedestrian gate with an associated intercom, this allows the car to pull off the road whilst using the intercom service. An extensive front driveway and entrance allow designated parking. Within the ground floor, there is a four-car garage behind two double electric garage doors with four additional external parking spaces to the rear of the property.

Location

North Road and Rappax Road form a highly desirable part of Hale with its vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

LOCAL AUTHORITY

Trafford Borough Council Tax Band G - amount payable for 2024/2025 is £3284.78

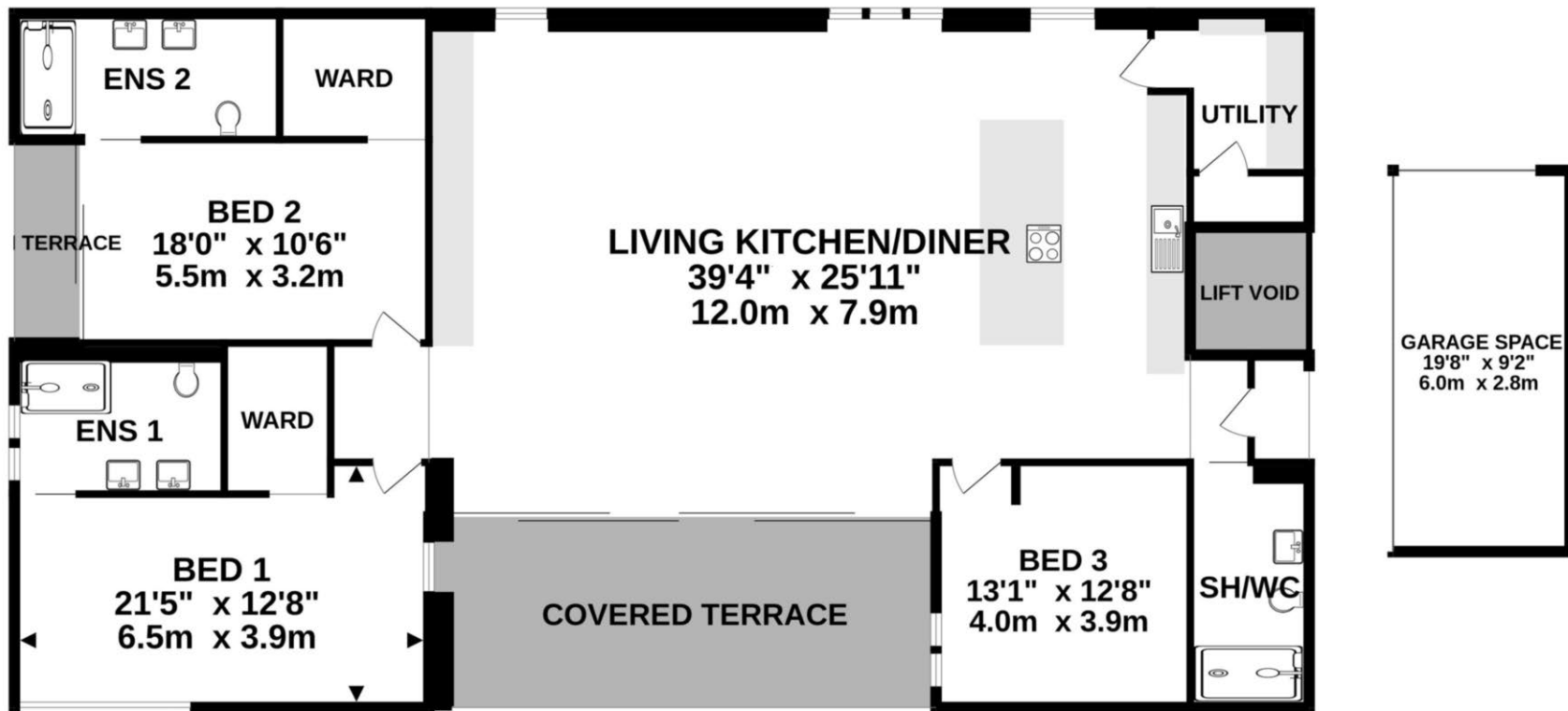
TENURE

Each apartment will own 25% of the Freehold.

POSTCODE

WA15 0NS





TOTAL FLOOR AREA INC GARAGE AND TERRACE/BALCONY 2500 sq.ft (232 sq.m) approx
EXC TERRACE/BALCONY 2216 sq.ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HALE OFFICE

**GASCOIGNE
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