

AB

ALDERBANK

— WA14 —



Situated in one of the North West's most prestigious postcodes, Alderbank is nestled between leafy Hale village and the bustling Altrincham town centre. Both the village and town centre offer an array of bars and restaurants, as well as a diverse shopping scene. Manchester city centre is also on your doorstep, which has an abundance of designer shops, boutiques, culture and a lively nightlife for every taste.





Alderbank

Alderbank WA14 takes its name from one of two grand semi-detached properties that once stood proudly on the site. The development takes inspiration from the historic footprint of The Bower and Alderbank, which was once the home of one of the country's finest composers, John Ireland, and aviator John F. Leeming.

The development is designed by the award-winning Ollier Smurthwaite Architects, which specialises in creating distinctive developments for the discerning homeowner. Their designs take inspiration from both classic and contemporary architecture, which complement their setting while also leaving a distinctive mark.







Hale, Bowdon and Altrincham

Located between the bustling town centre of Altrincham and the charming villages of Hale and Bowdon, Alderbank has an array of fantastic amenities right on its doorstep. Both the villages and town centre offer an array of bars and restaurants, as well as a diverse shopping scene.



Manchester

Manchester's designer shopping, fine dining, exclusive bars, live music scene and culture are all within easy access of Alderbank's prime location. From designer boutiques and art galleries to MediaCity and world-class sporting venues, Manchester really does have something for everyone. It also benefits from exceptional travel links, being in close proximity to both Manchester city centre and Manchester Airport.





The Countryside

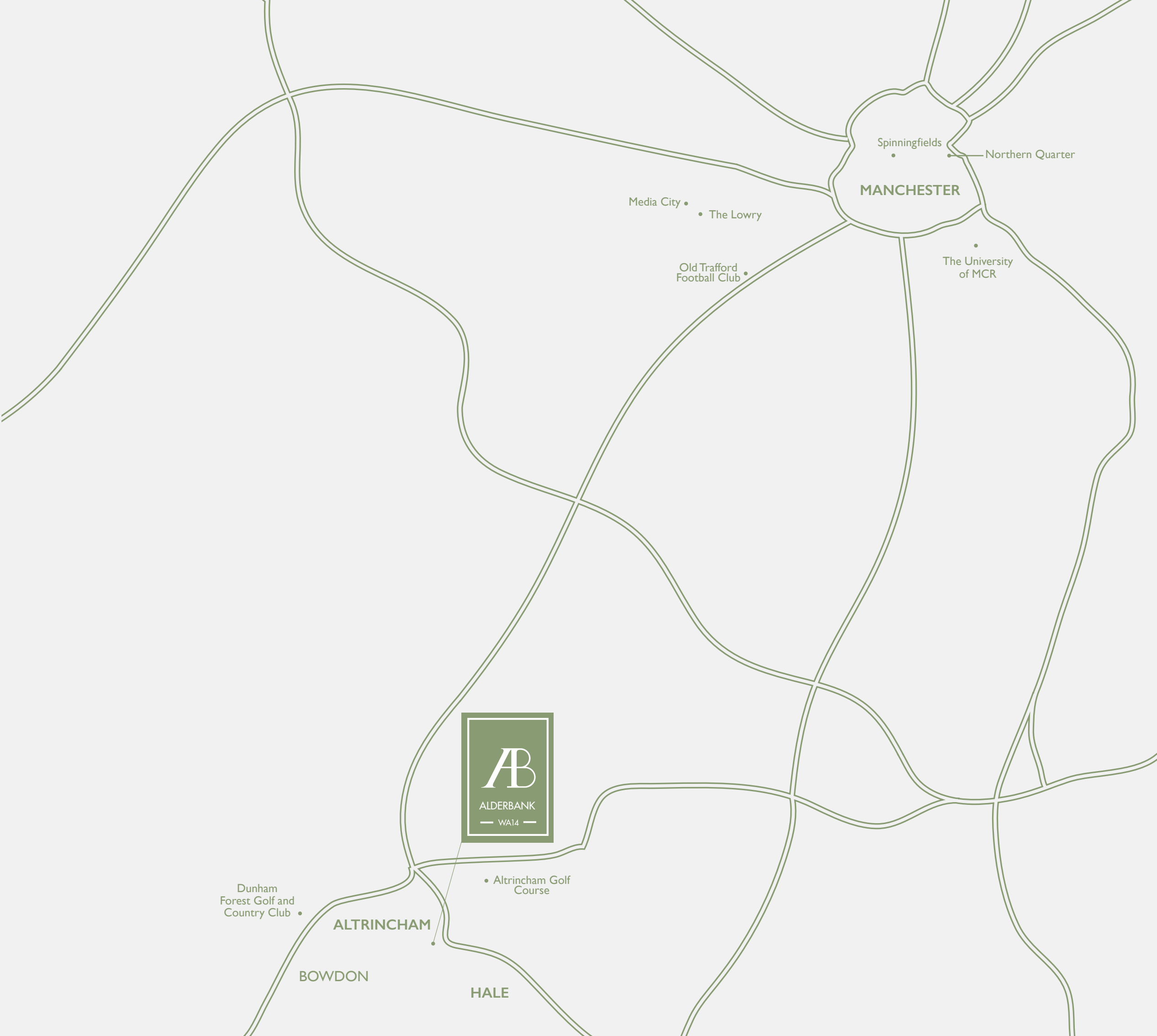
Alderbank is close to an array of charming rural beauty spots, including the grand Dunham Massey estate, splendid Tatton Park, and the countryside of the Lake District, Peak District and North Wales.



