





Situated in one of the North West's most prestigious postcodes, Highbank is nestled within the residential setting of Green Walk in Bowdon, on the doorstep of leafy Hale village and the bustling Altrincham town centre. Manchester city centre, which offers an array of designer shops and boutiques, culture and a lively nightlife, is also easily accessible.





## 🌀 Highbank - Greenwalk

Originally built in 1861, Highbank is situated within the residential setting of Bowdon. An area once home to the 'Merchant Princes' of Manchester, opulent houses and impressive mansions from the Victorian period are on display on every corner. This prestigious enclave forms part of the prominent and esteemed Dunham Massey Estate.

The development – designed by Ollier Smurthwaite – brings the property into the 21st century, with contemporary finishes and layouts, while honouring the building's heritage by enhancing its existing period features. Each individual property is unique and has been carefully designed to the highest standards.





## — BOWDON —

Set in the heart of a conservation area, the charming village of Bowdon boasts a host of heritage and listed buildings, creating an unrivalled setting for this luxury development. Bowdon was established in the 1840s, when it became an affluent residential hub. It has a rich history of development, from beautiful buildings and monuments, to picturesque public spaces.









## HALE & ALTRINCHAM

Highbank is a mere stone's throw away from leafy Hale and the bustling town centre of Altrincham, with an array of fantastic amenities on its doorstep. Residents can enjoy fine dining at Victor's, eat al fresco at Piccolino in Hale or indulge in Altrincham Market's culinary delights and artisan offerings. The locale also benefits from some of the region's finest grammar schools.







## — DUNHAM MASSEY —

Set in a charming rural location, Bowdon is on the doorstep of the grand Dunham Massey estate, previously owned by the seventh Earl of Stamford and Warrington and since bequeathed to the National Trust. Green Walk once provided the route for the seventh Earl from his home, the enchanting Dunham Massey Hall, to St Mary's Church, which still stands proudly opposite Highbank today. The nearby parklands of the Hall offer the perfect setting to enjoy the beauty of the Cheshire countryside.









## — MANCHESTER —

Within striking distance of Manchester city centre and the airport, Highbank is perfectly situated to benefit from excellent travel links, enabling you to enjoy the city's designer shops, fine dining restaurants, exclusive bars, live music venues and cultural hotspots. From high-end boutiques and art galleries, to MediaCityUK and sporting venues, Manchester really does have something for everyone.



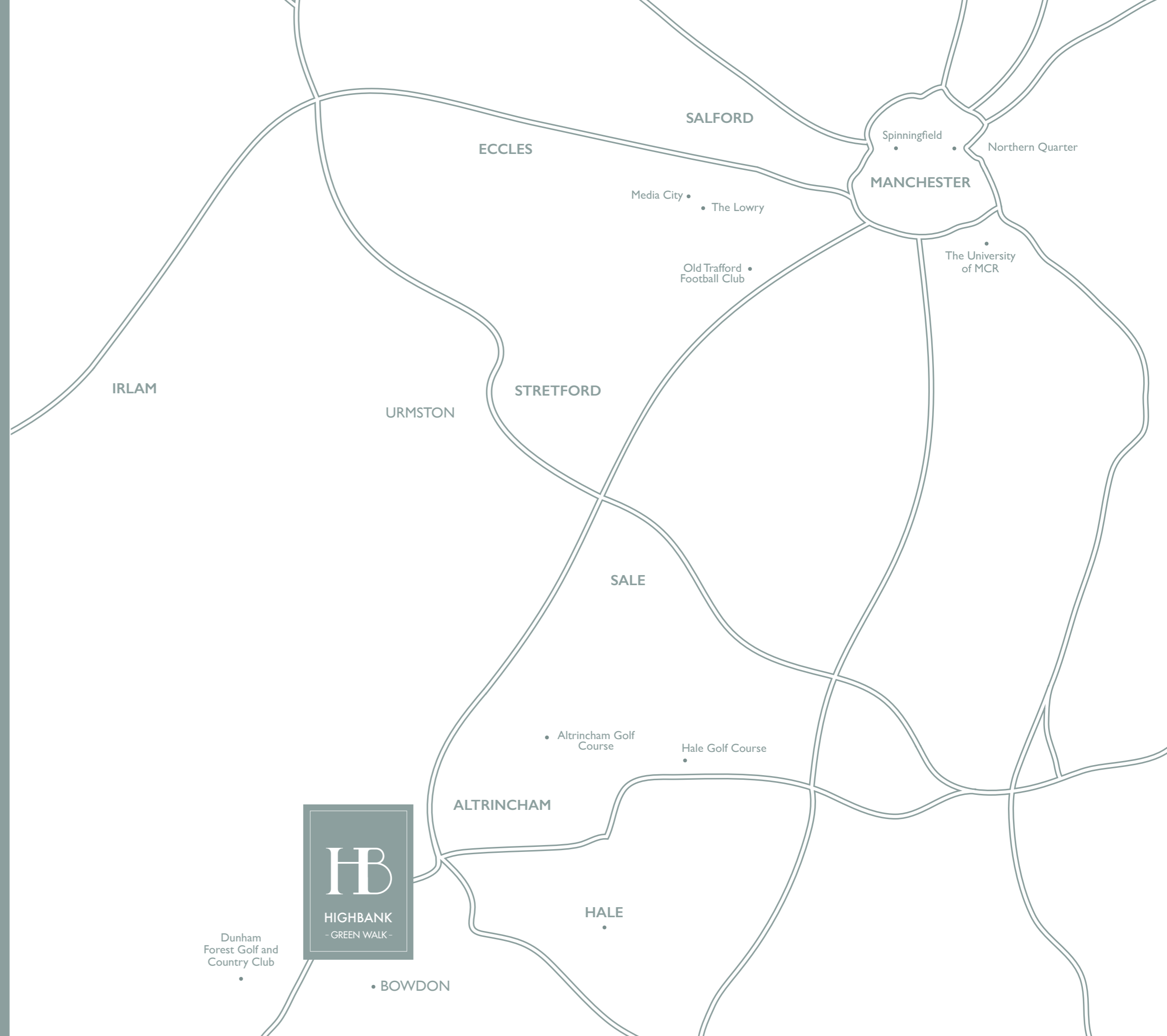






BOWDON

HALE & ALTRINCHAM







## Interiors

This distinctive Victorian building and its modern additions combine beautiful period features with opulent contemporary design of the highest quality. Highbank offers the best in luxury in the most salubrious of environments. Its grounds are bathed in mature greenery, with plentiful parking and immaculately landscaped courtyards providing an idyllic setting.







## ☯ Interiors

The design has been carefully considered to provide generous living space, where rich heritage meets high-end modern luxury. Each home is truly unique with a variety of layouts and amenities to suit all needs. High ceilings, open-plan living and spacious communal areas create a sense of openness.

Fitted bespoke bathrooms and kitchens boasting the finest finishes and highest quality appliances reflect the splendour of the development.







### ☞ Working with you

The specification of Highbank has been carefully considered to create homes of opulence, but the team are keen to engage with purchasers who want to create a truly unique and personal home designed to suit their needs and tastes. We can work with you or perhaps your chosen interior designer to select distinctive finishes and create unique spaces tailored to your preferences.





