

ASHLEY HOUSE

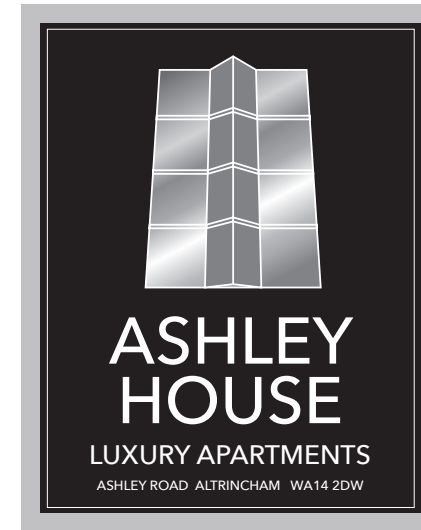
LUXURY APARTMENTS

ASHLEY ROAD ALTRINCHAM WA14 2YL

AN EXCLUSIVE DEVELOPMENT OF 36 LUXURY APARTMENTS WITH PARKING
IN THE HEART OF ALTRINCHAM

JONES
HOMES

NEW RESIDENTIAL LANDMARK BUILDING



Ashley House offers 36 luxury apartments with the availability of allocated car parking spaces.

Situated in a well-connected location, directly within the bustling town centre of Altrincham, the apartments have been designed to perfection and created to provide a high standard of accommodation with a range of high-quality fittings and finishes.

The living area comprises a 'light and airy' open plan lounge with large aspect windows with the kitchen having fully fitted high gloss units with a range of integrated appliances and 'microstone' worktops & splash-backs.

The tiled bathrooms are modern in design and incorporate white sanitary-ware and an integrated vanity unit with full width mirror above. The bedroom is contemporary and ready for the occupier to dress in a style of their own choosing.





The photographs are shown for style only

PERFECTING EVERY LAST DETAIL

Ashley House has been designed with high quality specification and finishes in mind to ensure that your new home is also a sound investment.

General

Secure entrance reception
Lift to all floors
Double glazed UPVC windows
Grey limed oak vinyl flooring throughout
(Bedroom flooring by owner)
Contemporary white internal feature doors
Brushed stainless steel door handles and switches
LED downlights to kitchen and living area

Kitchens

Fully fitted contemporary high gloss kitchens
'Microstone' worktops and splash-backs
Under cupboard lighting
Bosch integrated oven and hob
Retractable cooker extract
Stainless steel underslung sink and chrome mixer tap
Integrated dishwasher and fridge (no dishwasher in 6,15,24 & 33)

Bathroom suites

Modern contemporary bathroom suite
Tiled walls
'L' shaped combined shower / bath with glazed shower screen
Thermostatic shower with separate controls
Heated towel rail
Full width mirror above vanity unit
Shaver / electric toothbrush socket
Glass shelving

Heating and ventilation

Electric heating with individual thermostatic control
Heated towel rail to bathroom
Openable windows (with restrictors)

Audio Visual

Wired to receive HD television and satellite to both lounge and bedrooms
Telephone points to lounge and bedrooms

Security

Video door entry system linked to main building entrance
Multi point locking system to individual apartment entrance doors with spy holes
Individual lockable post boxes at ground level

Externally

Vehicular barrier Access/Egress with fob
Allocated car parking available
Covered cycle Shelter
Communal bin compound

