



RESIDE  
MANCHESTER

11 Lower Downs Court  
18a The Downs, Altrincham, WA14 2RU

Asking Price £550,000



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2PU

Last Remaining Townhouse – The Downs Quarter, Altrincham.

Nestled in the heart of Altrincham, The Downs Quarter is an exclusive new development of just four three-bedroom townhouses — with only one still available.

Spanning three floors and approximately 1,159 sq ft, this stylish home features three double bedrooms, including a primary suite with a generous dressing room, two bathrooms, a guest W/C, and a spacious open-plan kitchen and living area leading out to a private garden.

Each property benefits from two secure undercroft parking spaces.

Experience modern living just minutes from outstanding schools, green spaces, excellent transport links, award-winning restaurants, and the vibrant Altrincham town centre.

Arrange your viewing today on 0161 837 2840.

## The Location

Altrincham is an affluent market town. It boasts a thriving community, offering a selection of award-winning retail, dining, drinking and leisure facilities, as well as several outstanding primary and secondary schools. Its location close to both the cosmopolitan city of Manchester and charming Cheshire countryside adds to its appeal, with Altrincham included in The Sunday Times Best Places to Live 2022. It is not the first time the town has received this much coveted accolade, meaning its popularity remains year on year.

"a melting pot of culture for everyone to enjoy"  
[www.visitaltrincham.com](http://www.visitaltrincham.com)





## The Downs Quarter

35 contemporary one, two and three bedroom apartments, as well as 4 stunning three bedroom townhouses. Undercroft car parking.

A total of 39 properties will be built and 46 car parking spaces available, providing a rare opportunity to purchase a high quality, new build home in this much sought-after modern market town.

In addition to the residential properties, The Downs Quarter will offer one stand-alone commercial unit, plus four live/work houses, creating a vibrant development to work and live in one of the UK's most desirable town centres.

### About McGoff / Villafont Homes

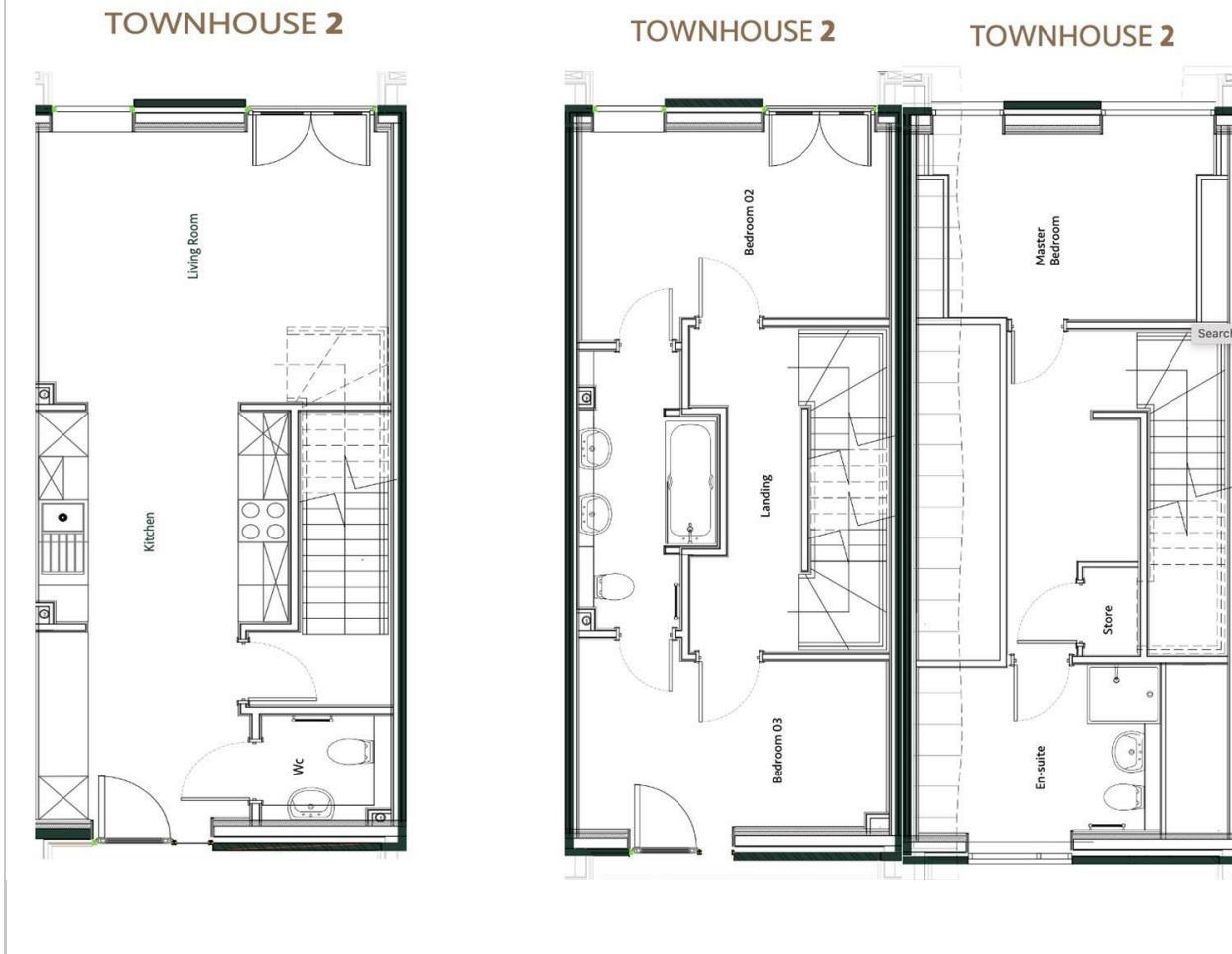
The McGoff Group is an Altrincham-based, multi award-winning company with an impressive heritage spanning 48 years. Privately owned, the Group incorporates a multi-faceted collection of like-minded businesses, with construction retained at the core, and offers a holistic range of services; acquire, design, build, operate and maintain.