Transport

Alderbank WA14 benefits from exceptional travel links, with easy access to the M56 and just a 15-minute drive from the airport. Manchester can be reached easily via train or the Metrolink from Hale and Altrincham respectively, both of which are walking distance from the development. Train links also offer easy access to Chester, North Wales and the local countryside.





MANCHESTER

Spinningfields

Northern Quarter

Media City

The Lowry

Old Trafford
Football Club

The University
of MCR



Altrincham Golf
Course

Dunham
Forest Golf and
Country Club

ALTRINCHAM

BOWDON

HALE

Alderbank WA14 offers the very best in contemporary suburban living. Blending bespoke design with the highest-quality fixtures and fittings, the building design takes inspiration from the original grand properties that once occupied the site, Alderbank and The Bower. The result is three distinct elements – Alderbank One, Alderbank Two and the Courtyard Mews – all of which provide the best in luxury living.





Alderbank One

- Fronting Ashley Road, the spectacular grand entrance to Alderbank One leads to 22 residences which are a mixture of two and three-bedroom duplex and triplex apartments.

Alderbank Two

With its entrance located on St John's Road, Alderbank Two contains 12 unique dwellings – a mixture of single level and duplex apartments. ▼







The Courtyard Mews ▲

Separate to the main Alderbank WA14 building, set within the immaculately landscaped courtyard to the rear are six one-bedroom, stylishly designed and decorated mews houses.





Two Bedroom Duplex Alderbank One

Alderbank One offers seven individual two-bedroom properties set over the ground and first floors, all benefiting from two parking spaces and their own private outdoor terrace.

Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor-to-ceiling windows
- Large private external terrace
- Timber flooring to living areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout, excluding bedrooms, with Zehnder radiators
- Bespoke, timber clad feature hallway
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout

Technology and Security:

- Gated entry points for cars and pedestrians, with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse
- Refuse chute for general waste

Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

Bathroom & En suite:

