



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 11 Lower Downs Court The Downs

Altrincham, WA14 2QA

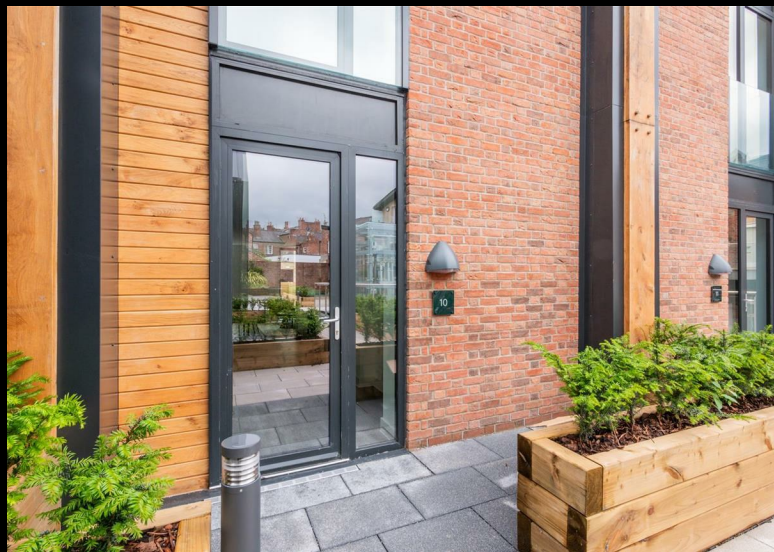


£550,000

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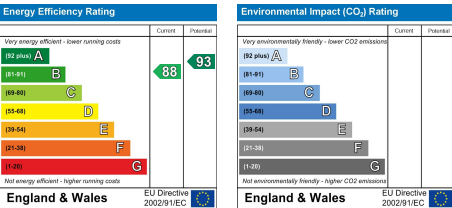
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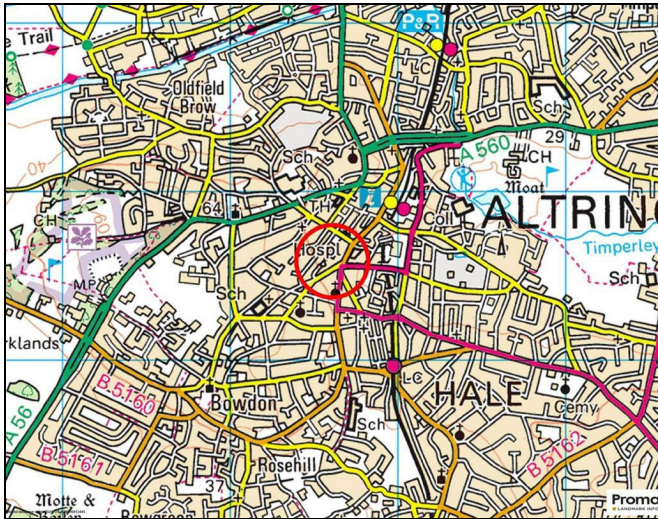
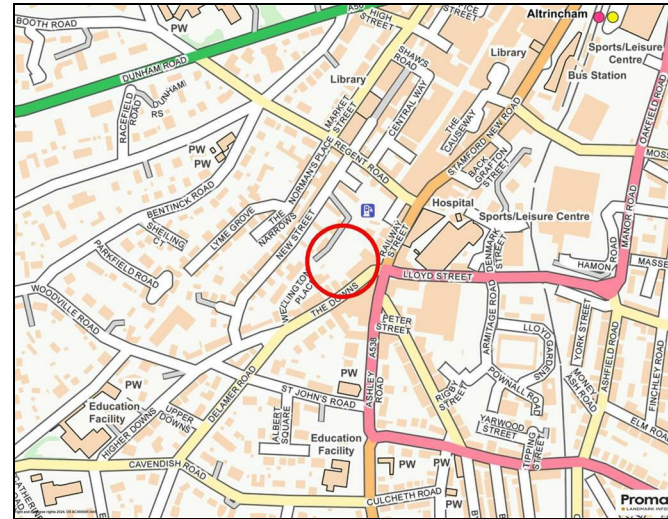
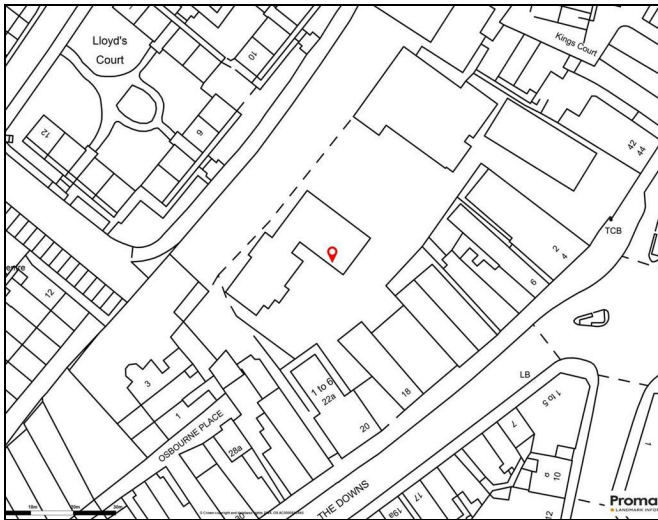


# energy efficiency

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



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



# overview

\*\*\*90% 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.

THE FIRST 4 OF A TOTAL OF 8 THREE BEDROOM THREE STOREY TOWN HOUSES. ENJOYING AN OPEN-PLAN LIVING, DINING AND KITCHEN SPACE TO THE GROUND FLOOR WITH ACCESS TO THE GARDENS. THERE ARE THREE DOUBLE BEDROOMS OVER THE TWO UPPER FLOORS, SERVED BY TWO BATH/SOWER 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. PLUS THERE IS UNDERCROFT PARKING INCLUDED

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

## 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 TOWN HOUSES

Now completed and ready to move in to are the first phase of the three bedroom, three storey townhouses. These enjoy an open-plan living, dining and kitchen space to the ground floor with 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.

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 = 1322 Sq. Feet  
= 122.8 Sq. Metres