# External Aerial View

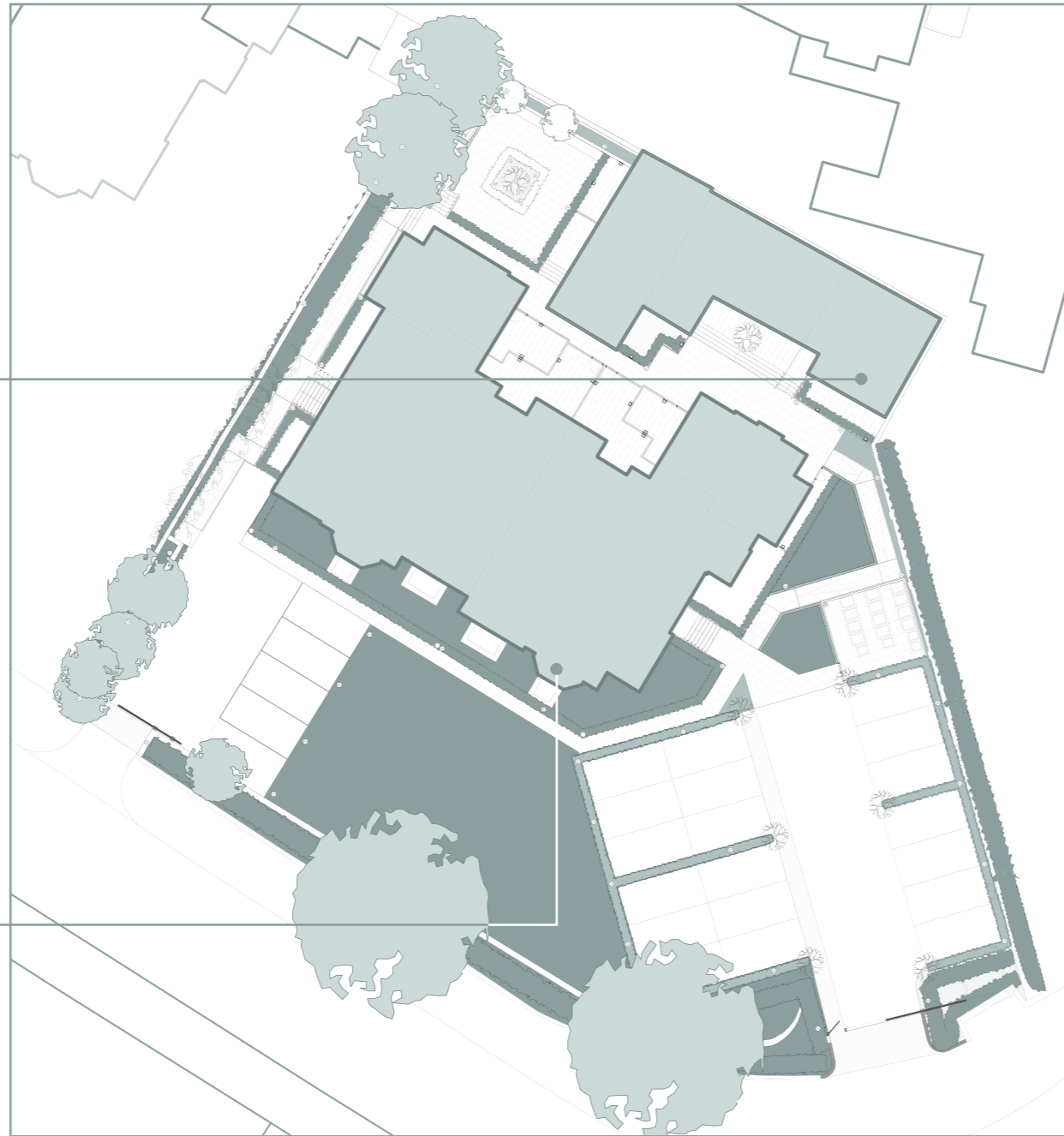
Coach House



Highbank

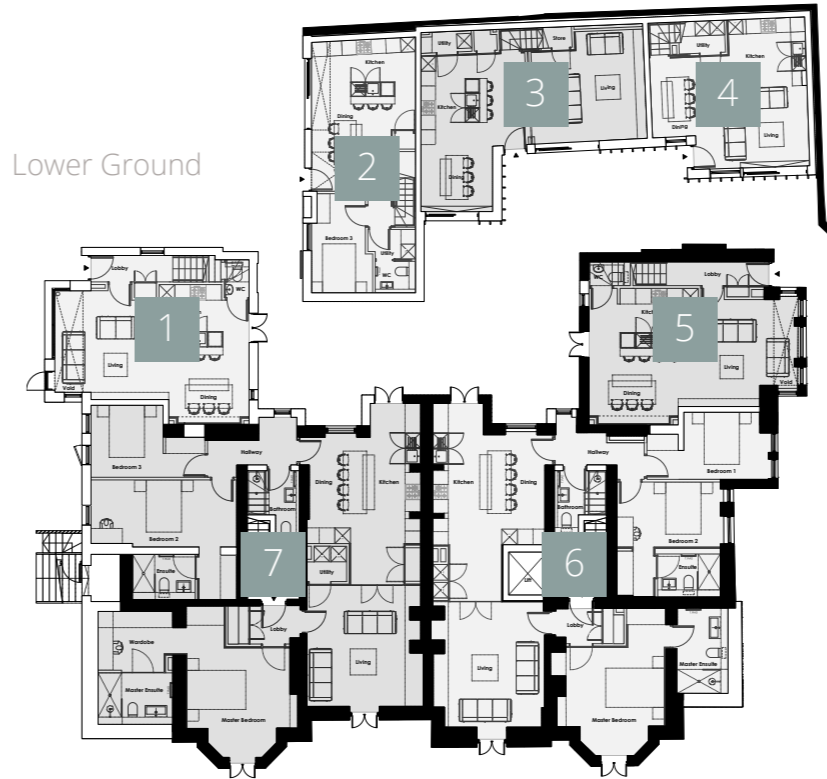


External ariel view

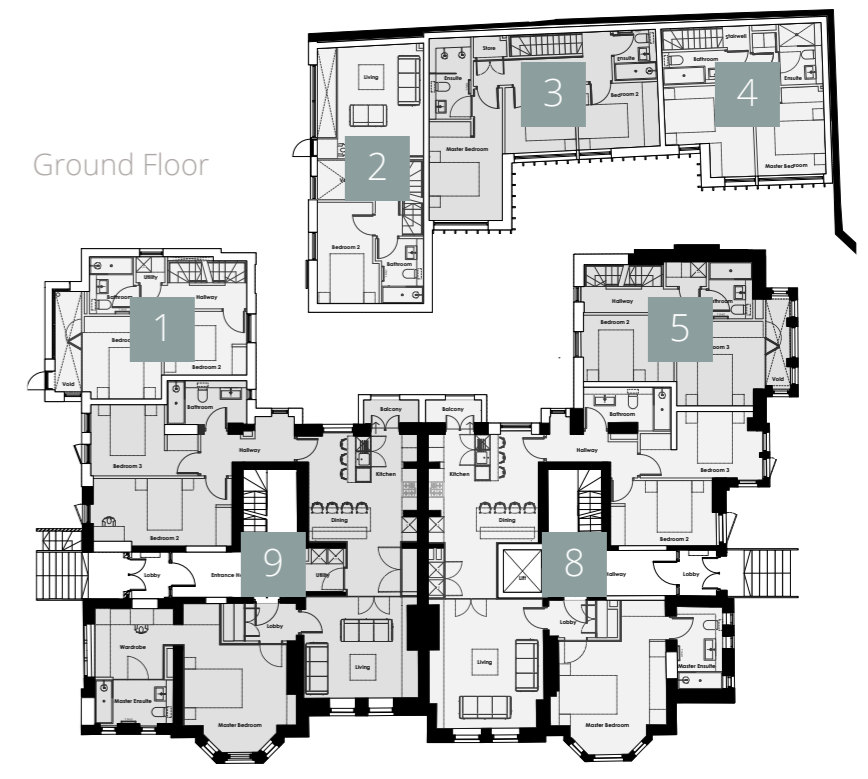


# Internal Aerial View

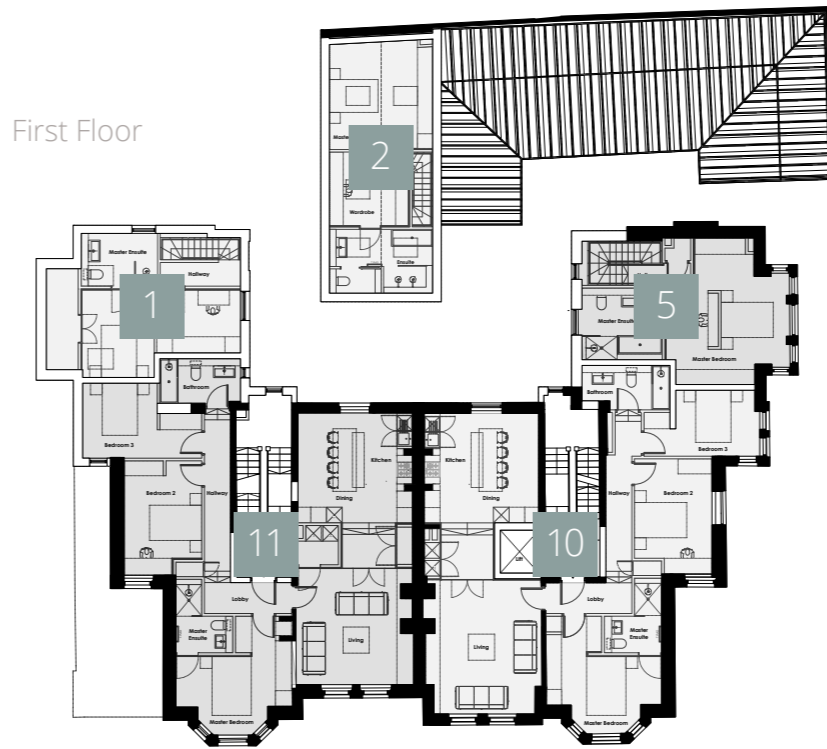
Lower Ground



Ground Floor



First Floor



Penthouse



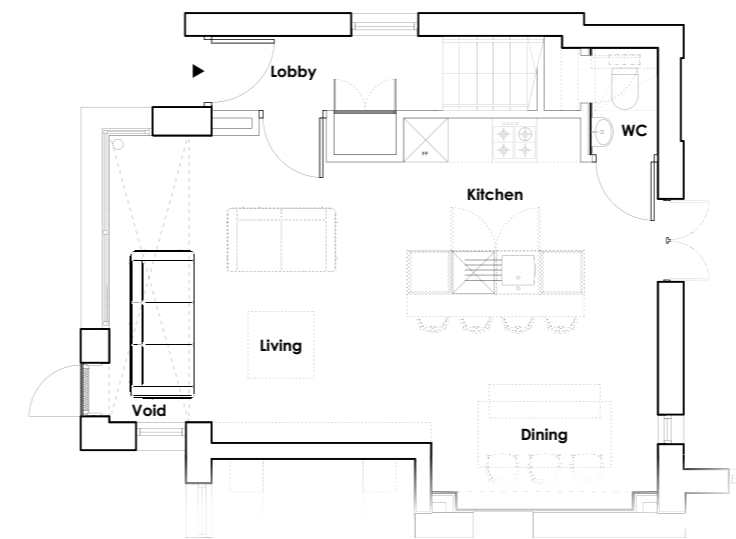




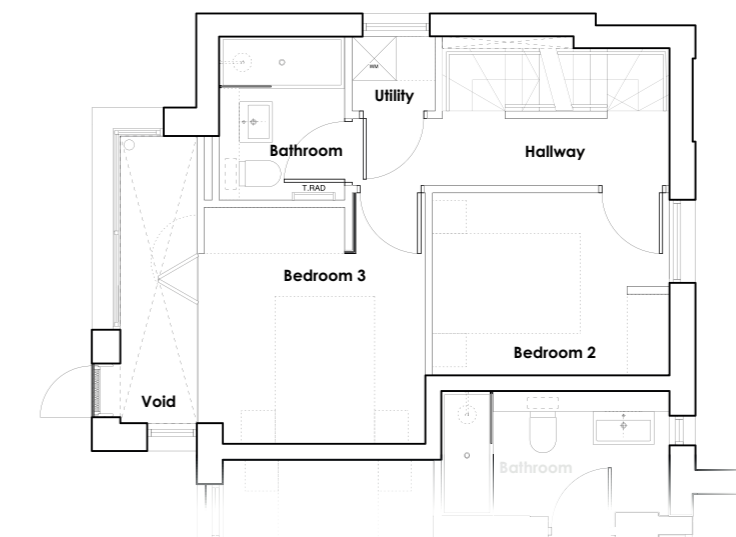
## 🌀 No.1 Townhouse

This spacious three-storey townhouse is comprised of three bedrooms, a master bathroom and a modern, open-plan kitchen, living and dining space. The master bedroom – complete with a large en suite and dressing area – is situated on the top floor. Throughout, the stairs are finished with the finest oak cladding, while to the exterior the property benefits from private entrances and a timber-decked sunken garden.

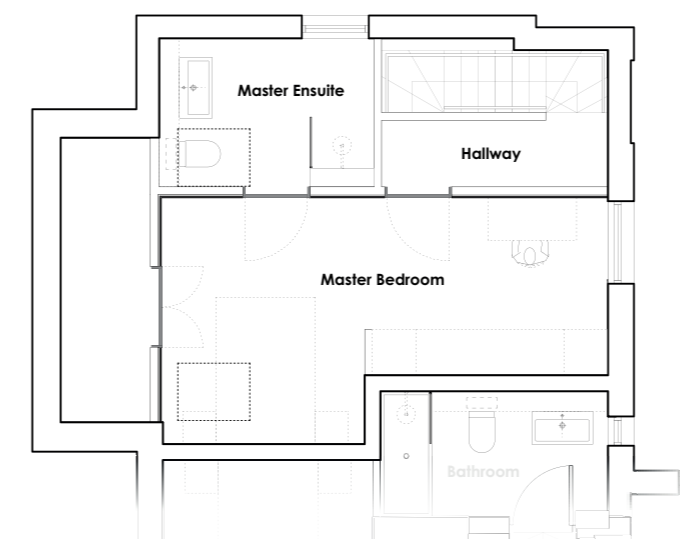
Lower Ground



Ground Floor



First Floor



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchens featuring high-gloss handleless doors
- Compact worktop and splash backs
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge, freezer and microwave