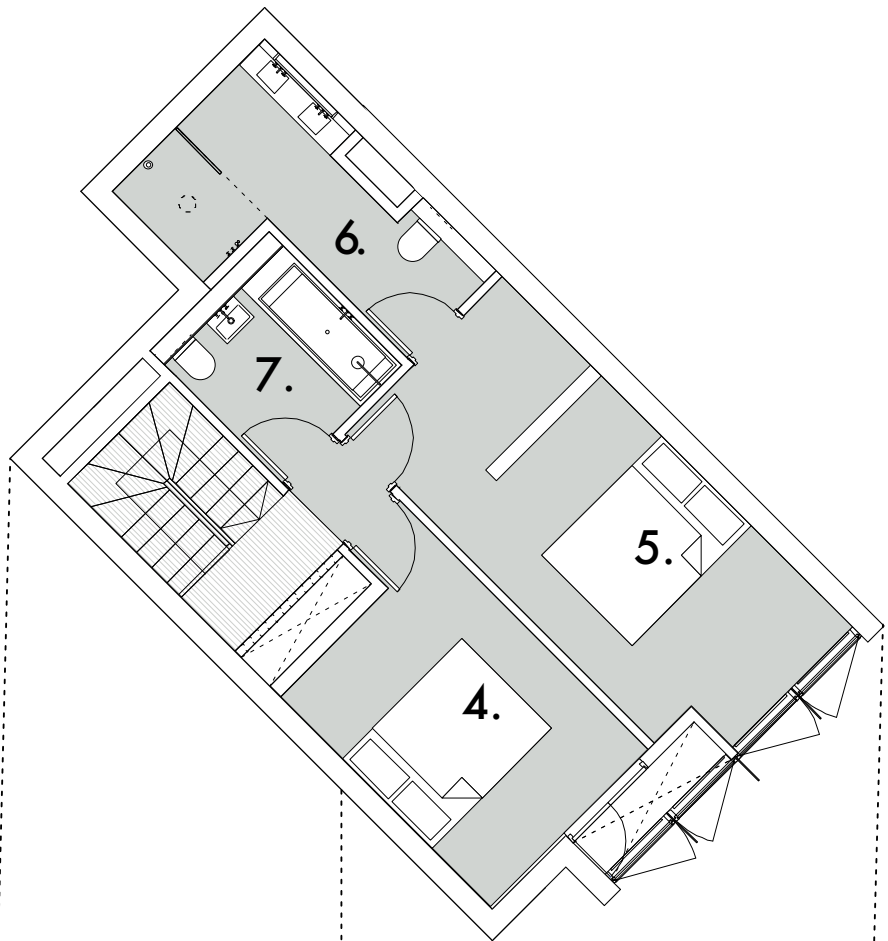
- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Large limestone tiled shower room to en suite
- Bath in family bathroom
- Thermostatic shower controls
- Frameless glass shower screens

