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INDEPENDENT ESTATE AGENTS

location



From our Watersons Hale office, proceed on Ashley Road and at the roundabout, take the first exit to stay on Ashley Road. Turn left onto The Downs and the property will be on the right



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	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>	85	85
(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	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>		
(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

45 Lower Downs Court 18a The Downs , Altrincham, WA14 2QD



70% OF THE DEVELOPMENT NOW SOLD
TOWN CENTRE PARKING SPACE INCLUDED
FLOOR COVERINGS AND CARPETS INCLUDED
NOW COMPLETED AND READY TO VIEW AND OCCUPY

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

ALL APARTMENTS ENJOY AN OPEN-PLAN LIVING, DINING AND KITCHEN SPACE, SOME OF THE GROUND FLOOR APARTMENTS FEATURE THEIR OWN OUTSIDE PATIO SPACE. SELECTED 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

£445,000

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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 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 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,



Approx Gross Floor Area = 883 Sq. Feet
= 82.0 Sq. Metres