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Private entrances
- Sunken garden
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
- Security fob (or similar) access control to building entrance
- Further specification enhancements available.

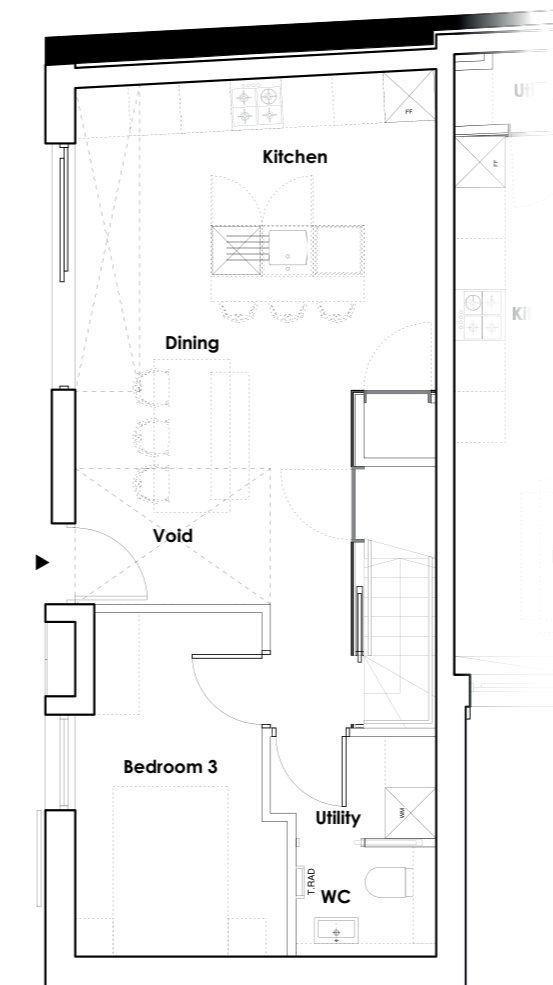




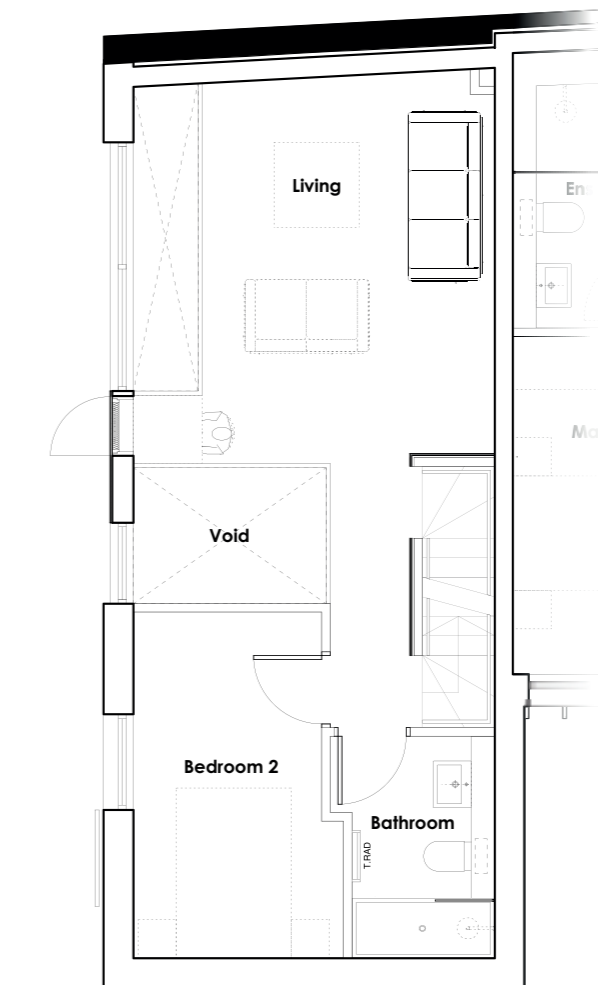
## 🏡 No.2 Coach House

The stylish three-storey coach house comprises three bedrooms, a master bathroom and a modern open-plan kitchen, living and dining space. The master bedroom – complete with a large en suite and dressing area – is situated on the top floor. Throughout, the stairs are finished with the finest oak cladding, while to the exterior the property benefits from a private entrance and a timber-decked, sunken garden.

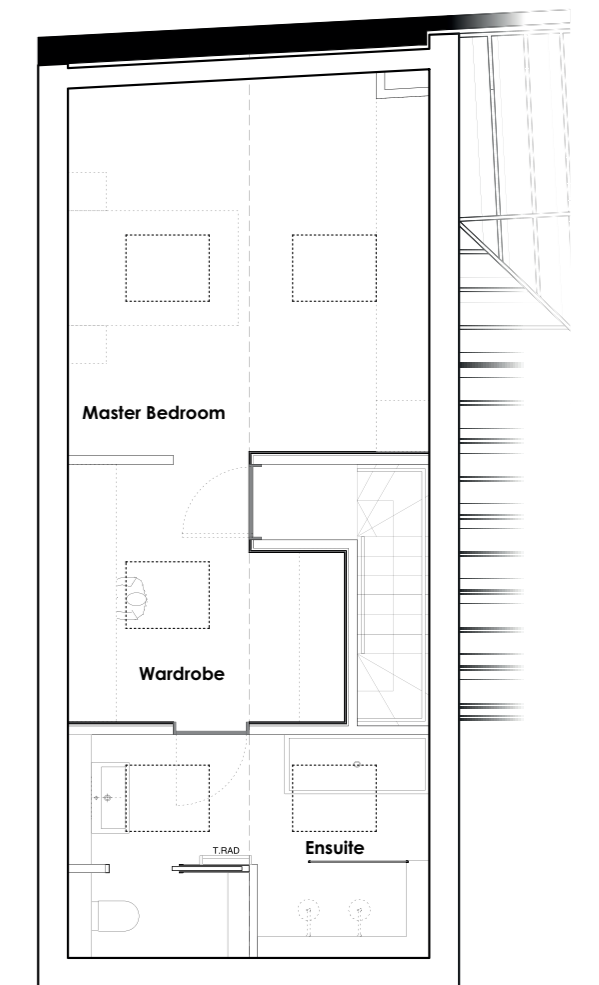
Lower Ground



Ground Floor



First Floor



## 🏡 Features

### Bathrooms and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchens featuring high-gloss handleless doors
- Compac worktop and splash backs
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge, freezer and microwave
- Quooker Pro 7 fusion hot water tap.

