



RESIDE  
MANCHESTER



Apt 32 Lower Downs Court  
18a The Downs, Altrincham, WA14 2PU

Asking Price £330,000



## Apt 32 Lower Downs Court

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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 available at an additional cost, 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.

### 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)





## 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.

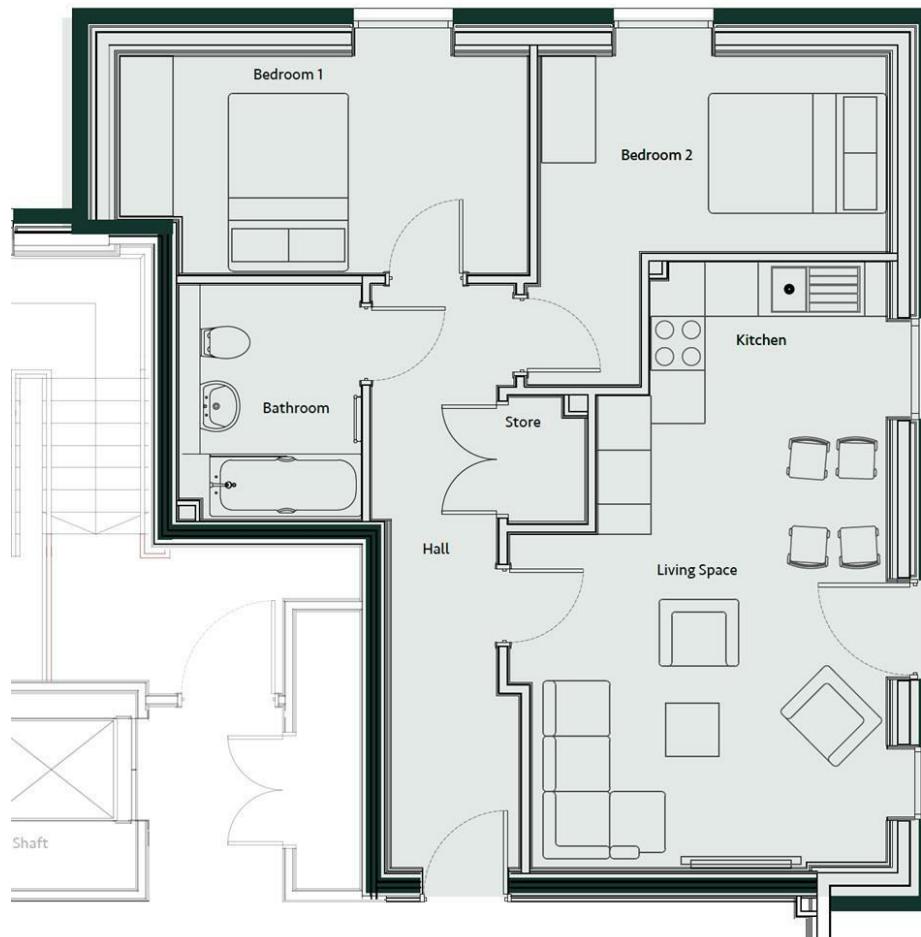
## Disclaimer

Villafont give notice that these details are produced for general promotion of The Downs Quarter development only and for no other purpose. Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. All descriptions, CGIs and references to conditions and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct as at date of publication, but any intending purchasers should not rely on them as statements or representations of fact. Details may be subject to variation and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each item.

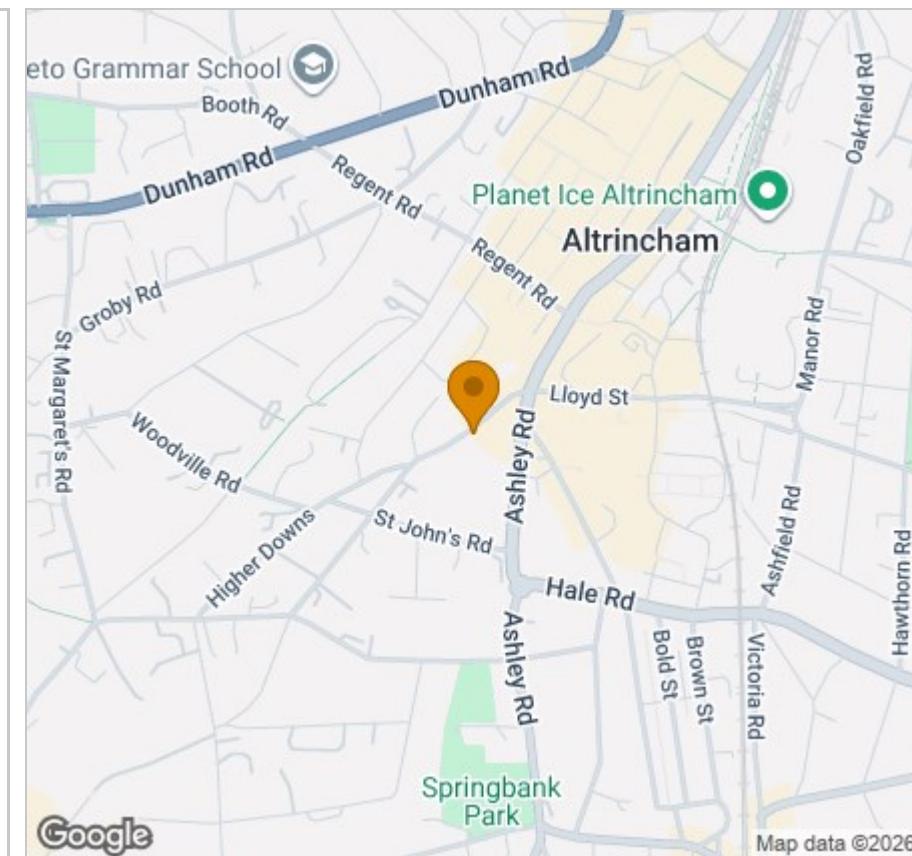
- The Downs Quarters
- Located In The Heart Of Altrincham
- Brand New Development
- 2 Bedroom Apartments From £340,000
- Communal Landscaped Terrace
- Appointments Available To View
- Ready To Move Into
- Undercroft Car Parking available at an additional cost
- Flooring Included
- Expected EPC Rating B

## Floor Plan

### PLOT 21



## 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.

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## 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		

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		

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