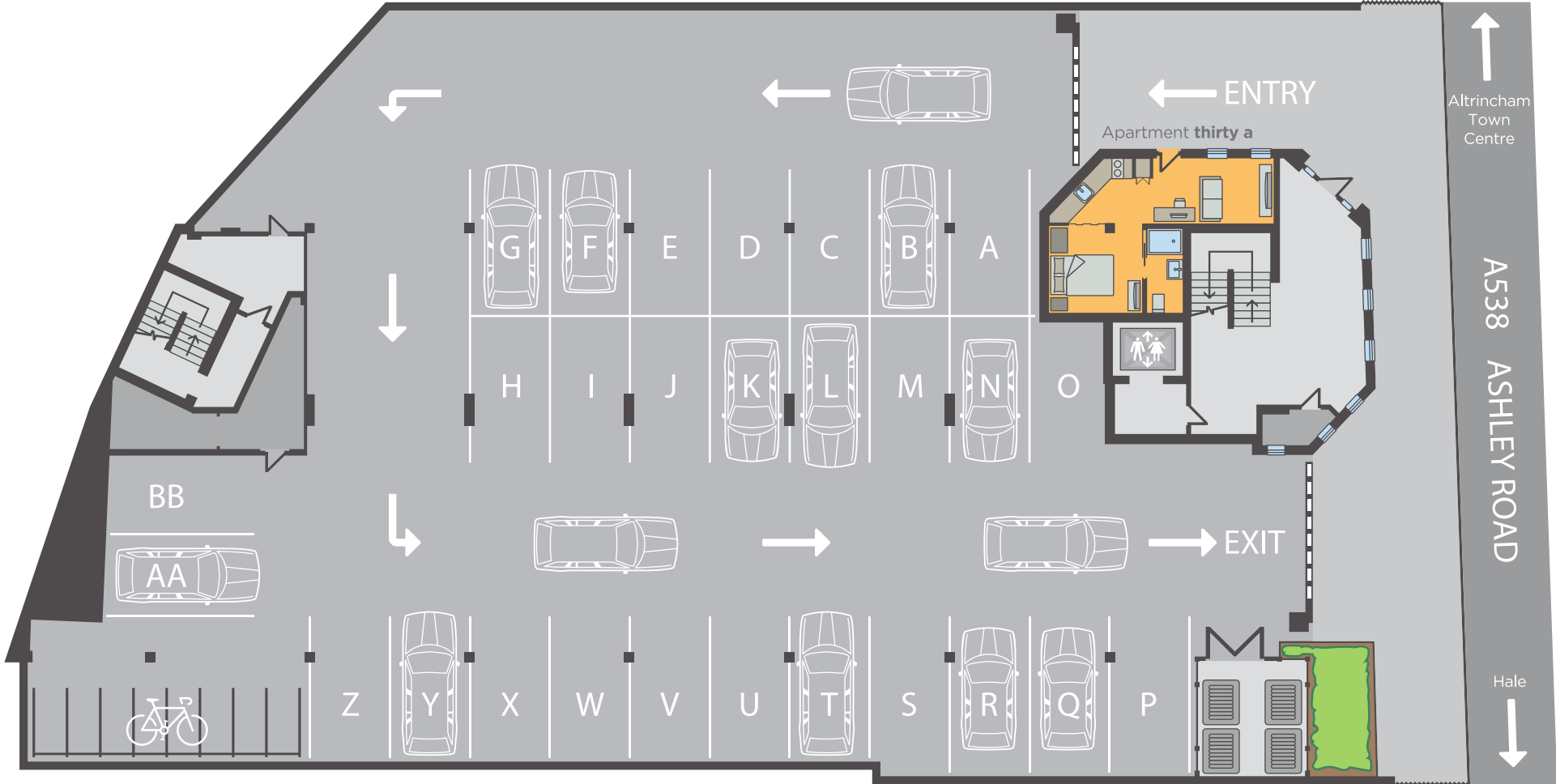
Warranty

10 year 'Checkmate' construction warranty.

Please note that this specification is indicative and may be subject to change.