### Features and Finishes:

- Farrow & Ball painted T&G timber wall cladding
- Private entrance and sunken garden
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens.

### Technology and security:

- ELAN home automation, system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
- Security fob (or similar) access control to building entrance
- Further specification enhancements available.

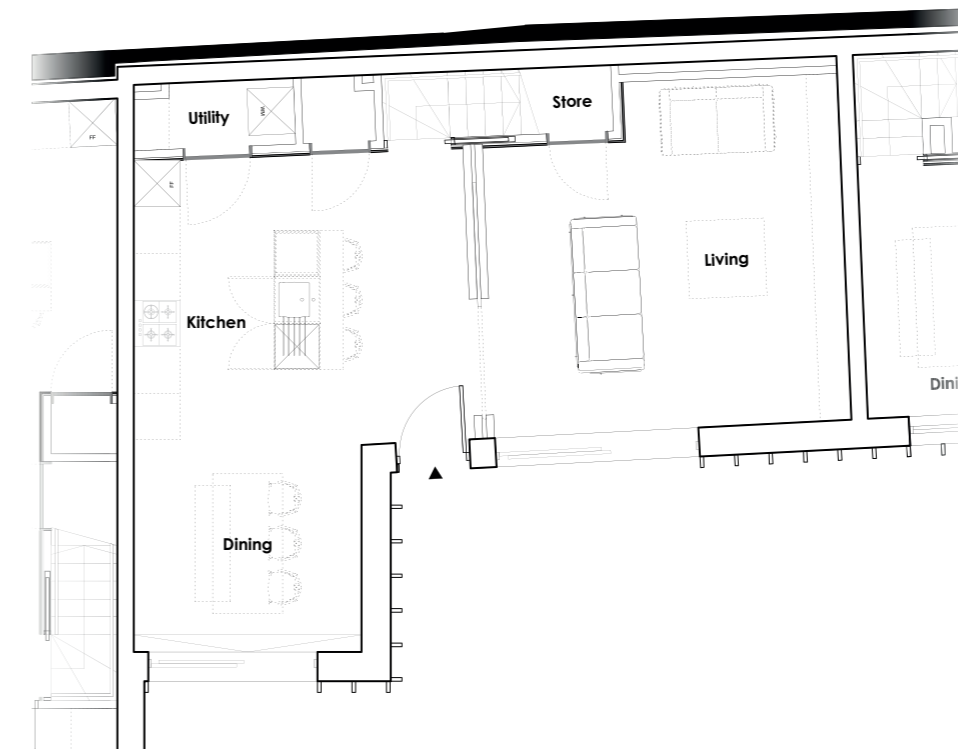




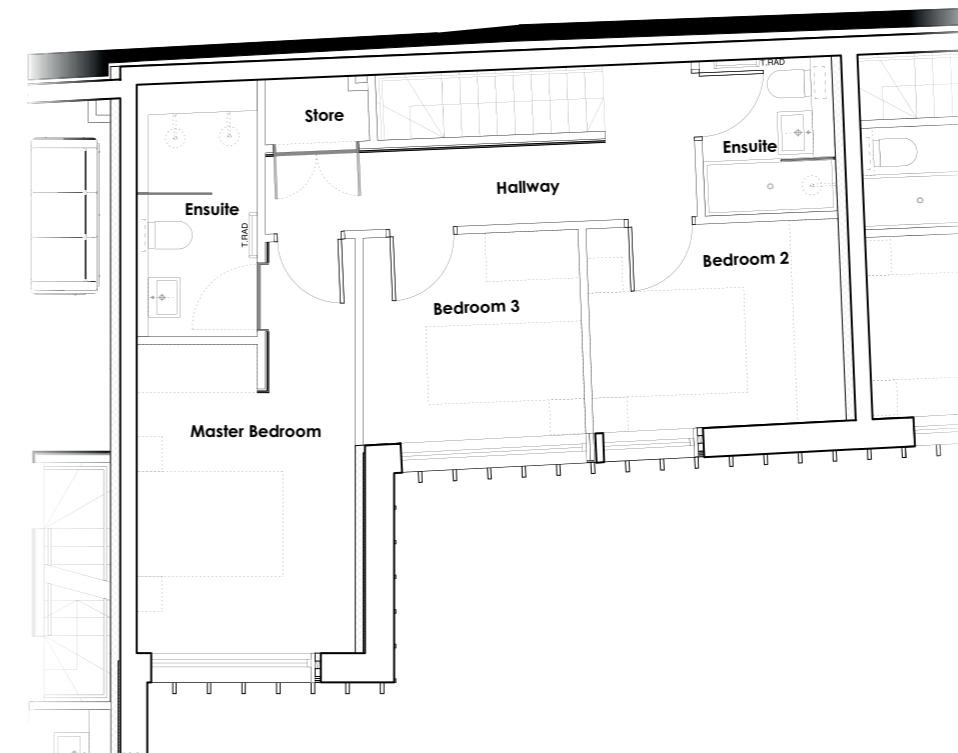
## 🏡 No.3 Mews House

This stunning mews house is derived from the historic landscape – combining heritage style with a contemporary glasshouse, which represents the unique legacy of the Victorian and Edwardian society. Externally, the timber-clad property can be accessed via a private entrance. The three-bedroom property exudes openness with high ceilings and large windows. The property offers a spacious open-plan kitchen, living and dining space, a family bathroom and the master bedroom features an en suite.

Lower Ground



Ground Floor



## 🏡 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary designer kitchens featuring high-gloss handleless doors
- Compac worktop and splash backs
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge, freezer and microwave
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Private entrance and sunken gardens
- Farrow & Ball painted T&G timber wall cladding
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
- Security fob (or similar) access control to building entrance
- Further specification enhancements available.

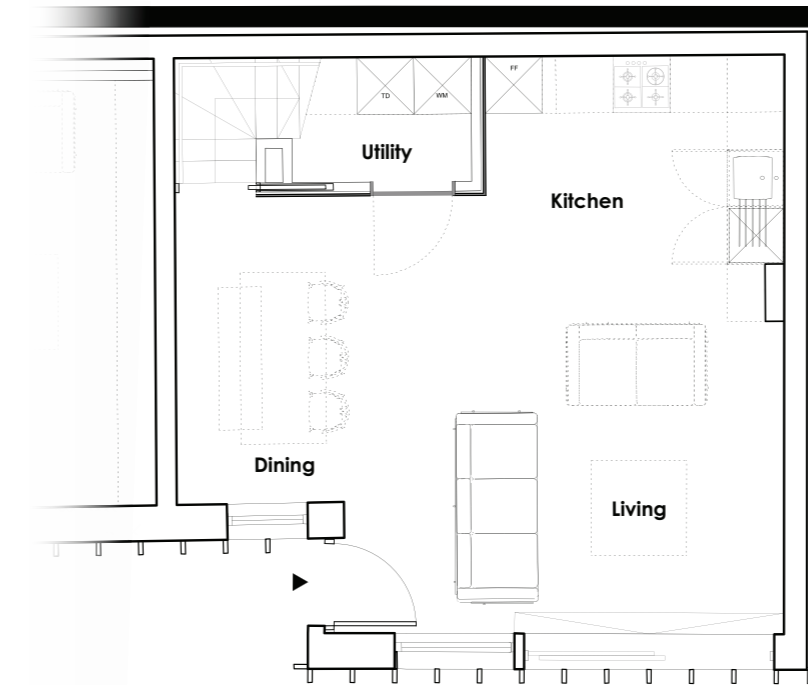




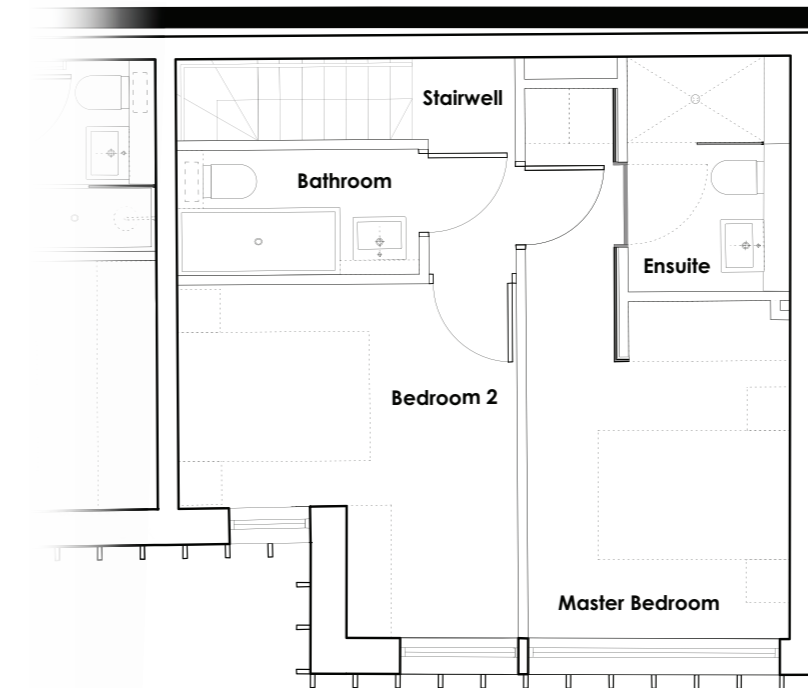
## 🏡 No.4 Mews House

As with No.3 Highbank, this superb mews house combines heritage style with a contemporary glasshouse and can be accessed via private entrances. The two-bedroom property exudes spaciousness with high ceilings and large windows. The property features an open-plan kitchen, living and dining space, a family bathroom and the master bedroom features an en suite.

