



www.theaddressaltrincham.com

REGENT ROAD - ALTRINCHAM - WA14 2YP





LUXURY APARTMENTS IN THE HEART OF ALTRINCHAM

The Address is a brand new residential offering in the vibrant market town of Altrincham, recently voted one of the best places to live in the North West by the Sunday Times.

OVERVIEW

The Address offers 36 exceptional apartments, all designed to provide the highest quality modern lifestyle in the centre of Altrincham. A meticulous attention to detail makes each home unique, and the unbeatable location in the heart of one of the UK's most exciting neighbourhoods makes The Address an unmissable opportunity.





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The Address

THE DEVELOPMENT



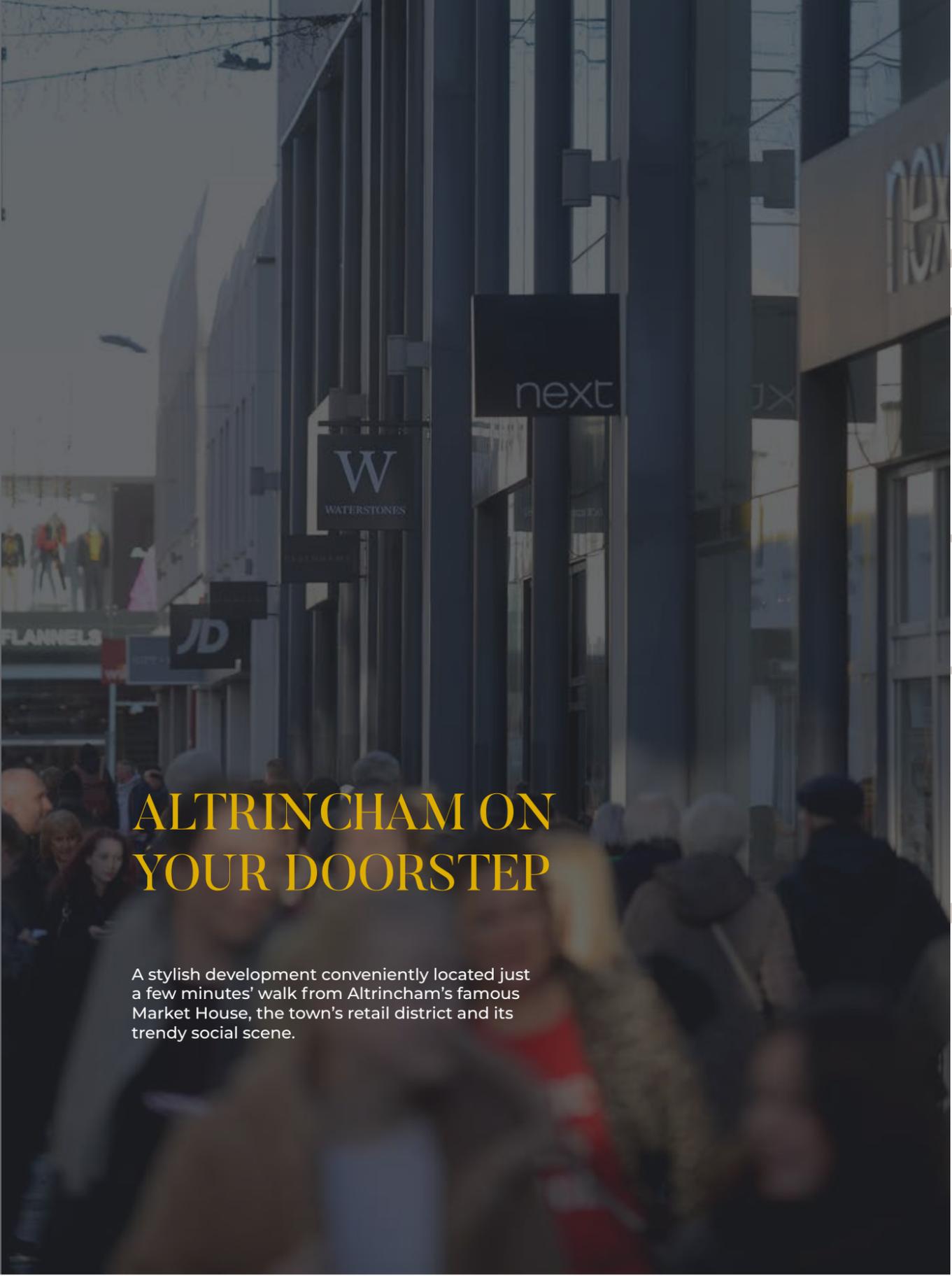
36 luxury apartments for sale



The apartments will sit within a stylishly landscaped environment with extensive parking and outdoor space.

- + Stylishly landscaped gardens
- + Five commercial units
- + Secure cycle storage
- + Extensive parking
- + Electric vehicle charge points





ALTRINCHAM ON YOUR DOORSTEP

A stylish development conveniently located just a few minutes' walk from Altrincham's famous Market House, the town's retail district and its trendy social scene.



KEY

- | | | |
|-------------------------|--------------------|--|
| 1. The Cheshire Tap | 7. Tesco Extra | 13. Outdoor Market |
| 2. Sainsburys/Starbucks | 8. Everyman Cinema | 14. Costa Coffee |
| 3. Vue Cinema | 9. The Con-Club | 15. Flannels |
| 4. Total Fitness | 10. Sugo | 16. Altrincham Health and Wellbeing Centre |
| 5. Toast Cafe | 11. Blanchflower | |
| 6. Two Brothers Coffee | 12. M&S | |

Voted one of the best places to live in the North West by The Sunday Times.