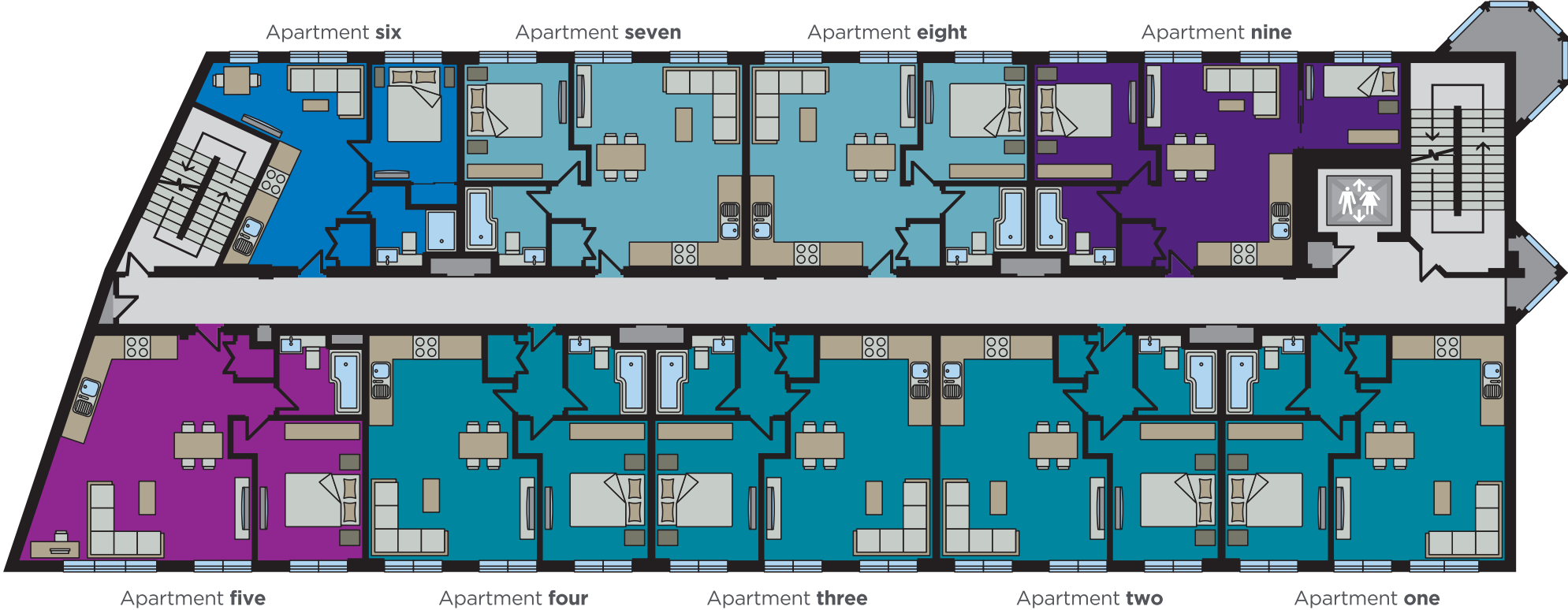


GROUND FLOOR PLAN



Apartment **thirty a** 242 sq.ft. (22.5 sq.m.)