Lower Ground



Ground Floor



## 🏡 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary designer kitchens featuring high-gloss handleless doors
- Compac worktop and splash backs
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge, freezer and microwave
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Private entrance and sunken gardens
- Farrow & Ball painted T&G timber wall cladding
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
- Security fob (or similar) access control to building entrance
- Further specification enhancements available.





## 🌀 No.5 Townhouse

The luxurious three-storey townhouse comprises three bedrooms, a master bathroom and a modern open-plan kitchen, living and dining space. The master bedroom – complete with a large en suite and dressing area – is situated on the top floor. Throughout, the stairs are finished with the finest oak cladding, while to the exterior the property benefits from a private entrance and a timber-decked, sunken garden.

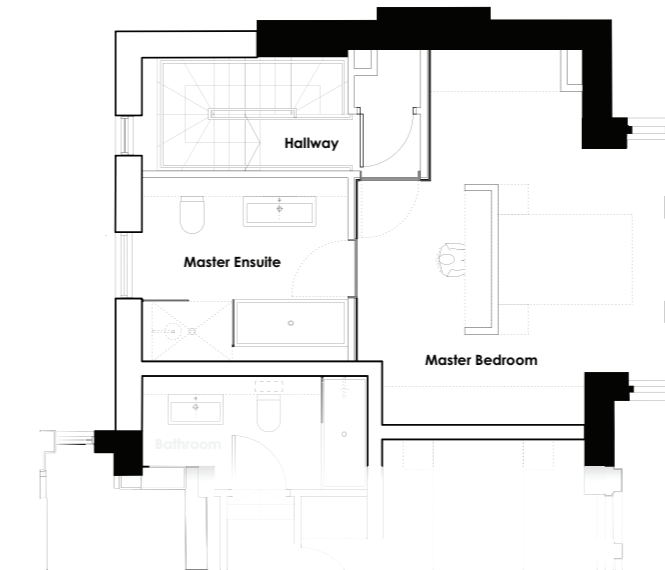
Lower Ground



Ground Floor



First Floor



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchen featuring high-gloss handleless doors
- Compac worktop and splash backs
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge, freezer and microwave
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Private entrances
- Sunken garden
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
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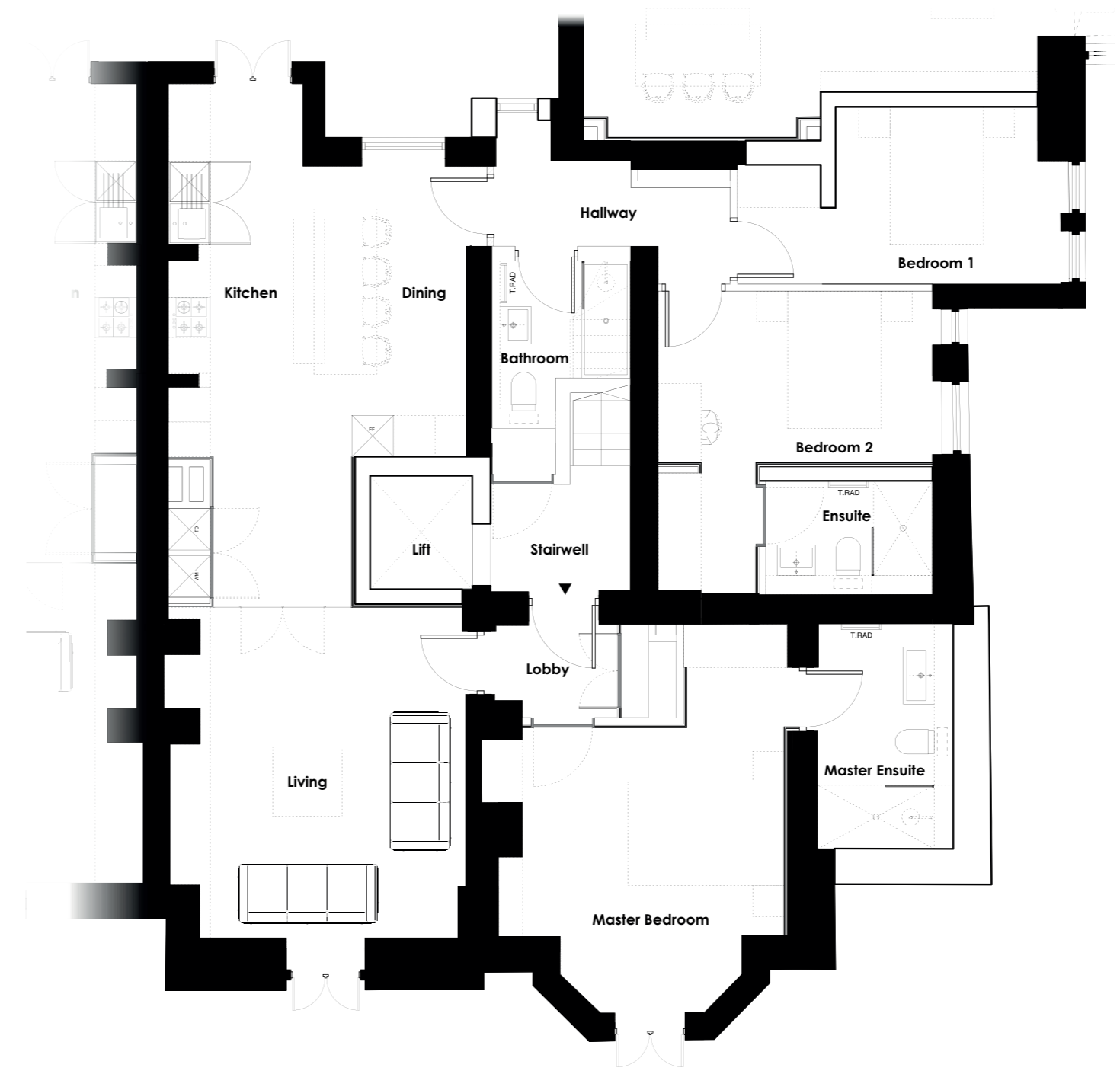


## 🌀 No.6 Apartment

This luxurious apartment, which benefits from lift access, comprises of three bedrooms, including a master with en suite, and a large open-plan living, kitchen and dining space – connected via glazed partitions and with dual aspect viewing from front to rear. The property benefits from its own private entrance and a beautifully landscaped sunken garden to the exterior.

Internally, existing period features meet classic and contemporary design, offering timeless elegance. Oak and limestone are combined with modern detailing to enhance the heritage of the building.

Lower Ground



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchen featuring high-gloss handleless doors
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge and freezer
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Lift access
- Private entrance
- Sunken garden
- Stunning views
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
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- Mains smoke detectors
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- Security fob (or similar) access control to building entrance
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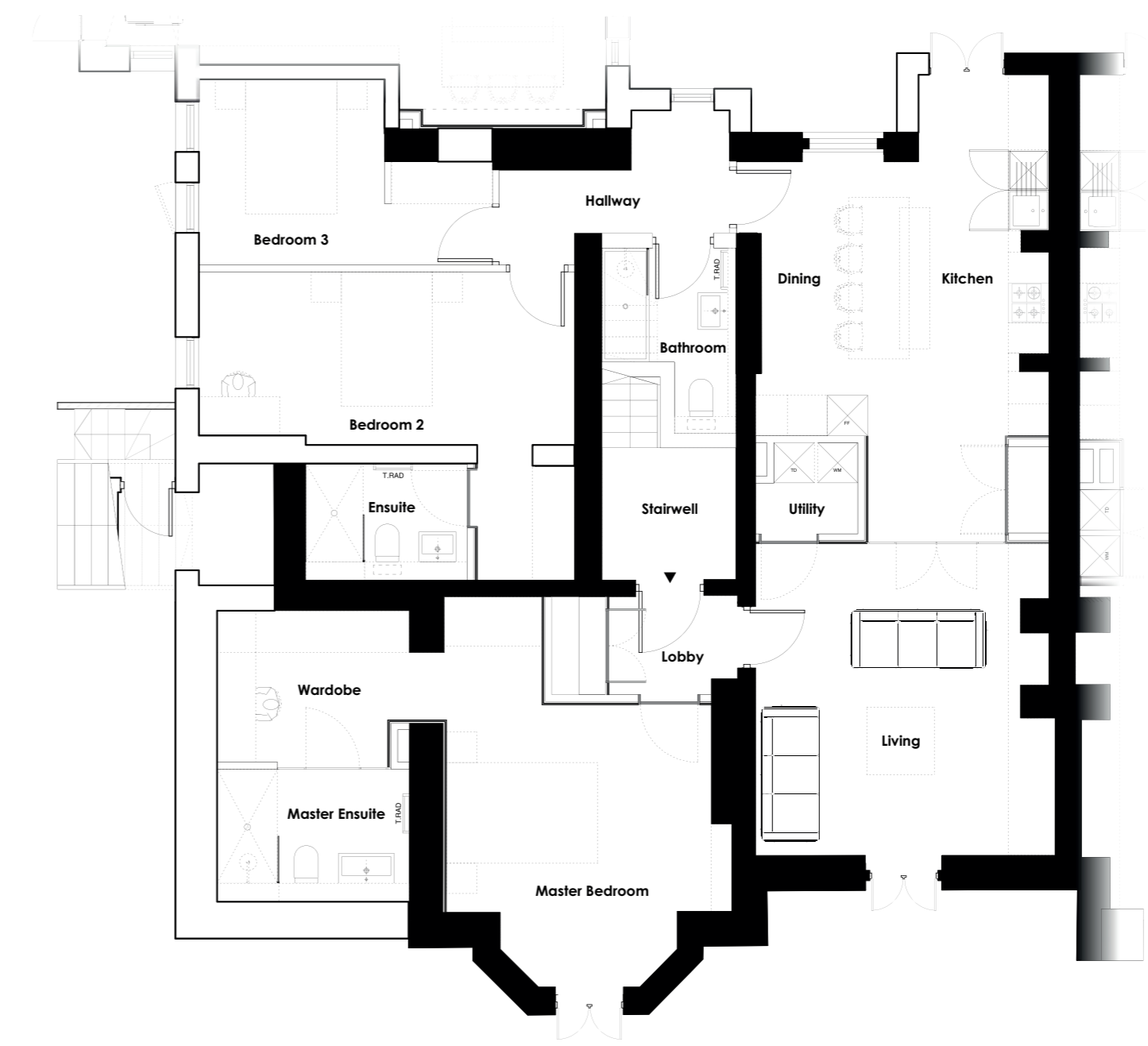


