



PAVILION
PLACE

ALDRSGATE ROAD, STOCKPORT, SK2 6DE

GREAT MOOR

FIVE LUXURIOUS DETACHED HOUSES



PRIME
ESTATES





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PLACE

ALDERSGATE ROAD, STOCKPORT, SK2 6DE

A new luxury development by Prime Estates.

An exclusive new community of high-end family homes, ideally situated close to shops and amenities.

An oasis of tranquility, Pavilion Place feels a world away from the hustle and bustle of city life.

SITE PLAN



LIFE IN STOCKPORT

Stockport is becoming one of the most sought-after locations in the North West and there are many contributing factors to this, from its sprightly town centre built up with independent and well-known high street shops, to the copious amount of parks, green-spaces and gardens allowing you to connect with nature regularly.

The location of Stockport is perfect for families and couples looking to live in a community setting whilst still being in close proximity to Manchester City Centre, taking roughly 15 minutes by train into Manchester Piccadilly. Manchester Airport is also nearby, perfect for ease of travel, whether this be domestic or international.

The Future of Stockport

Over the recent years, Stockport has seen an increase in successful, local businesses, with The Times Newspaper publishing an article on “The best up-and-coming areas to invest in the UK for 2022” where Stockport was described as “a magnet for interesting independent businesses such as the much-lauded restaurant Where the Light Gets In, the indie bookshop Rare Mags and the Produce Hall food market.”

As part of a multi-million-pound regeneration to the area, Stockport's Underbanks are about to be filled with a variety of modern shops, eateries and social spaces leading you to the centre of the town.



LOCATION

A highly desired and accessible location. Nearby to the A6, with an abundance of shops and a wide variety of grammar schools and colleges in the local area.



Shopping

Co-Op	0.8 miles
Aldi	1 mile
Sainsbury's	1.2 miles
M&S Food	1.5 miles



Schools

Aquinas College	0.4 miles
Stockport Grammar	0.5 miles
Stockport School	0.5 miles
Great Moor Junior	0.8 Miles
Hulme Hall Grammar	1.3 miles



Car

Stockport Centre	1.5 Miles (5 Minutes)
Manchester	8 miles (20 minutes)
Liverpool:	43.2 miles (56 minutes)
Leeds	48.7 miles (1h 1 minute)



Train

Manchester	12 min
Liverpool	1h 7 min
Leeds	1h 32 min
London	1h 55 min



Nearest Airports

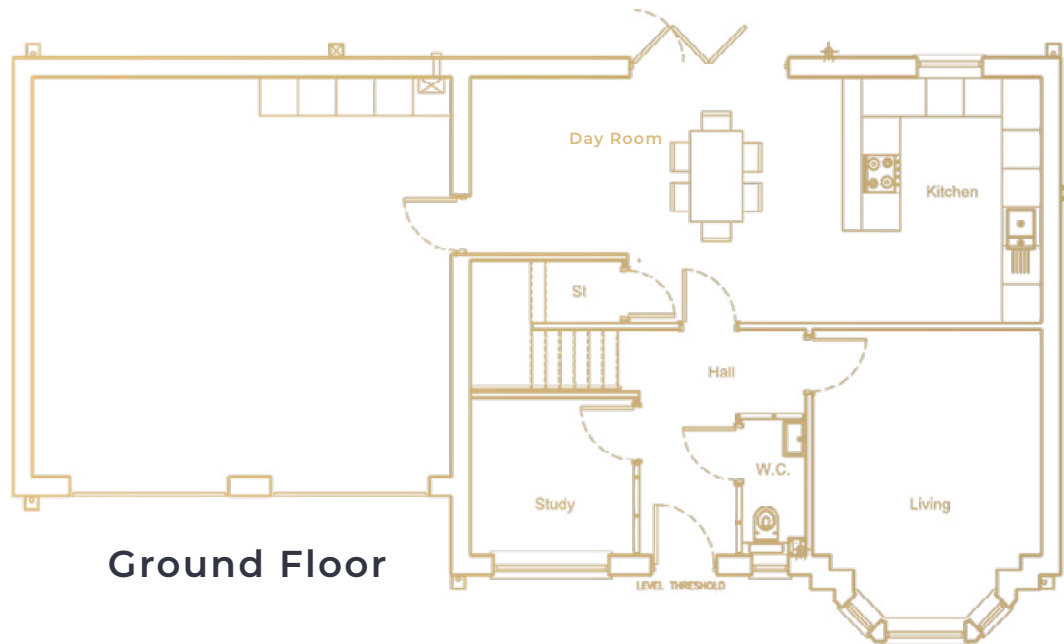
Manchester Airport	9.7 miles (14 min)
Liverpool John Lennon	37.7 miles (49 min)
Leeds Bradford	51 miles (1h 7 min)
Birmingham Airport	96.6 miles (1h 46 min)