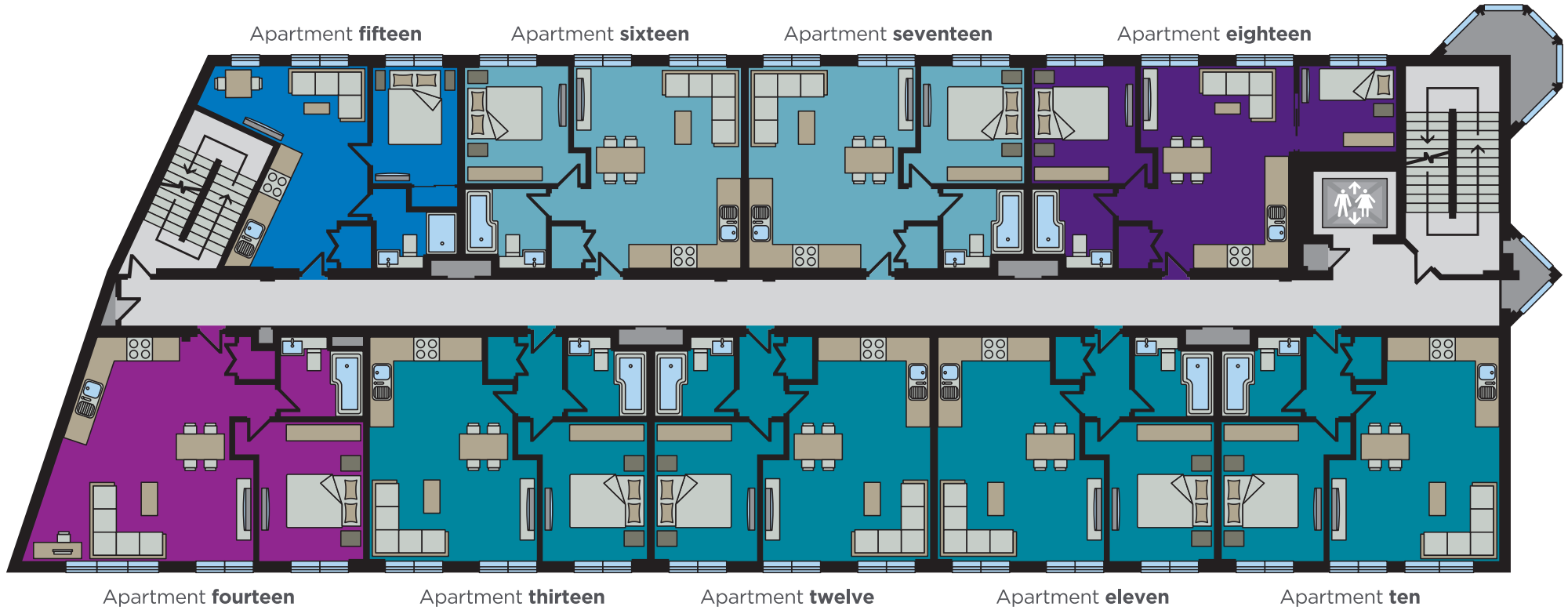
FIRST FLOOR PLAN



Apartment one	445 sq.ft. (41.4 sq.m.)
Apartment two	442 sq.ft. (41.1 sq.m.)
Apartment three	441 sq.ft. (41.0 sq.m.)
Apartment four	441 sq.ft. (41.0 sq.m.)
Apartment five	487 sq.ft. (45.3 sq.m.)

Apartment six	314 sq.ft. (29.2sq.m.)
Apartment seven	396 sq.ft. (36.8 sq.m.)
Apartment eight	397 sq.ft. (36.9 sq.m.)
Apartment nine	438 sq.ft. (40.7 sq.m.)