*Further specification enhancements available

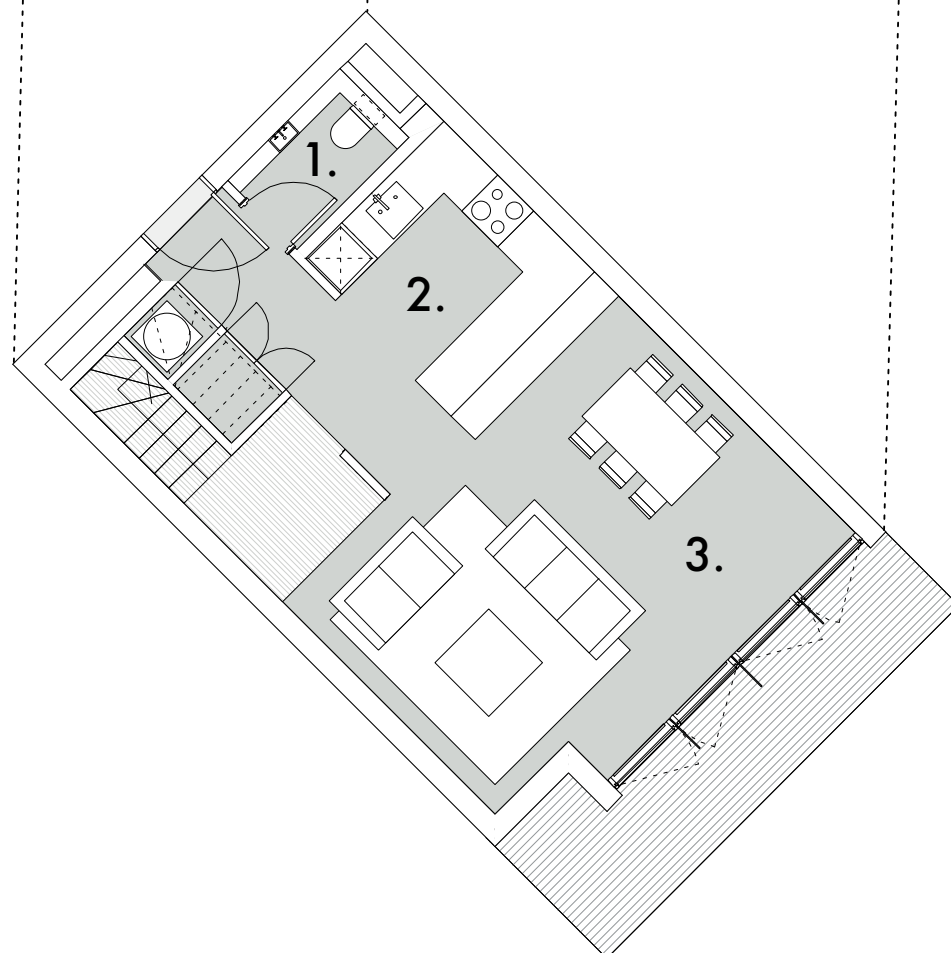


No.2 Alderbank One two bedroom duplex

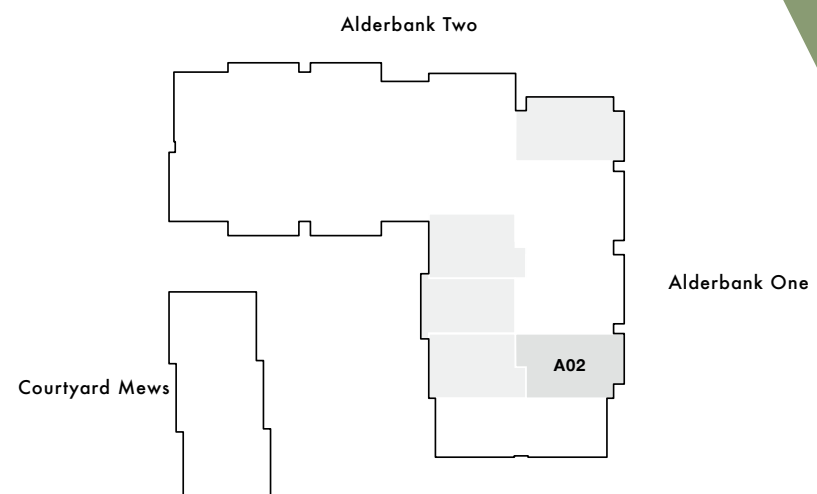
- 1. WC: 1.9 x 1.1m 6'2" x 3'6" ft
- 2. Kitchen: 2.7 x 2.4m 8'9" x 7'8" ft
- 3. Living/Dining: 5.3 x 4.3m 17'3" x 14'1" ft
- 4. Bedroom 1: 3.5 x 2.6m 11'4" x 8'6" ft
- 5. Master Bedroom: 5.9 x 2.6m 19'3" x 8'6" ft
- 6. En suite: 3.9 x 2.5m 12'7" x 8'2" ft
- 7. Bathroom: 2.2 x 2.0m 7'2" x 6'6" ft



