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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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The Courtyard Apartment 52 The Downs

Altrincham, WA14 2QJ



£795,000

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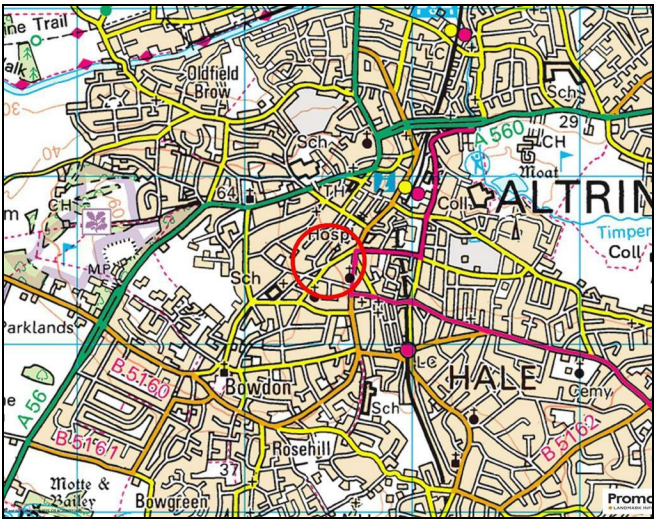
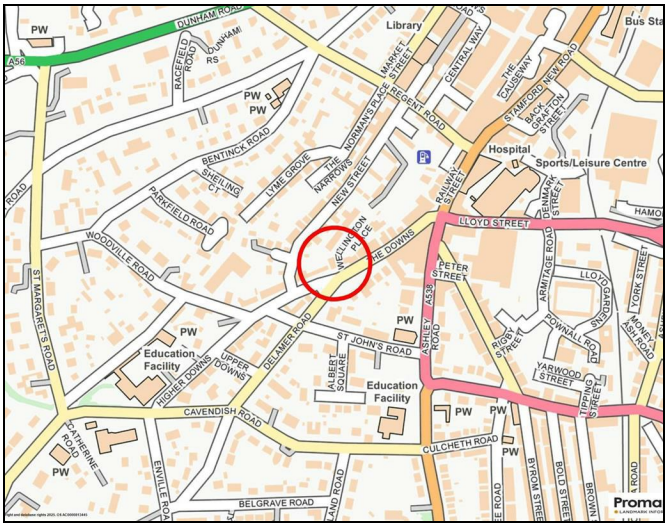
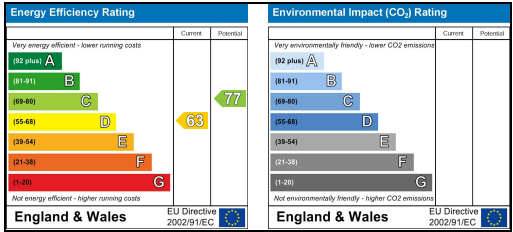
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energy efficiency

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



overview

A STUNNING DUPLEX APARTMENT WITH COACH HOUSE GUEST SUITE SET WITHIN AN IMPRESSIVE VICTORIAN CONVERSION, SUPERBLY LOCATED WITHIN A FEW MOMENTS WALK OF THE TOWN CENTRE AND THE MARKET QUARTER. 2070 SQFT

450 sqft Lounge and Dining Room. 450 square foot Live-In Breakfast Kitchen. Utility Room. Three Double Bedrooms including Guest Suite. Three/Four Baths/Shower Rooms. Courtyard Garden and Parking. Superb!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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

Victorian elegance and scale combined with contemporary design, premium finishings and flexible space.

Nestled in the prestigious Downs Conservation Area, this exceptional duplex apartment offers the perfect blend of period grandeur and modern design. With the ambience and proportions of a traditional home rather than an apartment, this remarkable residence spans an impressive 2,070 square feet across its main living areas and self-contained coach house.

This exceptional property offers the combination of period character with contemporary convenience. Unlike typical apartments, it benefits from its own private entrance, dedicated parking and charming courtyard garden, creating the feel of a 'house within a house'. The separate guest suite offers flexible space attractive to those who work from home, or host regular guests.

The property's prestigious location in the heart of The Downs Conservation Area places Altrincham's finest restaurants, bars, and coffee shops on your doorstep. Stroll out to enjoy the award-winning Market Quarter and the area's renowned shops and boutiques or walk minutes to access the excellent transport links Altrincham is afforded.

The accommodation is arranged over two floors, offering versatile space ideal for entertaining, working from home, or accommodating guests with complete privacy.

The grand 450 sq ft reception room showcases the property's Victorian heritage with intricate corniced ceilings, elegant wall panelling, and reproduction sash windows with shutters. This beautiful formal space flows seamlessly into the equally impressive 450 sq ft live-in breakfast kitchen—truly the heart of this home.

The kitchen area combines practicality with contemporary luxury, featuring a premium Poggenpohl kitchen, Corian worktops and high-end Siemens appliances arranged around a sociable central island. The open-plan layout creates distinct zones for cooking, dining and relaxing, while clever design elements including a mezzanine level with bespoke storage add character and functionality.

Natural light floods the space through Velux windows set into the vaulted ceiling, while reproduction double-glazed windows overlook the courtyard garden. Complementing this superb area is a practical utility room with additional storage and appliance space.

The lower ground floor houses two generously proportioned double bedrooms, each with luxurious en-suite facilities. The principal bedroom features a deep bay window to a light well, built-in storage, and a sumptuous en-suite bathroom with premium Duravit and BanodeSIGN fittings, including a double-ended bath and wet room-style shower.

The second bedroom benefits from dual-aspect windows and its own stylishly appointed en-suite shower room with designer fittings.

Perhaps the property's most unique feature is the attractive self-contained coach house, offering a completely private guest suite with its own living room, bedroom, and shower facilities. This versatile space is perfect for accommodating visitors, adult children, elderly relatives, or could even serve as a peaceful home office, gym, or creative studio.

The property has been meticulously maintained and thoughtfully updated, with quality evident in every detail — from the illuminated stair treads and bespoke storage solutions to the high-specification bathroom fittings and premium kitchen appliances.

This rather special property offers a rare opportunity to enjoy the character and proportions of a large period home with the convenience and ease of apartment living — all in one of Altrincham's most coveted locations.

- Tenure - Leasehold - please speak to the agent for more information.
- Council Tax Band E
- Right of Way - there is a Right of Way over the courtyard. Please speak with the selling agents for more information.