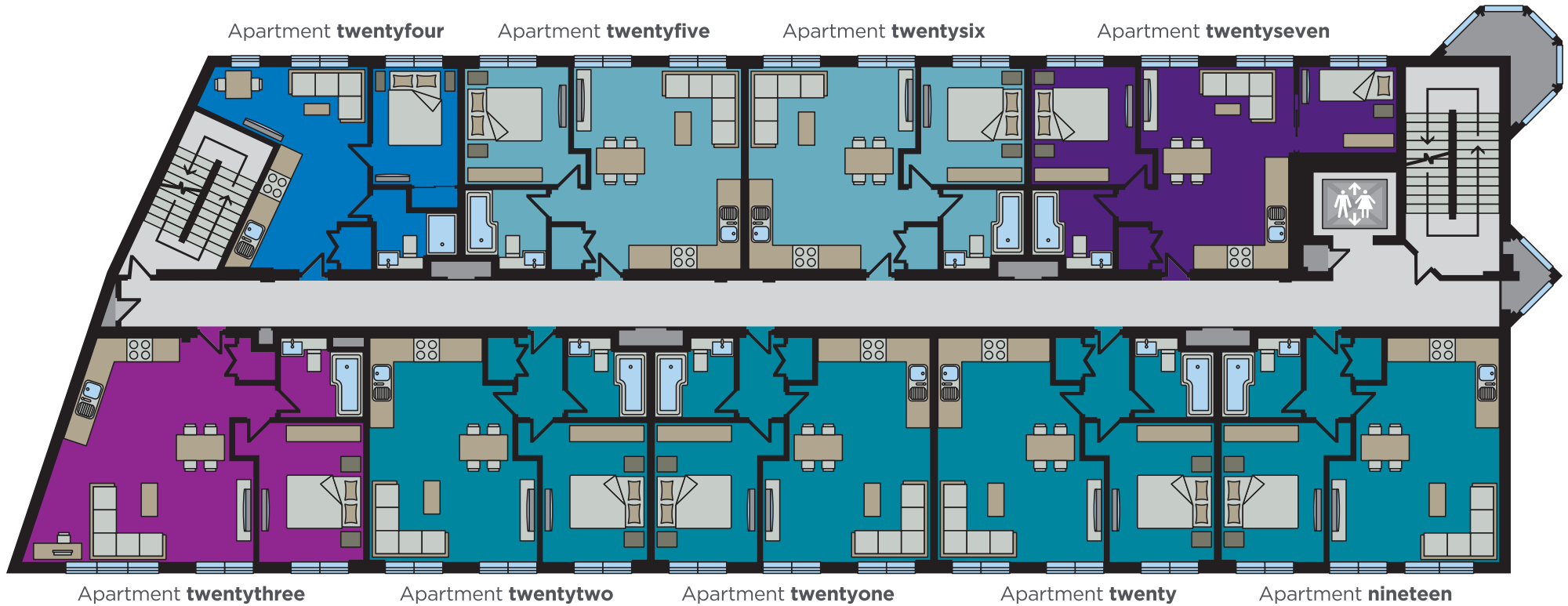
SECOND FLOOR PLAN



Apartment ten	445 sq.ft. (41.4 sq.m.)
Apartment eleven	442 sq.ft. (41.1 sq.m.)
Apartment twelve	441 sq.ft. (41.0 sq.m.)
Apartment thirteen	441 sq.ft. (41.0 sq.m.)
Apartment fourteen	487 sq.ft. (45.3 sq.m.)

Apartment fifteen	314 sq.ft. (29.2sq.m)
Apartment sixteen	396 sq.ft. (36.8 sq.m.)
Apartment seventeen	397 sq.ft. (36.9 sq.m.)
Apartment eighteen	438 sq.ft. (40.7 sq.m.)