Upper Level
First Floor

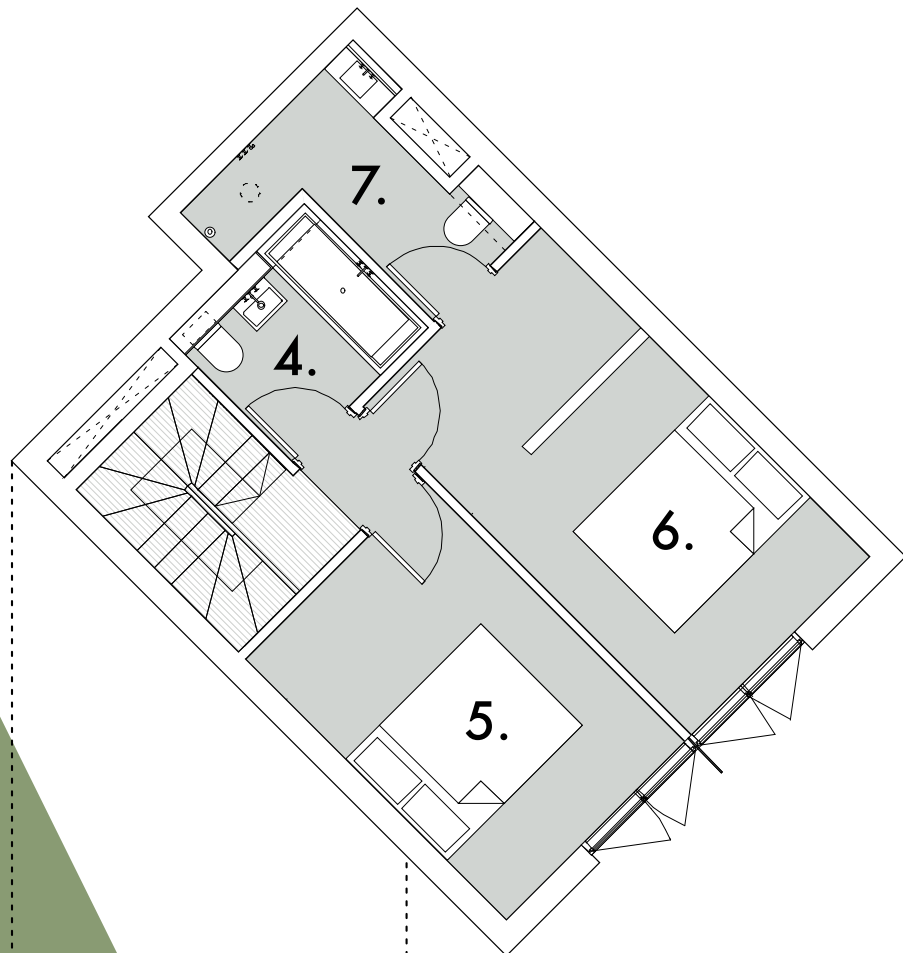


Entrance Level
Ground Floor

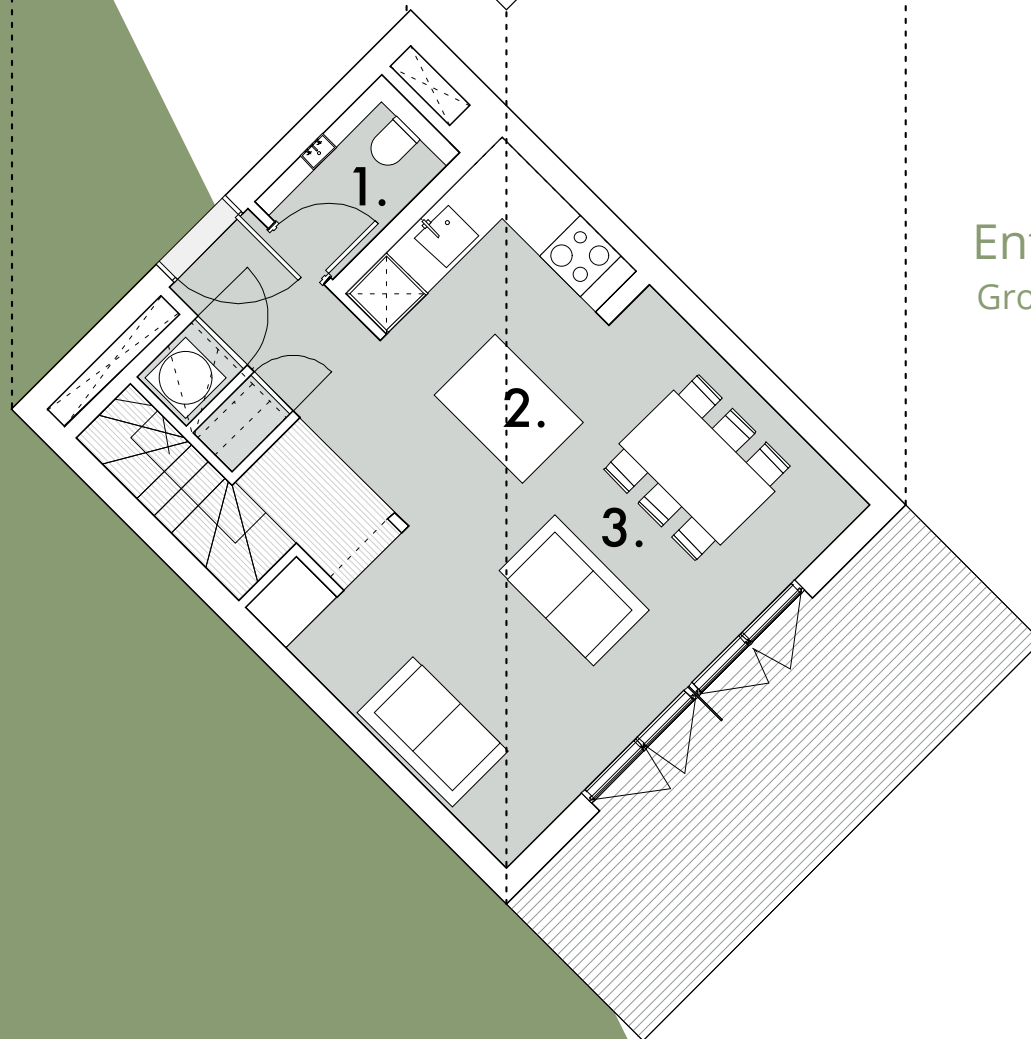


No.3 Alderbank One two bedroom duplex

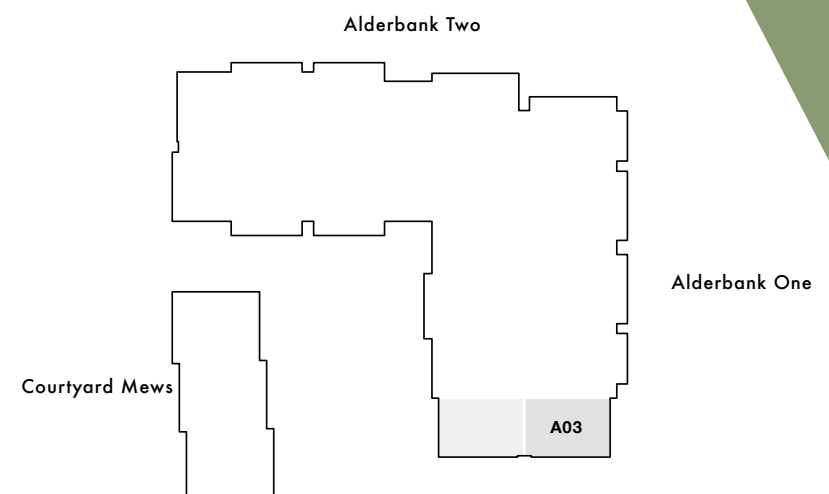
- 1. WC: 1.9 x 1.1m 6'2" x 3'6" ft
- 2. Kitchen: 2.2 x 2.4m 7'2" x 7'8" ft
- 3. Living/Dining: 5.4 x 3.3m 17'8" x 10'8" ft
- 4. Bathroom: 2.0 x 1.8m 6'7" x 5'10" ft
- 5. Bedroom 1: 3.4 x 2.6m 11'1" x 8'5" ft
- 6. Master Bedroom: 4.9 x 2.6m 16' x 8'6" ft
- 7. En suite: 2.7 x 2.1m 8'8" x 6'8" ft



