



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

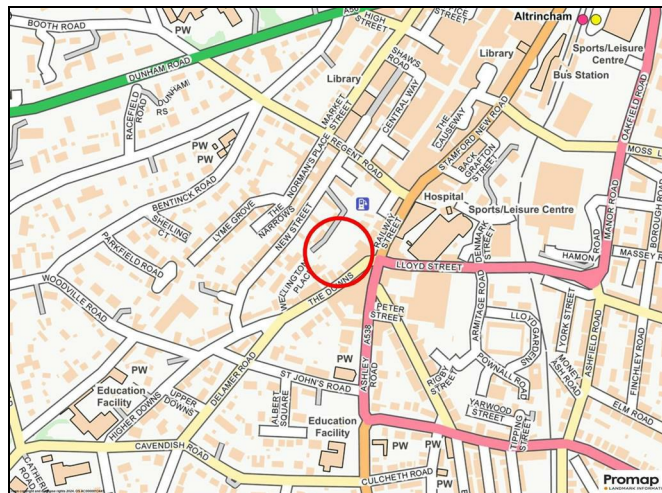


INDEPENDENT ESTATE AGENTS

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			
(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 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.



INDEPENDENT ESTATE AGENTS

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



*****70% OF THE DEVELOPMENT NOW SOLD*****
*****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

£425,000

www.watersons.net

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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

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 and 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.

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

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.



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 = 883 Sq. Feet
= 82.0 Sq. Metres