## 🌀 No.7 Apartment

This spacious apartment comprises three bedrooms, including a master with en suite, and a large open-plan living, kitchen and dining space – connected via glazed partitions and with dual aspect viewing from front to rear. The property benefits from its own private entrance and a beautifully landscaped sunken garden to the exterior.

Internally, existing period features meet classic and contemporary design, offering timeless elegance. Oak and limestone are combined with modern detailing to enhance the heritage of the building.

Lower Ground



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchen featuring high-gloss handleless doors
- Compac worktop and splash backs
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge and freezer
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Private entrance
- Sunken garden
- Stunning views
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
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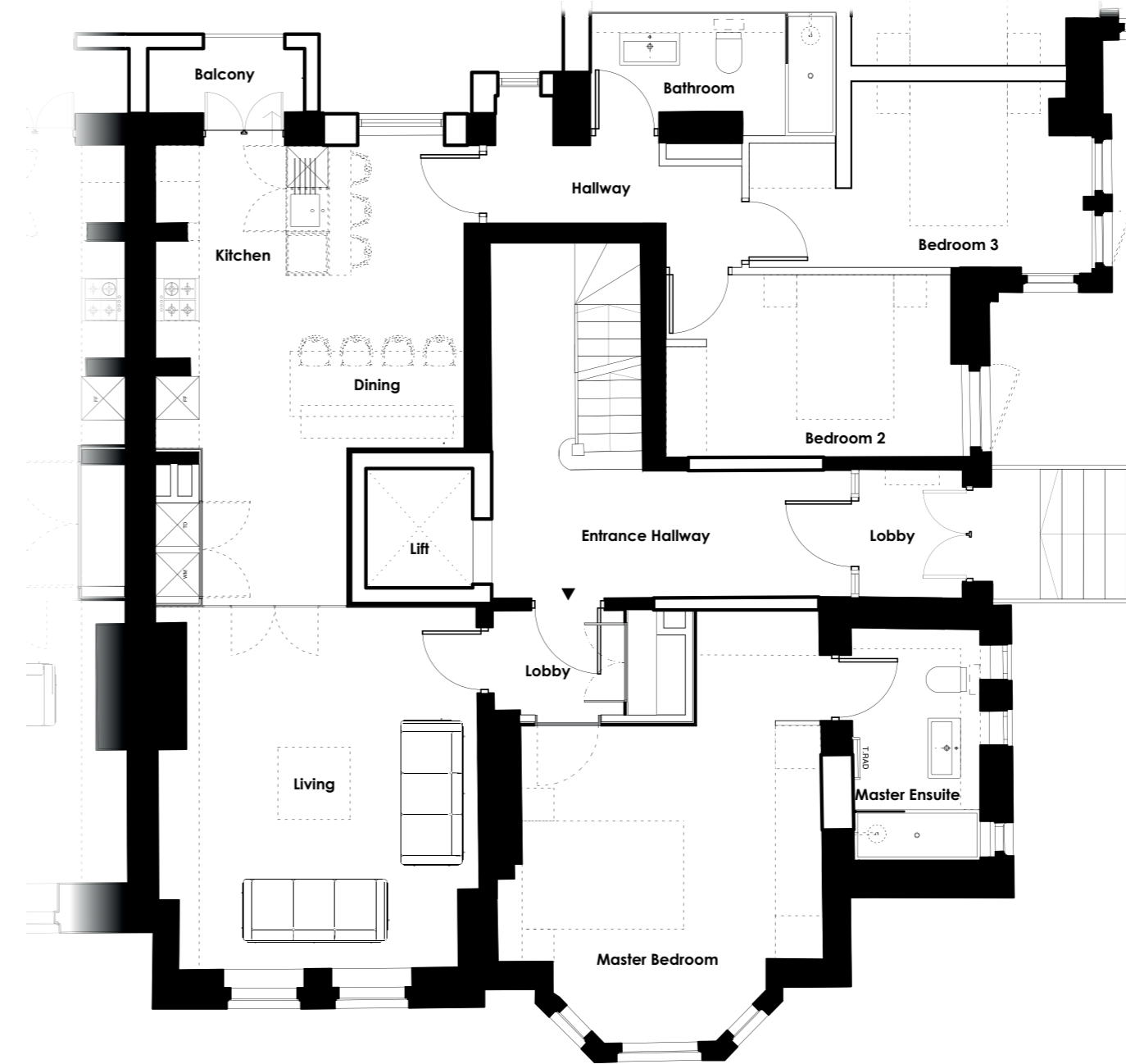


## 🌀 No.8 Apartment

This superb apartment features fantastic high ceilings and large bay windows, offering a bright and open space. It comprises three bedrooms, including a master with en suite and a large open-plan living, kitchen and a dining space – connected via glazed partitions and with dual aspect viewing from front to rear. The outlook offers spectacular views of the local architecture, including St. Mary's Church.

Internally, existing period features meet classic and contemporary design, offering timeless elegance. Oak and limestone are combined with modern detailing to enhance the heritage of the building.

Ground Floor



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchen featuring high-gloss handleless doors
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge and freezer.
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens
- Stunning views.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
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- Video entry phone
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- Further specification enhancements available.