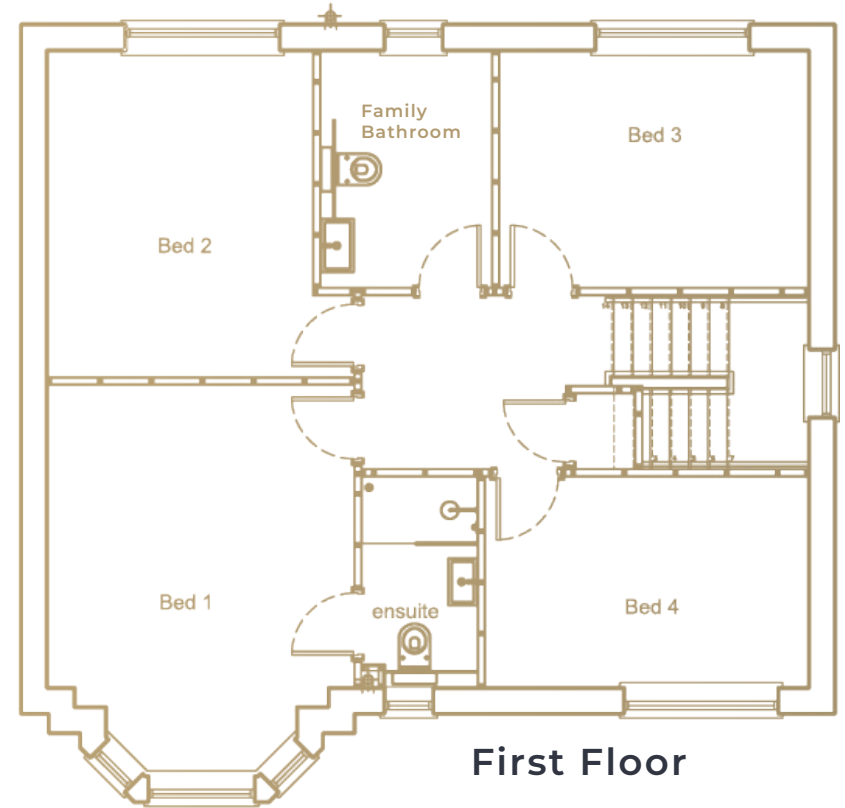
FLOOR PLAN LAYOUT

House Type A

- Approximately 1491 sq ft plus an oversized double garage of approximately 441sq ft including plumbing for a utility area.
- Ensuite, family bathroom and downstairs WC with WHB.



Ground Floor



First Floor

Total 180.57 sqm

GROUND FLOOR

111.77 sqm

FIRST FLOOR

68.80 sqm

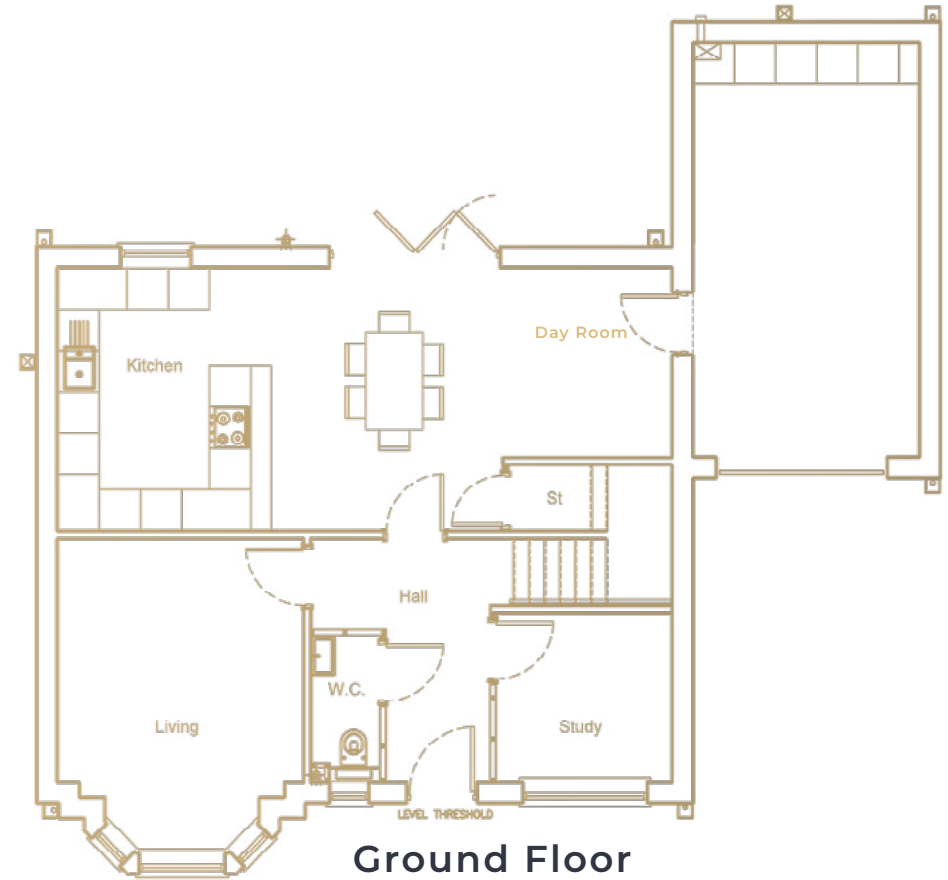
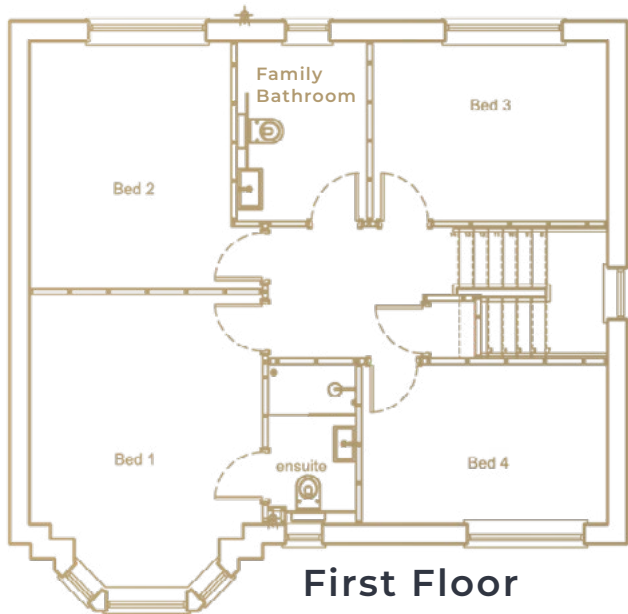
Hall	4.28 x 3.51
W.C.	2.12 x .99
Study	2.54 x 2.44
Living	4.55 x 3.56
Kitchen/Day/Dining	8.92 x 3.82
Storage	1.41 x .0.95
Garage	6.56 x 6.25