Villafont Homes is the residential arm of the McGoff Group.

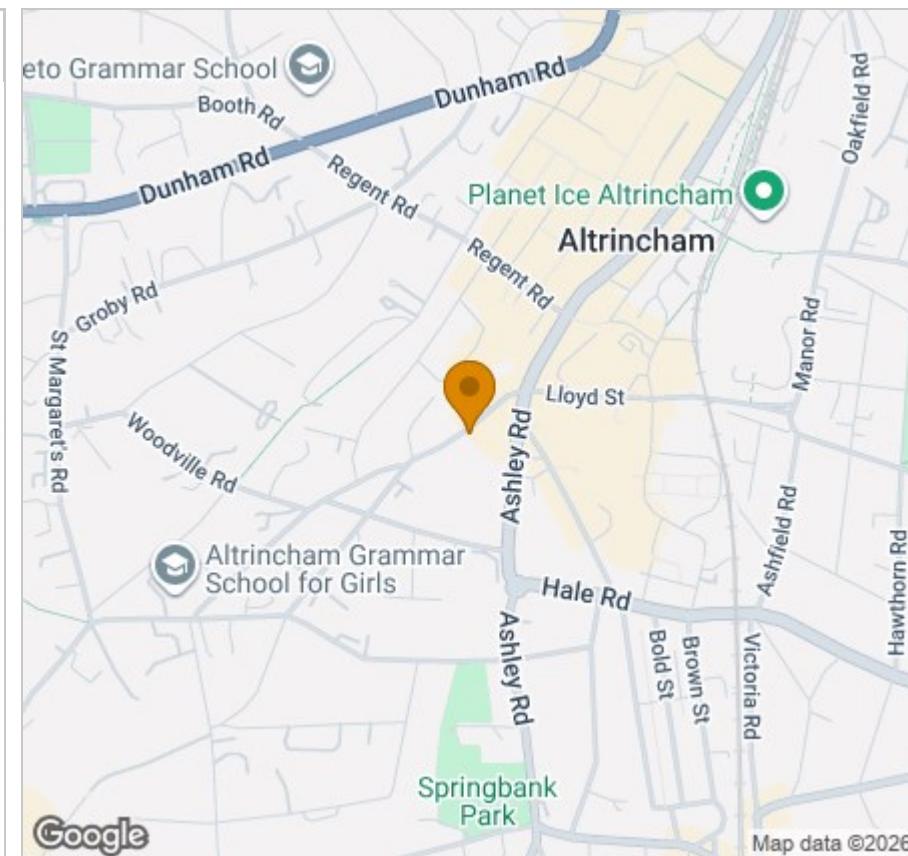
A leading North West developer, Villafont is renowned for its design, quality, style and superior specification. The company is committed to delivering sophisticated homes, priding itself on its high build standards and immaculate finishes. Each and every Villafont home is bespoke, built with care, boasts luxurious touches and located in a desirable residential location.

- Final Townhouse Remaining
- Located In The Heart Of Altrincham
- Brand New Development
- Private Garden
- Three Double Bedrooms, Two Bathrooms
- EPC Rating B
- Open Plan Living/Kitchen Area
- Guest W/C
- Undercroft Car Parking
- Now Completed

## Floor Plan



## Area Map



## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			