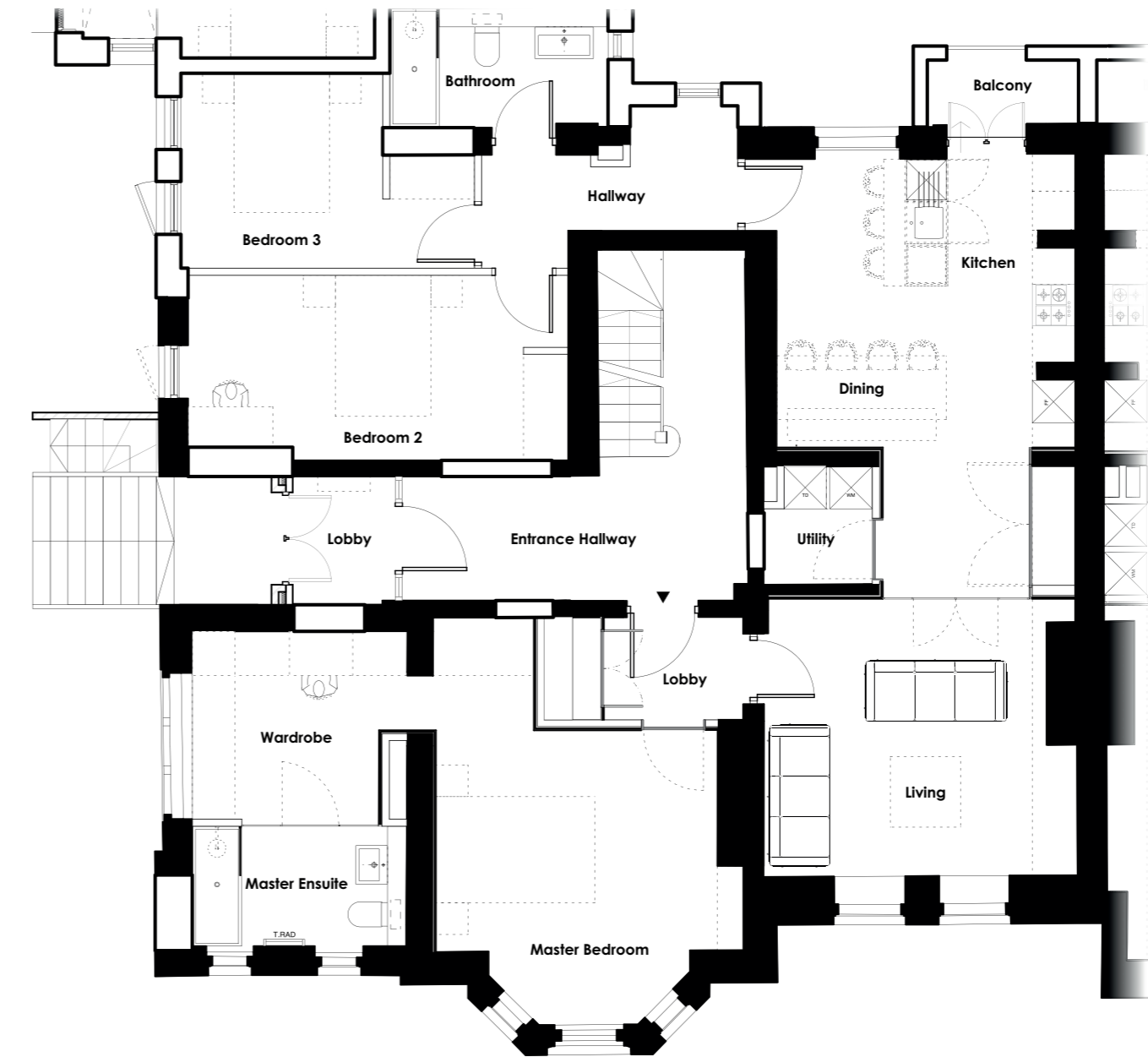


## 🌀 No.9 Apartment

This beautifully designed apartment features high ceilings and comprises three bedrooms, including a master with en suite, and a large open-plan living, kitchen and dining space – connected via glazed partitions and with dual aspect viewing from front to rear.

Internally, existing period features meet classic and contemporary design, offering timeless elegance. Oak and limestone are combined with modern detailing to enhance the heritage of the building.

Ground Floor



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchen featuring high-gloss handleless doors
- Siemens brushed stainless steel oven – built-in four-ring induction hob and electric fan oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge and freezer
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens
- Stunning views.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
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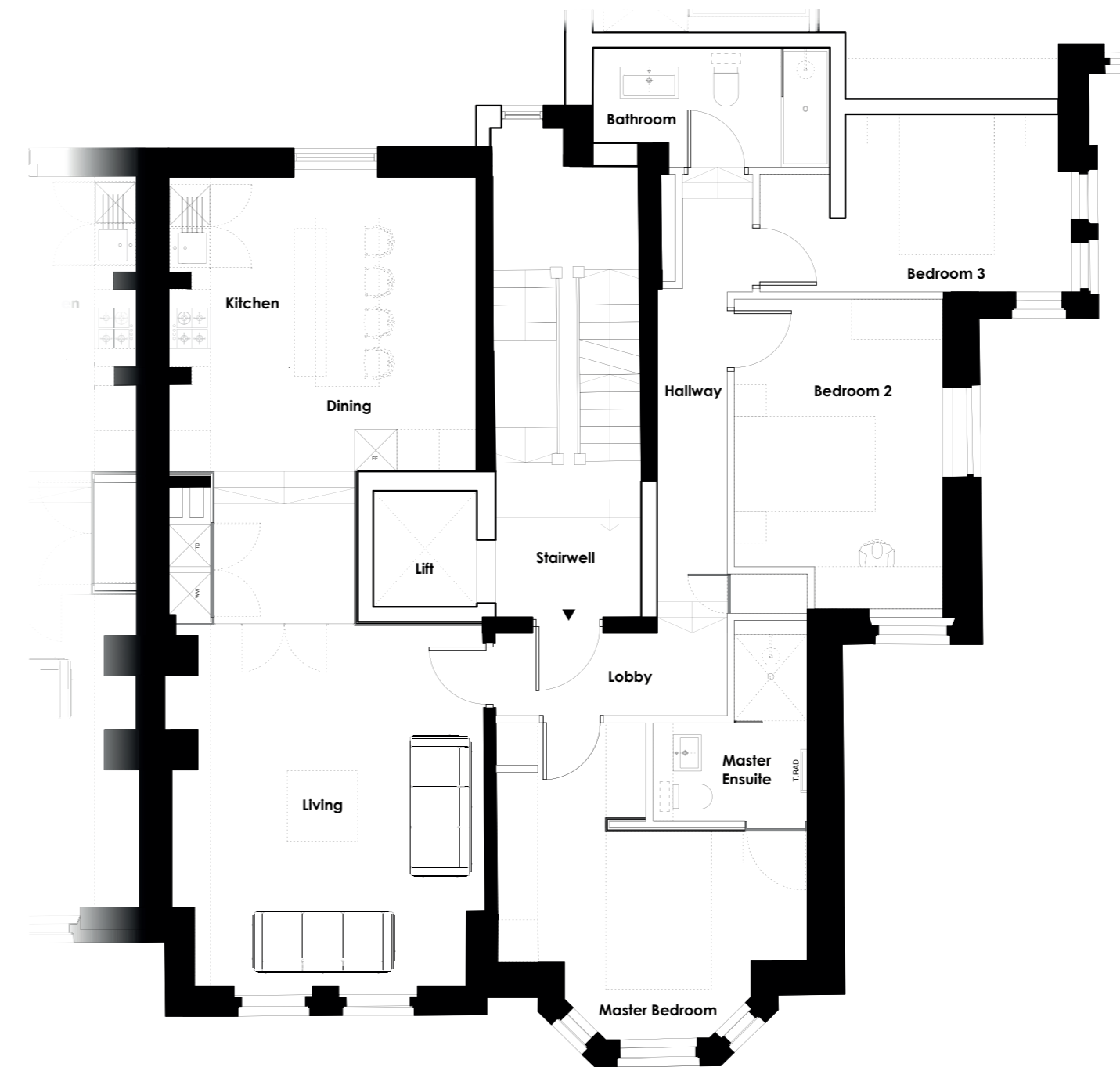


## 🌀 No.10 Apartment

This first-floor apartment, which benefits from lift access, comprises three bedrooms, including a master with en suite, and a large open-plan living, kitchen and dining space – connected via glazed partitions and with dual aspect viewing from front to rear. The property boasts large bay windows, which offer spectacular views of the local architecture, including St. Mary's Church.

Internally, existing period features meet classic and contemporary design, offering timeless elegance. Oak and limestone are combined with modern detailing to enhance the heritage of the building.

First Floor



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchen featuring high-gloss handleless doors
- Compac and splash back
- Siemens brushed stainless steel oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge and freezer
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Lift access
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens
- Stunning views.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
- Security fob (or similar) access control to building entrance
- Further specification enhancements available.