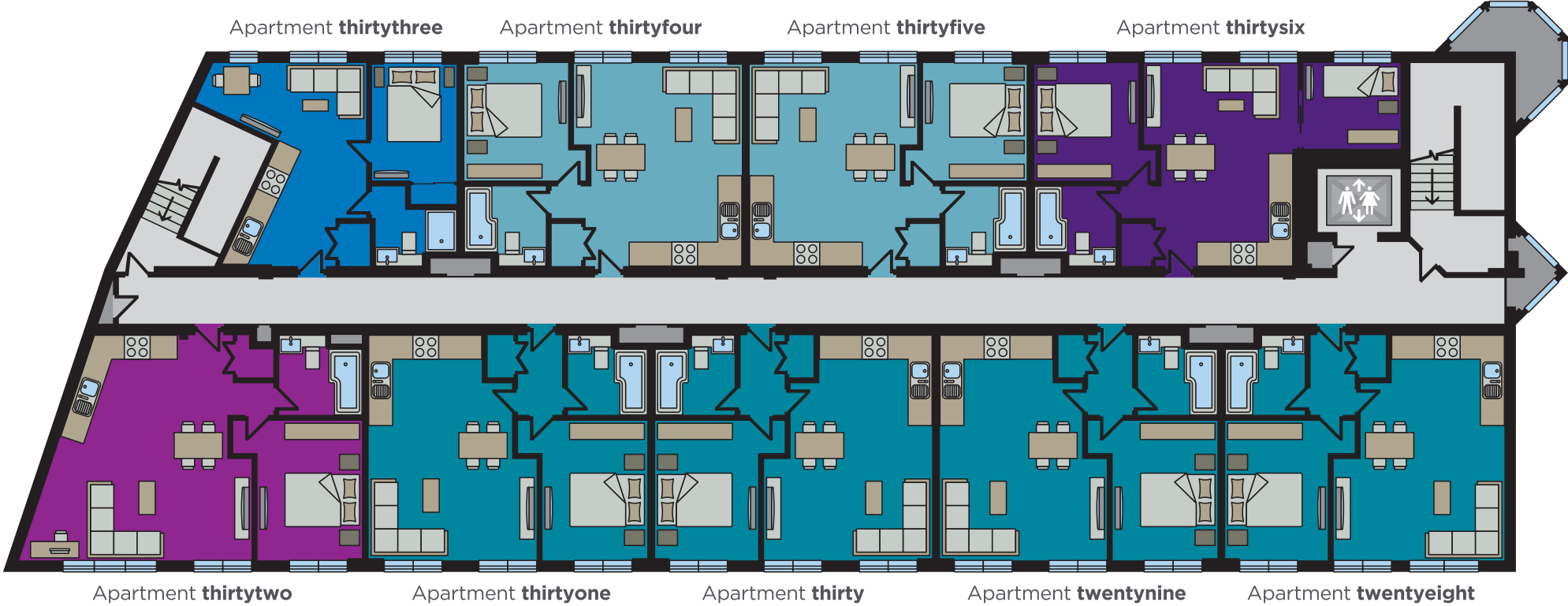
THIRD FLOOR PLAN



Apartment nineteen	445 sq.ft.	(41.4 sq.m.)
Apartment twenty	442 sq.ft.	(41.1 sq.m.)
Apartment twentyone	441 sq.ft.	(41.0 sq.m.)
Apartment twentytwo	441 sq.ft.	(41.0 sq.m.)
Apartment twentythree	487 sq.ft.	(45.3 sq.m.)

Apartment twentyfour	314 sq.ft.	(29.2sq.m)
Apartment twentyfive	396 sq.ft.	(36.8 sq.m.)
Apartment twentysix	397 sq.ft.	(36.9 sq.m.)
Apartment twentyseven	438 sq.ft.	(40.7 sq.m.)

FOURTH FLOOR PLAN



Apartment twentyeight	445 sq.ft.	(41.4 sq.m.)
Apartment twentynine	442 sq.ft.	(41.1 sq.m.)
Apartment thirty	441 sq.ft.	(41.0 sq.m.)
Apartment thirtyone	441 sq.ft.	(41.0 sq.m.)
Apartment thirtytwo	487 sq.ft.	(45.3 sq.m.)

Apartment thirtythree	314 sq.ft.	(29.2sq.m)
Apartment thirtyfour	396 sq.ft.	(36.8 sq.m.)
Apartment thirtyfive	397 sq.ft.	(36.9 sq.m.)
Apartment thirtysix	438 sq.ft.	(40.7 sq.m.)

LOCAL AMENITIES

Ashley House is located directly in the centre of the highly desirable and ever popular town of Altrincham.

Metres from the doorstep, the town centre benefits from its famous markets, a vast array of quality shops, bars and restaurants including high street brands and eclectic independents. Major food stores, gyms, a cinema and an ice-skating rink are a stone's throw away.

Within a short walking distance there are a range of exceptional public transport links with bus, train and Metrolink services located at the nearby multimodal interchange with direct access to Manchester and beyond.

The motorway network and Manchester International Airport are within close proximity along with world famous sporting and concert venues. Media City UK and the Trafford Centre are within easy reach along with renowned Cheshire 'hotspots' of Hale, Knutsford, Wilmslow and Alderley Edge.

A country stroll can be enjoyed at nearby Dunham Massey and also Tatton Park.

The area is also well renowned for its outstanding local schools.





