



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

3 Lower Downs Court 18a The Downs

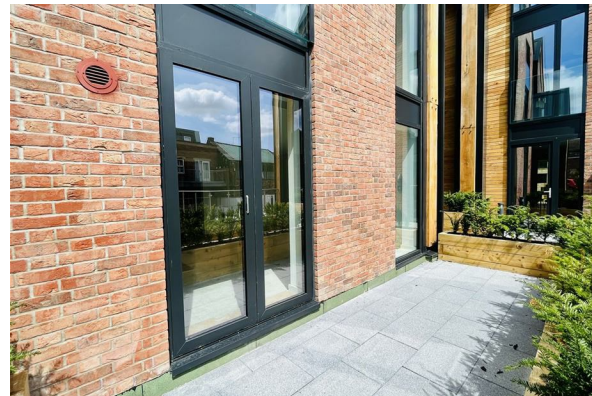
Altrincham, WA14 2QD



£395,000

www.watersons.net

www.watersons.net





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

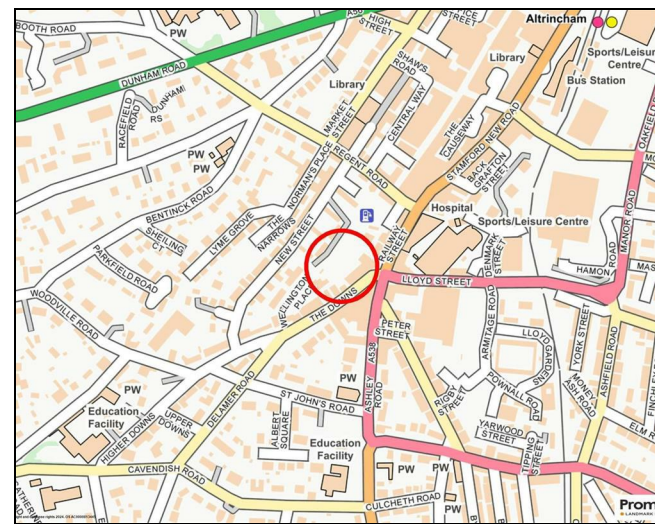
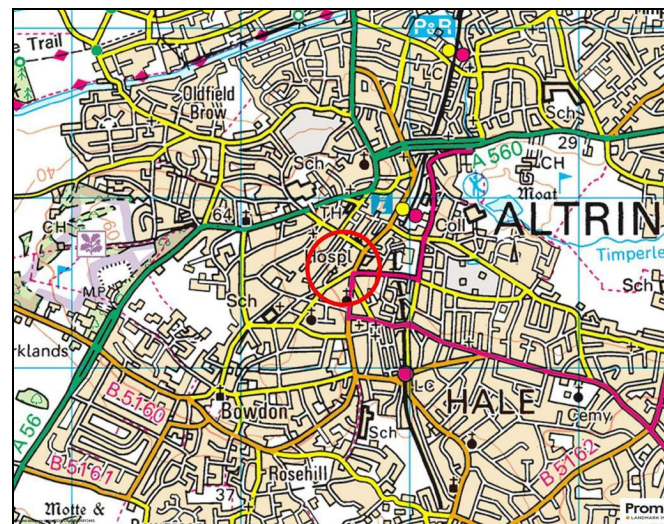
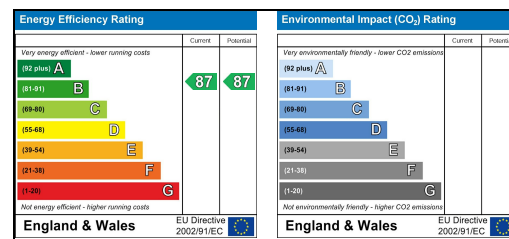


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SELECTION OF STUNNING APARTMENTS WITHIN THE DOWNS QUARTER DEVELOPMENT IN THE HEART OF THE TOWN CENTRE.

NOW READY TO VIEW AND OCCUPY. ALL APARTMENTS ENJOY AN OPEN-PLAN LIVING, DINING AND KITCHEN SPACE, THE GROUND FLOOR APARTMENTS FEATURE THEIR OWN OUTSIDE PATIO SPACE. THE TOP FLOOR APARTMENTS FEATURE HIGH VAULTED CEILINGS AND FULL HEIGHT WINDOWS FILL THE APARTMENTS WITH LIGHT. PLUS THERE IS UNDERCROFT PARKING AVAILABLE TO PURCHASE.