Upper Level
First Floor

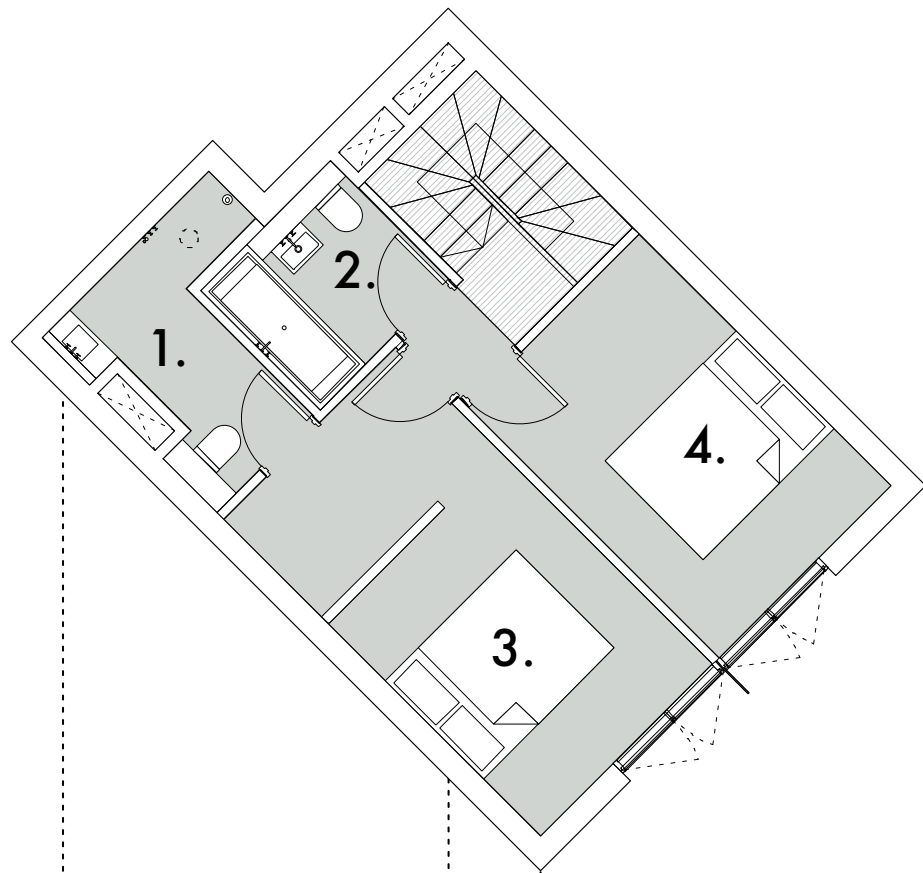


Entrance Level
Ground Floor

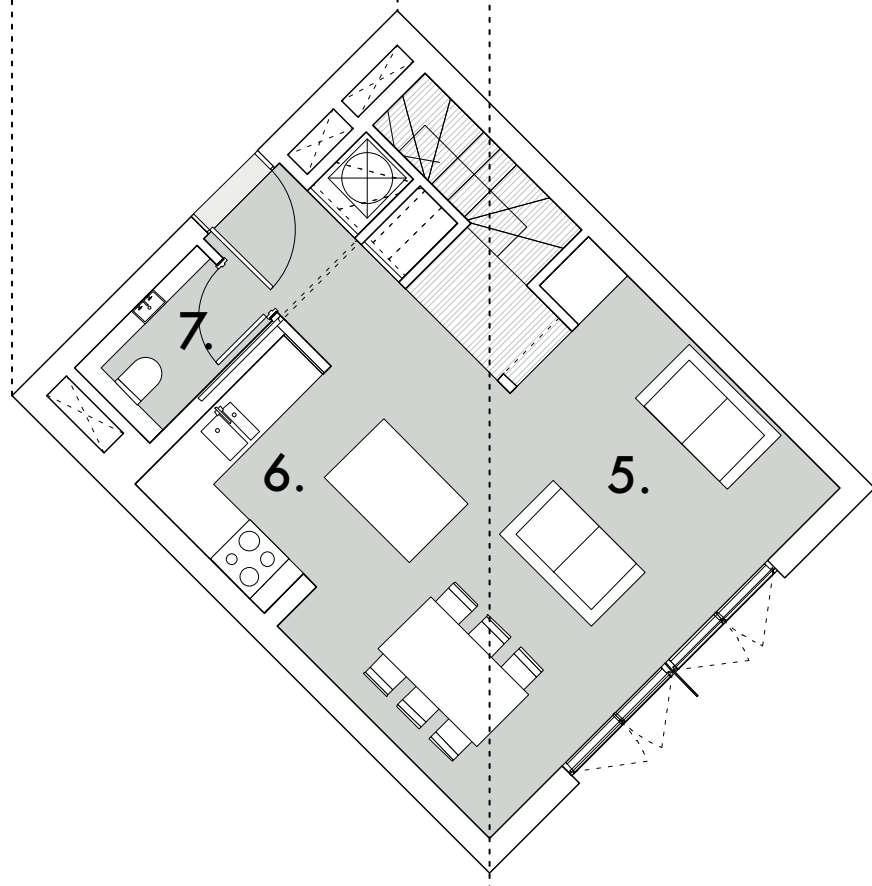


No.4 Alderbank One two bedroom duplex

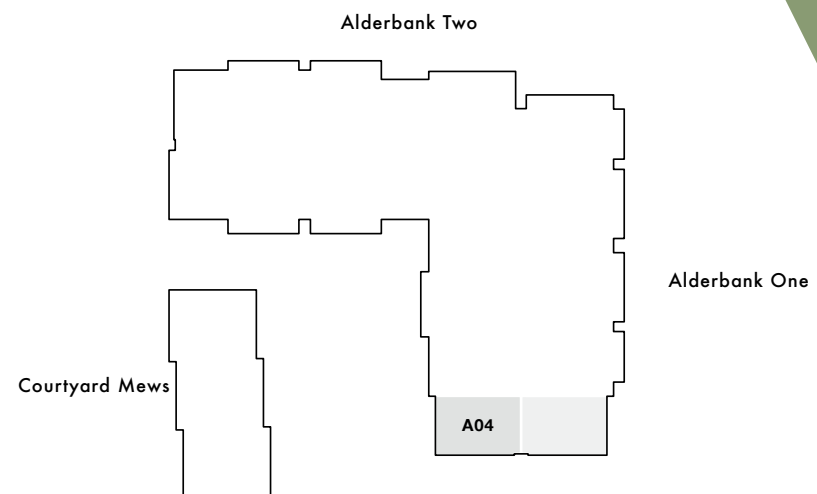
- 1. En suite: 2.7 x 2.1m 8'8" x 6'8" ft
- 2. Bathroom: 2.0 x 1.8m 6'7" x 5'10" ft