BUSTLING TOWN CENTRE

SUGO
PASTA KITCHEN

For bookings, menus and latest news visit;
www.sugopastakitchen.co.uk





Buying a Jones home is easier than you think

- 1 Reserve your new apartment**

As soon as you complete a reservation form and pay the reservation fee, we will take your new apartment off the market. This secures your property for a fixed period of time.
- 2 Apply for a mortgage**

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.
- 3 Appoint a solicitor**

Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. You will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.
- 4 Exchange and complete**

Your solicitor will handle the legal side of your purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to our Sales Advisors.
- 5 Move in**

Following legal completion you can collect your keys from the Sales Advisor who will accompany you to your new apartment.



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- Enjoy better rates on a 75% mortgage
- 100% of your new home is all yours



A reputation you can trust

THE EMERSON GROUP

With its headquarters in Cheshire, The Emerson Group is a National and International Property Company with assets exceeding £1 billion. The Emerson Group is a full design and build, development, leasing and portfolio management company. Developments include residential schemes, hotels, cinemas, golf courses, football stadiums, major out of town shopping centres and resorts worldwide and also seven million square feet of commercial properties.

Established over fifty five years ago, The Emerson Group is recognised as one of the UK's foremost family-owned private property development companies. Acknowledged leaders for quality, design, flexibility, attention to detail and continual improvement in building standards, The Emerson Group has grown steadily over the years through its professional approach to the industry and high calibre of service.

The Emerson Group has three principal operating divisions:

**JONES
HOMES**

The Residential Division - (Jones Homes) currently constructs approximately 500 houses a year all over the UK and has acquired an enviable reputation for building homes of character and individuality in highly desirable locations. Its portfolio comprises apartment schemes, town houses, conversions and detached properties. Regional offices are located in Kent, Lancashire, Yorkshire and Cheshire. Visit www.jones-homes.co.uk

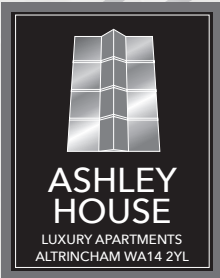
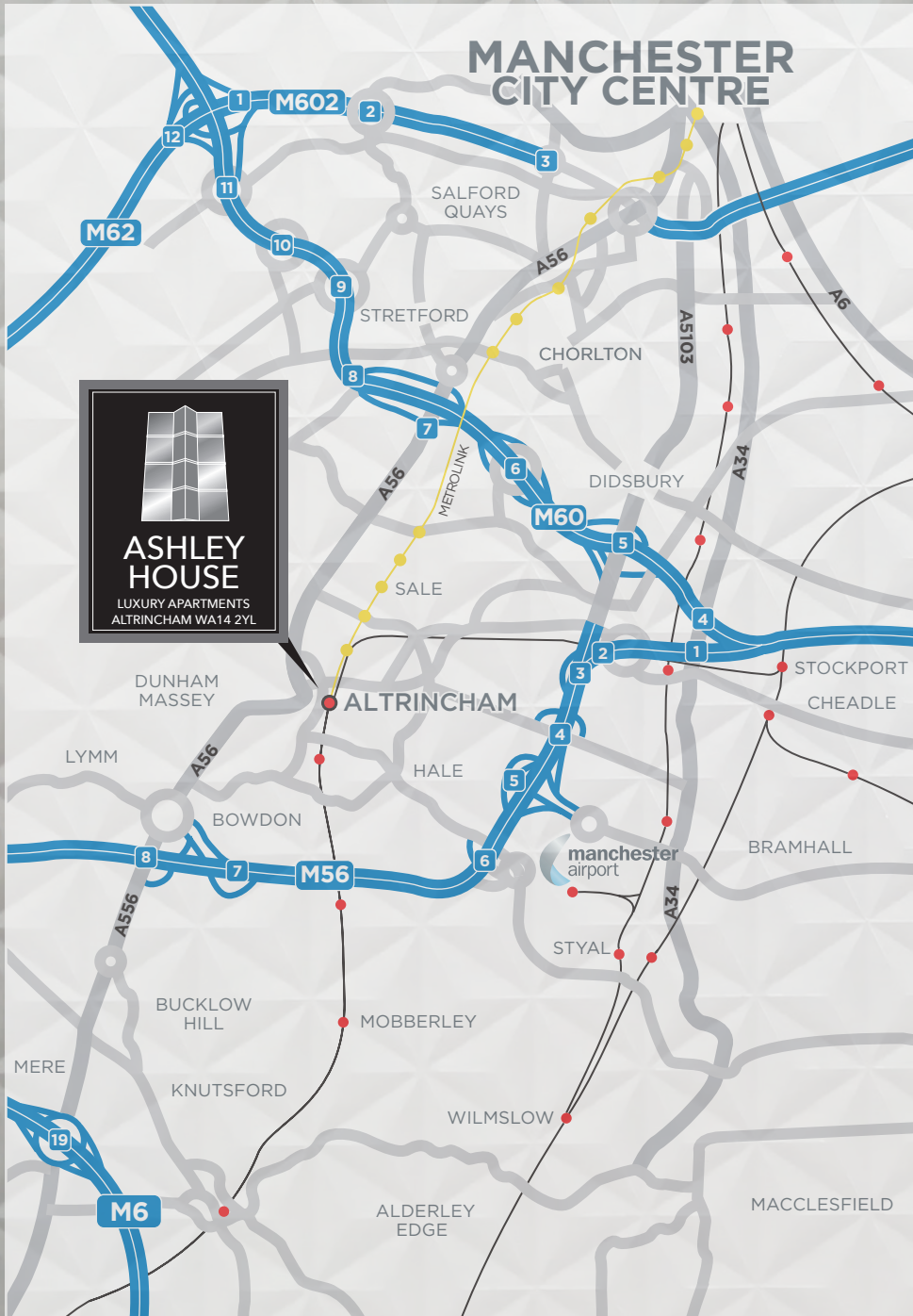
**Orbit
Developments**