A SUPERB DEVELOPMENT CAPTURING THE TOWN CENTRE LIFESTYLE



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.

THE PLACE

Now completed and ready to move in to are a selection of 6 apartments offering 2 or 3 bedroom accommodation, with the ground floor apartments enjoying direct access to their own outside patio space, the upper floor apartments having Juliet balconies, and the top floor apartments featuring high vaulted ceilings and full height feature windows providing an abundance of natural light. All the apartments enjoy an open-plan living, dining and kitchen space and the bedrooms are served by stylishly appointed bathrooms. The car park and a secure bike park is below the building accessed via a lift to and from the landscaped open space at the entrance of the building. A video entry system will be in place for added security.

VILLAFONT

A proud history - One of the North West's leading privately-owned residential developers, Villafont is renowned for the design, quality, style and superior specification of its homes and has an enviable reputation for high standards and immaculate finishes that ensure exceptional client satisfaction.

From apartments and duplexes to townhouses, detached family homes and bespoke mansions, Villafont challenges traditional new build design and client expectations delivering sophisticated homes in low volumes with luxurious touches and larger than conventional footprints to ensure each stunning new home is truly special.

Established in 2000, Villafont remains focussed on delivering luxurious homes in desirable residential locations where people enjoy living and its portfolio of prestigious developments has been recognised with multiple industry awards.

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.

ABOUT THE DOWNS QUARTER

The Downs Quarter is a JV between two well-established and highly regarded Altrincham-based businesses; The McGoff Group and Consensus Property Limited.

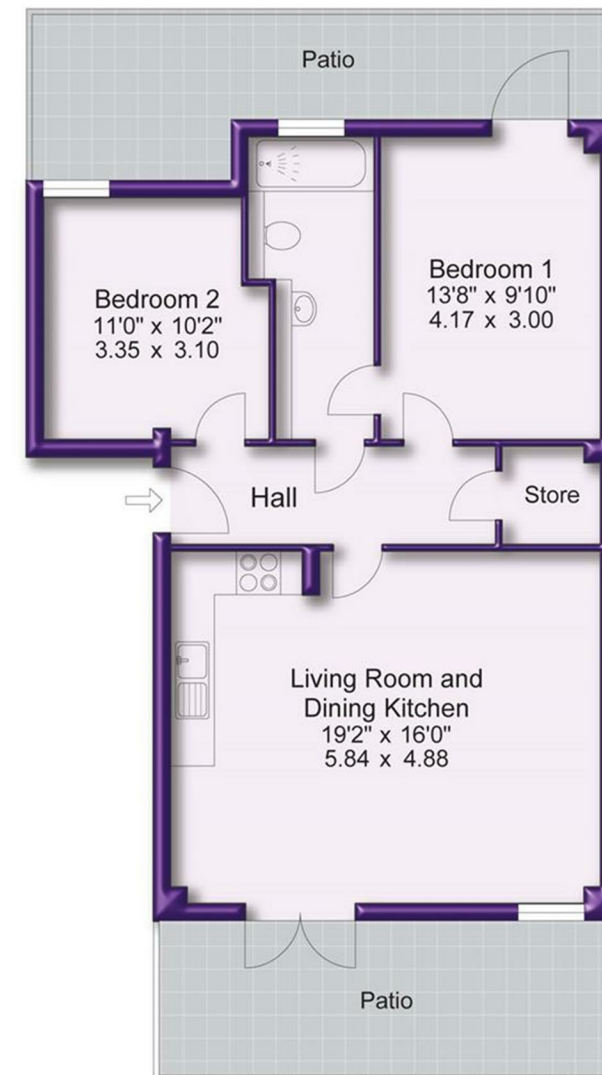
ABOUT THE MCGOFF GROUP

Villafont is the residential arm of the McGoff Group, an Altrincham-based, multi award-winning company with an impressive heritage spanning almost 50 years. Privately-owned, the Group incorporates a multi-faceted collection of like-minded businesses, with construction retained at the core, and offers an holistic range of services; acquire, design, build, operate and maintain.

ABOUT CONSENSUS PROPERTY LTD (CPL)

Consensus is a family run, property rental and property development company based in the heart of Altrincham.

Approx Gross Floor Area = 731 Sq. Feet
= 67.9 Sq. Metres



Ground Floor