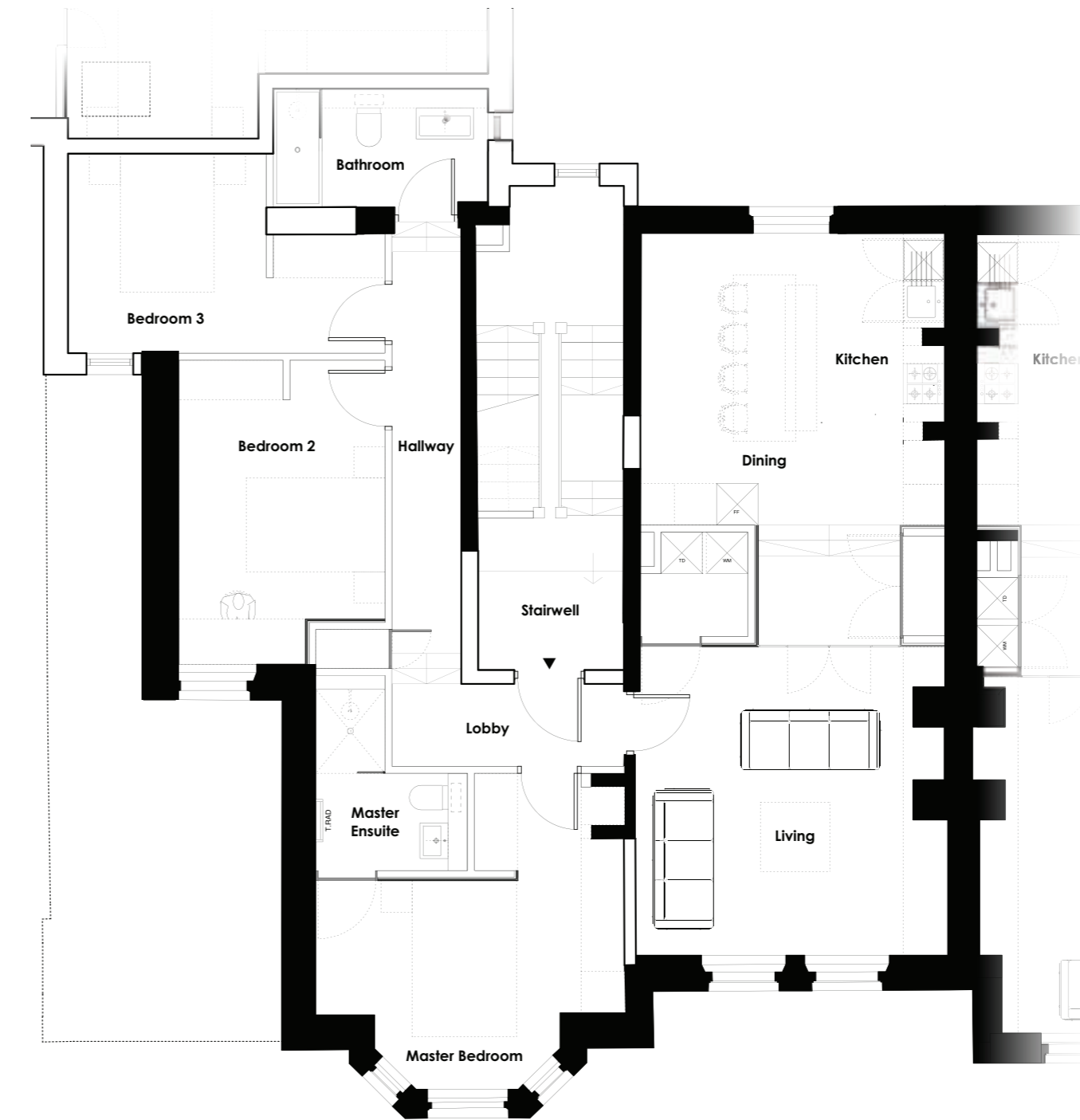


## 🌀 No.11 Apartment

This spacious apartment comprises three bedrooms, including a master with en suite, and a large open-plan living, kitchen and dining space – connected via glazed partitions and with dual aspect viewing from front to rear. The property benefits from large bay windows, which offer spectacular views of the local architecture and across the Cheshire Plains.

Internally, existing period features meet classic and contemporary design, offering timeless elegance. Oak and limestone are combined with modern detailing to enhance the heritage of the building.

First Floor



## 🌀 Features

### Bathroom and en suite:

- Bespoke bathrooms in a contemporary style
- Limestone wall and floor tiling
- Contemporary white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder polished chrome towel rails.

### Kitchen:

- Contemporary kitchen featuring high-gloss handleless doors
- Compac and splash back
- Siemens brushed stainless steel oven
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge and freezer
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens
- Stunning views.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high-speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
- Security fob (or similar) access control to building entrance
- Further specification enhancements available.



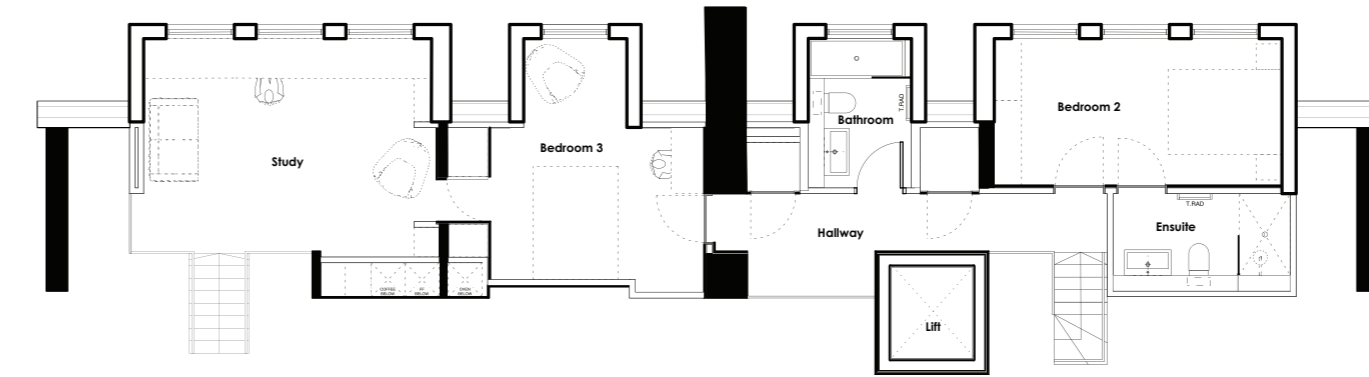


## Penthouse

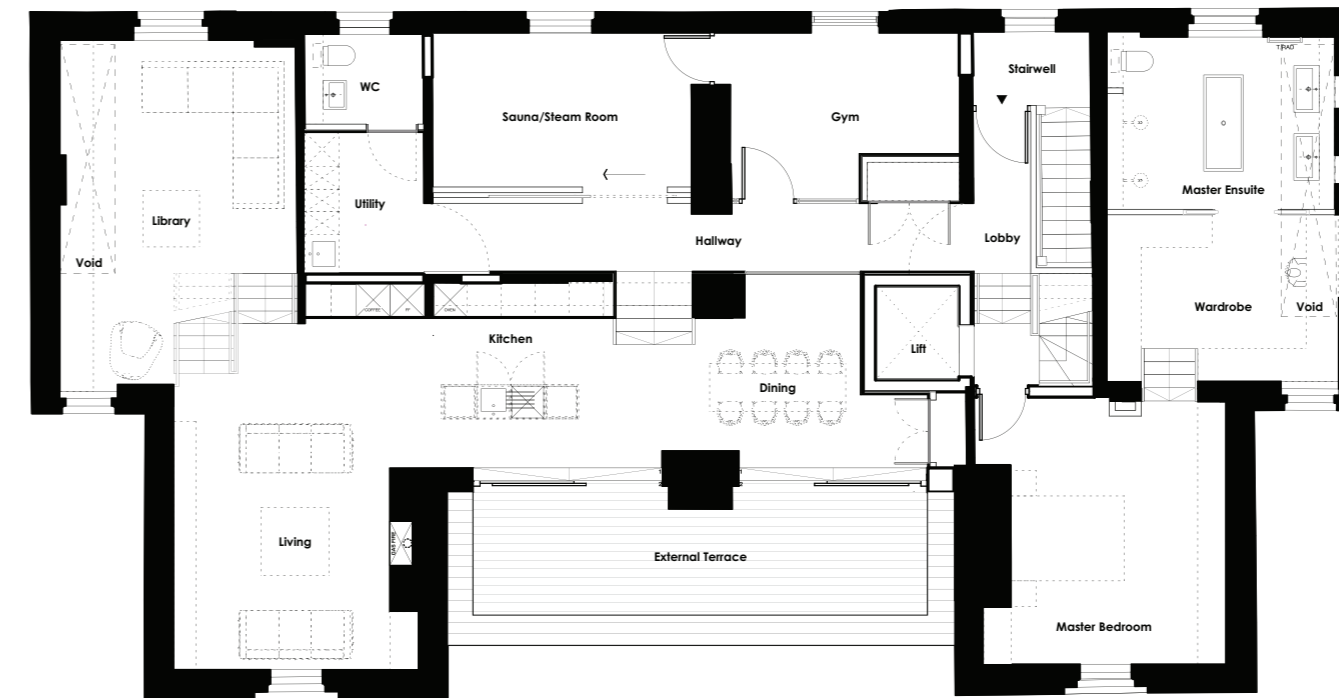
This split-level penthouse comprises three large bedrooms – two with en suites – and a modern living space. A large lounge leads through to the elegant library, while a stylish study overlooks the living space. The sleek and minimalist open-plan kitchen and dining area provides access to an external roof terrace. Additional features include a gym, sauna, steam room and opulent master bathroom at mezzanine level.

The property offers spectacular views of the local architecture and across the Cheshire Plains.

Mezzanine Floor



Second Floor



## Features

### Bathroom and en suite:

- Large en suite, including free-standing bath, twin showers and twin sinks
- Italian white marble wall and floor tiling
- Contemporary designer white sanitaryware and brassware
- Wetroom-style en suite
- DuraStyle wall-mounted basins to bathrooms and WCs
- Sustain bath with integrated thermostatic shower valve and chrome filters
- 300mm overhead shower
- Frameless glass shower screens and flush tiled shower trays
- Wall-mounted chrome taps
- Zehnder matte black towel rails.

### Kitchen:

- Contemporary designer kitchen, featuring black laminate handleless doors
- Quartz stone worktop and splash back
- Integrated full-height larder fridge
- Gaggenau 400 series black oven with glass finish
- Separate coffee machine
- Integrated dishwasher
- Integrated fridge and freezer
- Quooker Pro 7 fusion hot water tap.

### Features and finishes:

- Generous terrace with views over Cheshire
- Lift access
- Solid hardwood internal doors, including frames and architraves with high quality ironmongery
- Decorative glazed French or sliding doors (subject to plot)
- Hardwood windows throughout with high quality ironmongery-
- Engineered hardwood oak floor finish
- Gated car park with security lighting
- Covered and secure cycle storage
- Secure recycling and refuse
- Landscaped communal courtyard and gardens
- Covered and secure cycle storage.

### Technology and security:

- ELAN home automation system providing central management of all heating, cooling and lighting systems
- Lutron Homework QS lighting control system
- Integrated media system
- Satellite and antenna connection points to all reception rooms and bedrooms
- Underfloor heating throughout, excluding bedrooms
- Fibre optic network, facilitating the provision of high speed internet connection
- Pre-wired Sky HD
- Mains smoke detectors
- Nest Protect alarm system
- Video entry phone
- Security fob (or similar) access control to building entrance
- Further specification enhancements available.





## CONTACT US

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