Social Hub

Altrincham has much to offer in the way of local amenities. Voted UK High Street of the Year in 2018, it boasts an eclectic mix of top high street brands, independent retail offerings, and a first-class bar and restaurant scene. Right in the heart of the town centre you'll also find a wellbeing centre and the award-winning Altrincham Market House, a lively, welcoming hub for locals and visitors that's home to craft & produce traders and an indoor food hall.

Local Escapes

While the Market House epitomises Altrincham's unique appeal as a suburban social hub, Dunham Massey National Trust Park presents an alternative day out for those looking to get away from the hustle and bustle. Less than a 10-minute drive from Altrincham town centre, Dunham Massey is famous for its ancient deer park and its historic estate.

Outstanding Education

Altrincham's reputation for education makes it an attractive prospect for families. The town has four grammar schools, all rated 'Outstanding' by the Government Office for Standards in Education (Ofsted).

Transport Links

The town also benefits from its exceptional transport network. Altrincham Interchange, redeveloped in 2015, comprises bus, train, and Metrolink stations, giving fast access to local metropolitan areas such as Manchester and Liverpool, along with the rest of the UK. Direct connections to the M56 and M6 also offer routes across the country. While Manchester Airport is just a 10-15 minute drive away and can also be reached via the Metrolink.





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SPECIFICATION

Every apartment has been carefully considered by the interior design team to create a sanctuary of luxury and style.

Features including bespoke kitchenware, quartz worktops, integrated white goods, Hans Grohe showers and baths, designer-engineered wooden flooring, highly efficient heating and much more make the homes at The Address second-to-none.



APARTMENT LAYOUT

TYPICAL 1 BED
APARTMENT TYPE 02



TYPICAL 2 BED
APARTMENT TYPE 09



GENERAL SPECIFICATION

Each apartment at The Address benefits from carefully-selected fixtures and fittings, along with bespoke features and a level of care you will not find anywhere else.

Kitchens

- + Bespoke crafted kitchen units
- + Contemporary worktops
- + One and a half bowl undermounted sink with single level monoblock mixer tap
- + Built in canopy extractor hood with lighting
- + Neff built in double oven
- + Neff Induction hob
- + Integrated dishwasher
- + Built-in fridge and freezer.

- + A Mechanical Ventilation and Heat Recovery System will be installed (MVHR) ensuring a continued supply of fresh filtered air into the apartment, and significantly improving the energy efficiency of the property
- + Sky or Virgin Media connection directly into each apartment
- + Cat 5 points provided in the living room and bedrooms
- + TV points in lounge and bedrooms
- + Low energy lighting throughout.

Security, Warranty, Communal Areas and General Info

Bedrooms, Bathrooms + En Suites

- + Most 2 and 3 bed apartments feature an en-suite shower room and a separate family bathroom with a bath and overhead shower. Some 2 beds have 1 shared bathroom without en-suite.
- + All 1 bedroom apartments have a bath and overhead shower.
- + Duravit basin and toilet
- + En-suites have an enclosed shower cubicle with a Hans Grohe shower
- + Bathrooms feature a steel bath with a separate Hans Grohe bath and overhead shower, plus a fitted shower screen

- + Accessible lift to all floors and entrance to the apartment through generous entrance lobby
- + Secure video entry system to each apartment
- + CCTV within the building and on the exterior
- + External lighting
- + Lift to all floors
- + 10-year structural warranty
- + Spectacular central atrium with feature internal landscaping
- + Stylishly landscaped gardens
- + The building will be managed by Living City of Manchester, a well-respected and very experienced managing agent

Flooring and Tiling

- + Designer engineered real wood flooring within the hall ways and living areas
- + Carpets to be provided within the bedrooms
- + Porcelain tiles within the kitchen areas
- + Bathrooms and shower rooms have fully tiled walls and tiled floors.

- + Our apartment block is designed to be a very low maintenance building with high levels of insulation for maximum heat retention and sound proofing
- + The apartments are to be sold on a long leasehold of 998 years subject to an annual ground rent which will equate to 0.1% of the purchase price of each apartment. This ground rent is reviewed every 10 years in line with RPI

Electrical and Heating

- + Highly efficient heating system with slimline electric panelled radiators which are both programmable, and can be operated remotely via an app



THE DEVELOPER



Having already completed many successful developments within the Altrincham area, Citybranch have established a very strong reputation both within the community and with leaders of Trafford Council.

- + Connaught Place Apartments - Hale Barns
- + Altrincham General Hospital
- + Altrincham Health & Wellbeing Centre

DESIGN TEAM

- + Project 3 Architects
- + SiSi Interior Design Consultancy
- + Planit Landscape Design



YOU'RE IN GOOD HANDS

Alliance Investments is a part of Property Alliance Group (Alliance), Manchester's leading cross-sector developer, with £400m of developments currently underway or in the pipeline.

Established for three decades, Alliance is committed to producing award-winning developments which stand the test of time. Our determination to inspire, scrupulous attention to detail and the specialist expertise of our team allow us to constantly raise the bar.

Whether you decide to sell, rent or live in your property, Alliance Investments are on hand to help secure your return on investment. Offering an excellent, multilingual, client-friendly service, they can manage the whole process from start to finish supporting you every step of the way.



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