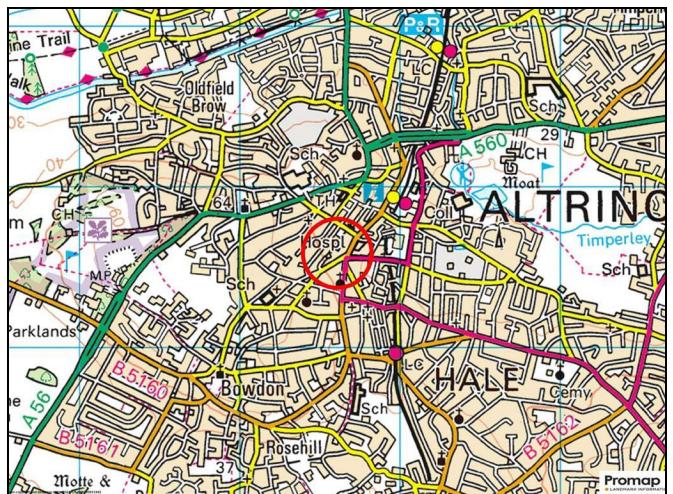
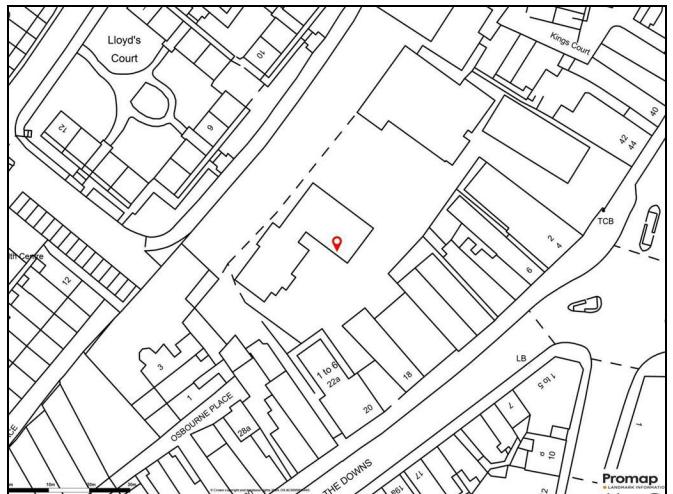


**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**

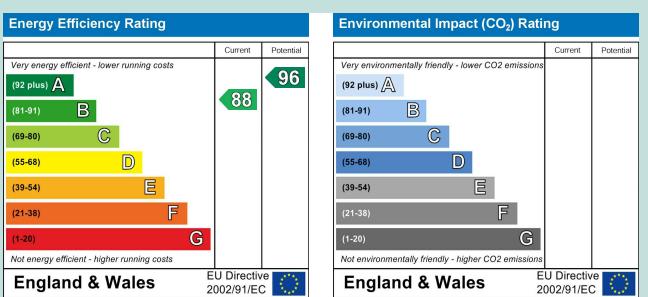
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

**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)



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.

[www.watersons.net](http://www.watersons.net)**INDEPENDENT ESTATE AGENTS**

# Railway Street

## Altrincham, WA14 2QD



\*\*\*33% 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.

A COLLECTION OF FOUR BEDROOM THREE STOREY TOWN HOUSES. THESE ENJOY 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 THREE BATH/SHOWER ROOMS, INCLUDING A STUNNING TOP FLOOR PRINCIPAL BEDROOM SUITE OF BEDROOM, DRESSING AREA AND SHOWER ROOM. EXTERNALLY, EACH PROPERTY ENJOYS THEIR OWN PRIVATE COURTYARD. PLUS THERE IS UNDERCROFT PARKING

A SUPERB DEVELOPMENT CAPTURING THE TOWN CENTRE LIFESTYLE

**£750,000**[www.watersons.net](http://www.watersons.net)



DEVELOPMENT IS NEAR COMPLETION AND READY FOR OCCUPATION

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.

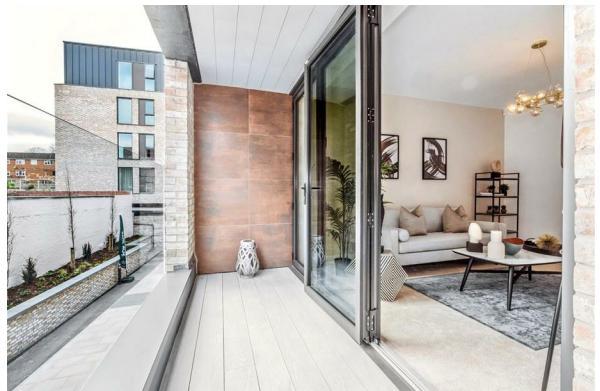
Boasting exceptional design, the development comprises a collection of 31 contemporary one, two and three bedroom apartments, and eight stunning three bedroom townhouses. There will also be 46 car parking spaces (available for purchase).

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.



Approx Gross Floor Area = 1557 Sq. Feet  
(Excluding Courtyard & Balcony) = 144.7 Sq. Metres

