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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

Apartment 1 Lower Downs Court, 18a The Downs

Altrincham, Cheshire, WA14 2PU



£425,000





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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(02 plus) A
(81-91) B			(01-01) B
(69-80) C			(00-00) C
(55-68) D			(05-08) D
(39-54) E			(09-14) E
(21-38) F			(11-18) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Overview

A SUPERB, NEWLY COMPLETED GROUND FLOOR APARTMENT SET WITHIN THE DOWNS QUARTER DEVELOPMENT RIGHT IN THE HEART OF THE TOWN CENTRE BENEFITTING FROM ITS OWN GARDEN AND GATED PARKING. 882SQFT.

Private Entrance. L Shaped Hall. 360 sqft Living Room and Dining Kitchen. Two Double Bedrooms. Two stylish Bath/Shower Rooms. Garden. Two Allocated Parking Spaces.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

DEVELOPMENT IS NEAR COMPLETION AND READY FOR OCCUPATION
WELCOME TO THE DOWNS QUARTER

The Downs Quarter is a prestigious development of 39 luxury properties nestled away in the heart of Altrincham: a much sought-after modern market town.

An imaginative and iconic scheme, with inspiring architecture and select design features at the core. The development is divided into four parts; The Blok, The Works, The Place and The Apartment, with each element enjoying its own distinctive style yet blending beautifully together to highlight the historic charm of the locality. All residential units on this development will be highly energy efficient and hold an EPC grade B.

Truly exclusive, the development is located within the Lower Downs Court address and is largely hidden away from the road.

Boasting exceptional design, the development comprises a collection of 31 contemporary one, two and three bedroom apartments, and eight stunning three bedroom townhouses.

There will also be 46 car parking spaces (available for purchase).

The Downs Quarter promises to be a vibrant development in the centre of one of the UK's most desirable town centres.

1 LOWER DOWNS COURT, 18A THE DOWNS.

Now completed and ready to move in to, a superb Ground Floor Apartment benefiting from a self contained private entrance as opposed to a communal entrance, and with its own garden set to two sides, bordering on to the communal space of The Downs Quarter and Lower Downs Court.

With two reserved Parking spaces set behind a gated entrance, accessed via New Street, the Apartment offers spacious accommodation extending to 882 square feet and is superbly appointed with high specification kitchen and bathroom fittings.

An L shaped Hall with Cloaks/Storage off, leads through to 360 square foot Living Room and Dining Kitchen, overlooking the gardens to two sides, and with a range of integrated appliances.

The Two Double Bedrooms are served by two stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

A superb apartment, ready to move in to.

ALTRINCHAM

A melting pot of culture for everyone to enjoy. Altrincham is an affluent market town. It boasts a thriving community, offering a selection of award-winning retail, dining, drinking and leisure facilities. Incorporating both independent retailers and high street chains, the town centre features a fantastic mix of shops, restaurants, pubs and coffee shops, from

Marks & Spencer, Next and The Edit to Sugo, The Con Club, Costa Coffee and Two Brothers. And of course, the town is renowned for Altrincham Market House, a popular food hall that provides exceptional food and drink from independent operators.

With a multi-million pound transformation of Altrincham Leisure Centre now underway, plus golf courses, gyms, football pitches, theatre, cinema and dedicated music venue, the town has everything a resident might need!

In the past, Altrincham has been crowned the education capital of Britain by The Sunday Times, boasting several outstanding primary and secondary schools. A number of these schools are regarded as some of the best in the UK, including St Vincent's Catholic Primary School, Bowdon C of E Primary School, Altrincham Grammar School for Boys, Altrincham Grammar School for Girls, Wellington School, Loreto Grammar School and St Ambrose College.

Its location close to both the cosmopolitan city of Manchester and charming Cheshire countryside, with Dunham Massey and Tatton Park on its doorstep, adds to its appeal, and as such, Altrincham is often included in The Sunday Times Best Places to Live guide, regularly receiving this much coveted accolade and ensuring its popularity remains year-on-year.

Retaining all the charm and character of an historic market town, yet with continuous investment, Altrincham is a modern metropolis. Bursting with independent entrepreneurs and talented individuals, Altrincham has really made its mark on the map. In recent years Altrincham was named the 'Best High Street in the UK' and The Sunday Times described the town as 'a cool slice of suburbia'.

LOCATION, TRANSPORT AND CONNECTIVITY

A modern transport interchange, the result of a £19 million makeover, provides regular routes by bus, rail, tram or taxi to Manchester city centre, just nine miles away. Manchester offers fast and regular rail connections to surrounding conurbations and all major UK destinations, with high-speed rail services to London Euston, Birmingham, Liverpool and Edinburgh and a selection of cross country services.

Local road and motorway networks; include the M6, M60, M56 and M62 putting Manchester International Airport, Liverpool John Lennon airport and just about anywhere in the region within easy reach. Globally, Manchester Airport is the largest airport outside London flying to more than 225 destinations worldwide.

For a change of scene - the leafy lanes and high-end boutiques and bars of Hale, Hale Barns, Knutsford and Alderley Edge are just a short drive away.

Approx Gross Floor Area = 882 Sq. Feet
= 82.0 Sq. Metres

