



D 04 The Downs, Altrincham, Cheshire, WA14 2PU  
 £725,000

## Directions

- Three Storey Townhouses
- Two Bath/Shower Rooms
- open-Plan Living, Dining And Kitchen Space
- Top Floor Principal Bedrooms Suite Of Bedroom, Dressing Area And Shower Room
- Three Double Bedrooms
- Own Private Garden Space

INITIAL EXPRESSIONS OF INTEREST ARE NOW INVITED!

FIRST RELEASE ARE FOR THE THREE BEDROOM, THREE STOREY TOWNHOUSES. 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 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.

## 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.

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 four stunning three bedroom townhouses.

In addition to the residential properties, The Downs Quarter will offer one stand-alone commercial property, plus four live & work homes. 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 Townhouses

#### INITIAL EXPRESSIONS OF INTEREST ARE NOW INVITED!

First release are for the three bedroom, three storey townhouses. 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 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.

### 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'.

### The Development

The Downs Quarter is 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.

### The Place

Six apartments and four townhouses

A luxurious, landmark building, The Place hosts six stunning two and three bedroom apartments and four fabulous, four bedroom townhouses. Contemporary brickwork, with striking shaped glass windows on the first floor framed with slated timber cladding creates a truly beautiful building.

The secure car park/bike is below the building. A lift elevates you directly to the landscaped open space at the entrance of the building. A video entry system will be in place for added security.

### The Apartments

Each apartment enjoys an open-plan kitchen, dining and living room with glazed French doors that open onto a garden terrace (ground floor) or glazed Juliet balcony (first floor), two or three double bedrooms and a main bathroom, with some master bedrooms also benefiting from an en suite shower room.

### The Townhouses

Each townhouse offers an abundance of light-filled living space. The ground floor forms the heart of the home featuring a large double gallery-style kitchen with utility, open-plan dining/living area and downstairs w/c. Delightful French doors open into a private rear garden. The first floor features two double bedrooms, one with en suite facilities, and main bathroom, while the second floor boasts a magnificent master bedroom complete with dressing area and spacious shower room.

### The Blok

24 Apartments

The Blok is a stylish contemporary four storey apartment building housing 24 one and two bedroom apartments. Created with modern lifestyles in mind, the bold 'modern industrial' design includes buff brick, statement metal and generous stretches of glass.

The building provides an impressive secure lobby, a secure car park/bike store and views of the landscaped open space. A video entry system will be in place for added security.

Entrance to the apartments is by lift or stairs at ground floor level from the residents' car park or at first floor level via an impressive secure lobby which is accessible from a new landscaped open space.

Six apartments are offered on each floor. All include a spacious open plan kitchen, dining and living space along with a choice of one or two double bedrooms.

The majority of apartments take advantage of the building's southerly aspect and feature full height windows and doors that open to a glazed Juliet balcony or a terrace (ground floor). Apartment three features a spacious private external terrace.

### The Works

Four live & work homes

The Works is an exciting new concept which will undoubtedly appeal to creative individuals looking to purchase a place to live and work. Innovative and inviting, The Works comprises four contemporary townhouses that incorporate a versatile work space on the ground floor.

Inspired by traditional mews, these live & work homes are built with brick, yet include a gabled roof, perforated brick detail and glazed balconies ensuring a fresh approach and modern appearance.

Each townhouse boasts a spacious self-contained workspace complete with storeroom and wc on the ground

floor, plus access to a private rear yard. The first floor features an open-plan kitchen, dining and living area that opens via bi-fold doors onto a private terrace, while the second floor provides two double bedrooms, one with en suite facilities, a single bedroom and main bathroom.

#### The Apartment

Located at the entrance to The Downs Quarter and enjoying an elevated point over Railway Street is The Apartment. This unique first floor apartment provides an open plan kitchen, dining and living room plus two spacious double bedrooms.

#### 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.

















Floorplans

