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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

40 Lower Downs Court 18a The Downs , Altrincham, WA14 2PU



TOP-FLOOR 2-BED APARTMENT – FINAL ONE REMAINING AT THE DOWNS QUARTER, ALTRINCHAM

LOCATED IN THE HEART OF ALTRINCHAM, THIS BRAND NEW TWO-BEDROOM, ONE-BATHROOM APARTMENT IS THE FINAL AVAILABLE OF ITS TYPE – SITUATED ON THE TOP (THIRD) FLOOR OF THE COMPLETED DOWNS QUARTER DEVELOPMENT.

THE APARTMENT OFFERS A BRIGHT, OPEN-PLAN LIVING SPACE WITH FULL-HEIGHT WINDOWS AND VIEWS OVER ALTRINCHAM. FEATURES INCLUDE LIFT ACCESS, A SECURE RESIDENTS' LOBBY, PRIVATE PARKING, BIKE STORAGE, AND A VIDEO ENTRY SYSTEM.

VIEWINGS NOW AVAILABLE – DON'T MISS YOUR CHANCE TO SECURE THE LAST TOP-FLOOR UNIT IN THIS SOUGHT-AFTER DEVELOPMENT.

£350,000

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in detail



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 AND THE BLOK

Now completed and ready to move in to are a selection of apartments offering 2 or 3 bedroom accommodation, with some of the ground floor apartments enjoying direct access to their own outside patio space and selected apartments having Juliet balconies, 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.



THE TOWN HOUSES

PHASE 1

Now completed and ready to move in to are the first phase of 4, three bedroom, three storey town houses with accommodation ranging from 1279 square feet to 1485 square feet.

These stylish properties enjoy an open-plan living, dining and kitchen space to the ground floor with direct access to the garden. There are Three double bedrooms over the two upper floors, served by two bath/shower rooms, including a stunning top floor Principal Bedrooms Suite of bedroom, dressing area and shower room.

Externally, each property enjoys their own private garden space.

PHASE 2

Also soon to be ready to move in to are the second phase of 4 larger three/four bedroom town houses, offering an impressive family sized space of approximately 1600 square feet.

A ground floor hall with guest WC off, leads through to the spacious living and dining room which has access to the courtyard garden. This room is then open plan into the kitchen and utility area. A first floor lounge or optional fourth bedroom enjoys an enclosed balcony overlooking the development. There are three fabulous double bedrooms, served by three bath/shower rooms, with a fantastic top floor Principal Bedroom featuring high vaulted ceilings.

Externally, each property enjoys their own private courtyard garden space.

The under croft parking serving the development is 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.



Approx Gross Floor Area = 688 Sq. Feet
= 63.9 Sq. Metres

