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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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			96	(92 plus) A			
(81-91) B		88		(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 56 Railway Street , Altrincham, WA14 2RE



\*\*\*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.

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 BEDROOMS 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

£650,000

# in detail



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 bedroom 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.



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