The Commercial Division - (Orbit Developments) has through development and acquisition created a balanced portfolio with more than eight million square feet of commercial office, industrial and retail parks including the UK's largest out of town retail and leisure park at Middlebrook, Bolton. Visit www.orbit-developments.co.uk

**Emerson
INTERNATIONAL**

The International Division - (Emerson International) In the USA The Emerson Group is developing the Eagle Creek Golf Course community in Orlando, extending to 1300 acres including over 3000 houses, villas and apartments and more recently Twin Lakes active over 55's development comprising in excess of 2000 houses. In addition the Portfolio has expanded to include over 1 million square feet of offices and prestigious condominiums in Orlando as well as the master-planned 'CentrePointe on The Park' in Altamonte Springs, Florida. Developments in Portuguese Algarve include the luxury beach-front development 'Jardim Do Vau', Oásis Parque Country Club in Portimão, Lakeside Country Club in Quinta do Lago and Boavista Golf and Spa Resort in Lagos. These developments offer resort style living with indoor and outdoor pools, spas, recreation centres, restaurants, bars, beaches and magnificent championship golf course. Visit www.emerson-us.com and www.boavistagolf.com





MANCHESTER CITY CENTRE



METROLINK

Sale	9 mins
MCR Deansgate	22 mins
MCR Piccadilly	32 mins



BUS

Manchester Airport	17 mins
Wilmslow	36 mins
Manchester city centre	55 mins



TRAIN

Stockport	17 mins
Manchester Piccadilly	31 mins
Chester	1 hour



DRIVE

Manchester Airport	11 mins
Sale	15 mins
Wilmslow	16 mins
Manchester city centre	25 mins

ROAD LINKS

A56	2 mins
M56	5 mins
M60	15 mins



WALK

Transport Interchange	6 mins
Retail Quarter	6 mins
Altrincham Market	7 mins

ALL ENQUIRIES

07929 064913

sales.ashleyhouse@emerson.co.uk



Part of The Emerson Group

www.jones-homes.co.uk

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03 / 2022