Bed 1	4.58 x 3.59
Bed 2	3.82 x 3.59
Bed 3	3.61 x 2.77
Bed 4	3.78 x 2.46
Bed 1 Bathroom	2.46 x 1.35
Family Bathroom	2.0 x 2.77
Storage	0.87 x 0.69
Hall	2.93 x 2.03

FLOOR PLAN LAYOUT

House Type B

- Approximately 1491 sq ft plus a single garage of approximately 214 sq ft including plumbing for a utility area.
- Ensuite, family bathroom and downstairs WC with WHB.



Total 158.32 sqm
GROUND FLOOR

89.52 sqm

Hall	4.28 x 3.51
W.C.	2.12 x 0.99
Study	2.54 x 2.44
Living	4.55 x 3.56
Kitchen/Day/Dining	8.92 x 3.82
Storage	0.87 x 0.69
Garage	6.02 x 3.29

FIRST FLOOR

68.80 sqm

Bed 1	4.58 x 3.59
Bed 2	3.82 x 3.59
Bed 3	3.61 x 2.77
Bed 4	3.78 x 2.46
Bed 1 Bathroom	2.46 x 1.35
Family Bathroom	2.0 x 2.77
Storage	0.70 x 0.87
Hall	2.93 x 2.03

SPECIFICATION: PAVILION PLACE

Kitchens

- High quality Kitchen by Pronorm.
- Large Island unit incorporating a breakfast bar area.
- Eye level wall cupboards have concealed under lighting.
- 20mm Silestone working surfaces.
- Plumbing for a washer /dryer provided within the garage.
- Bosch integrated appliances including oven, induction hob and combination microwave. There is also an integrated fridge freezer, dishwasher and a extractor hood by Elica.

Bathrooms & En Suites

- All bathrooms, ensuites and wc include a fitted vanity unit by Design Modules providing valuable additional storage.
- Family bathrooms include a shower unit over the bath plus shower screen.
- High quality Porcelain tiling to walls and floors. Walls tiled to full height in wet areas, and half tiled elsewhere.

Electrical

- Large supply of power points throughout each home some with USB A and C ports.
- Low Energy LED lights to kitchen/dining area and bathrooms.
- Ample TV and Telephone points throughout.
- Additional Cat 5 wiring for Smart Tv's etc.

Safety & Security

- Wiring in place for CCTV cameras to be installed.
- Grade LD3 smoke alarm systems to be installed in all houses and connected to the mains.

- Burglar alarm fitted to all houses.

Heating

- Gas fired Central heating with underfloor heating to ground floors and radiators to the first floor with thermostatic valves.
- Heated towel rails in all en suites and bathrooms.

Internal Finishings

- Oak internal doors with high quality handles and fittings.
- High quality skirting and architraves throughout the houses.
- Internal walls finished in a neutral tone.

External Finishes

- Bitmac driveways with white chippings and concrete pencil edgings.
- Raj green Indian stone for garden patios.
- Electric car charging point in front of each garage.

Warranty

- Each house comes with a 10 year Council of Mortgage Lenders approved structural warranty by Advantage.

Tenure

- Freehold.

Management Company

- Aldersgate Management Company Ltd has been formed and will look after all communal areas in the development.





A DEVELOPMENT BY



PRIME
ESTATES

ALL ENQUIRIES TO



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