



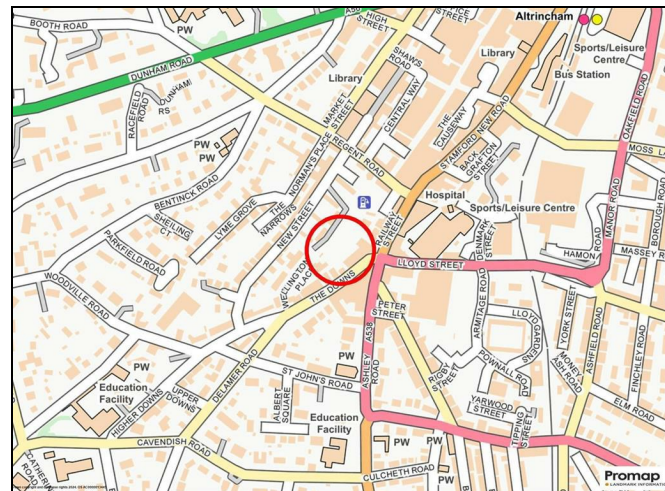
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INDEPENDENT ESTATE AGENTS

# location



INDEPENDENT ESTATE AGENTS

# 12 Lower Downs Court The Downs Altrincham, WA14 2QA



**\*\*\*70% 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.**

**ALL APARTMENTS ENJOY AN OPEN-PLAN LIVING, DINING AND KITCHEN SPACE, SOME OF THE GROUND FLOOR APARTMENTS FEATURE THEIR OWN OUTSIDE PATIO SPACE. SELECTED APARTMENTS FEATURE HIGH VAULTED CEILINGS AND FULL HEIGHT WINDOWS FILL THE APARTMENTS WITH LIGHT. PLUS THERE IS UNDERCROFT PARKING AVAILABLE TO PURCHASE.**

**A SUPERB DEVELOPMENT CAPTURING THE TOWN CENTRE LIFESTYLE**

**Available at 100% £270,000 and  
 Shared Equity 50% at £135,000**

# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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				(92 plus) A			
(81-91) B				(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	77	England & Wales		EU Directive 2002/91/EC	

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.

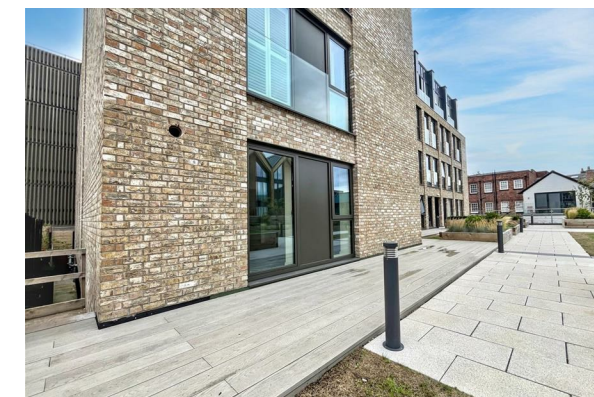
# in detail



Your Text Here



Your Text Here



Approx Gross Floor Area = 500 Sq. Feet  
= 46.5 Sq. Metres