- 3. Master Bedroom: 4.9 x 2.6m 16' x 8'6" ft
- 4. Bedroom 1: 3.4 x 2.6m 11'1" x 8'5" ft
- 5. Living/Dining: 5.4 x 3.3m 17'8" x 10'8" ft
- 6. Kitchen: 2.2 x 2.4m 7'2" x 7'8" ft
- 7. WC: 1.9 x 1.1m 6'2" x 3'6" ft



Upper Level
First Floor

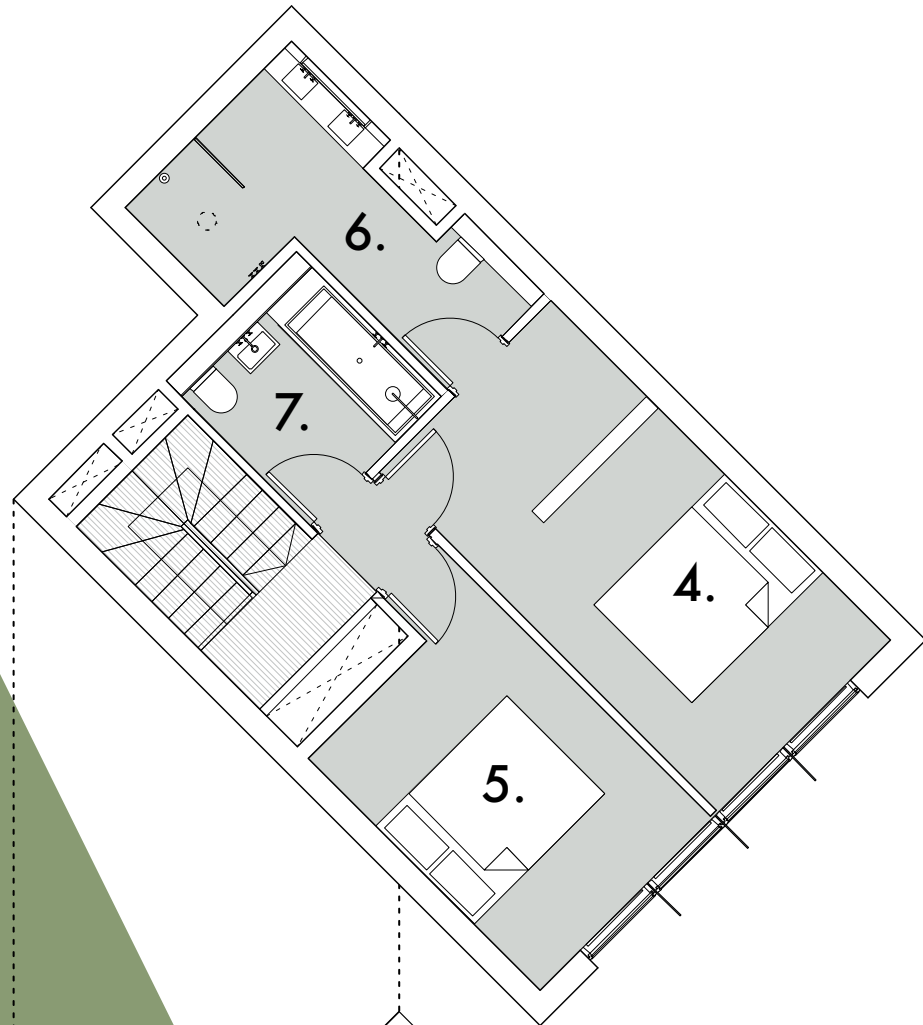


Entrance Level
Ground Floor

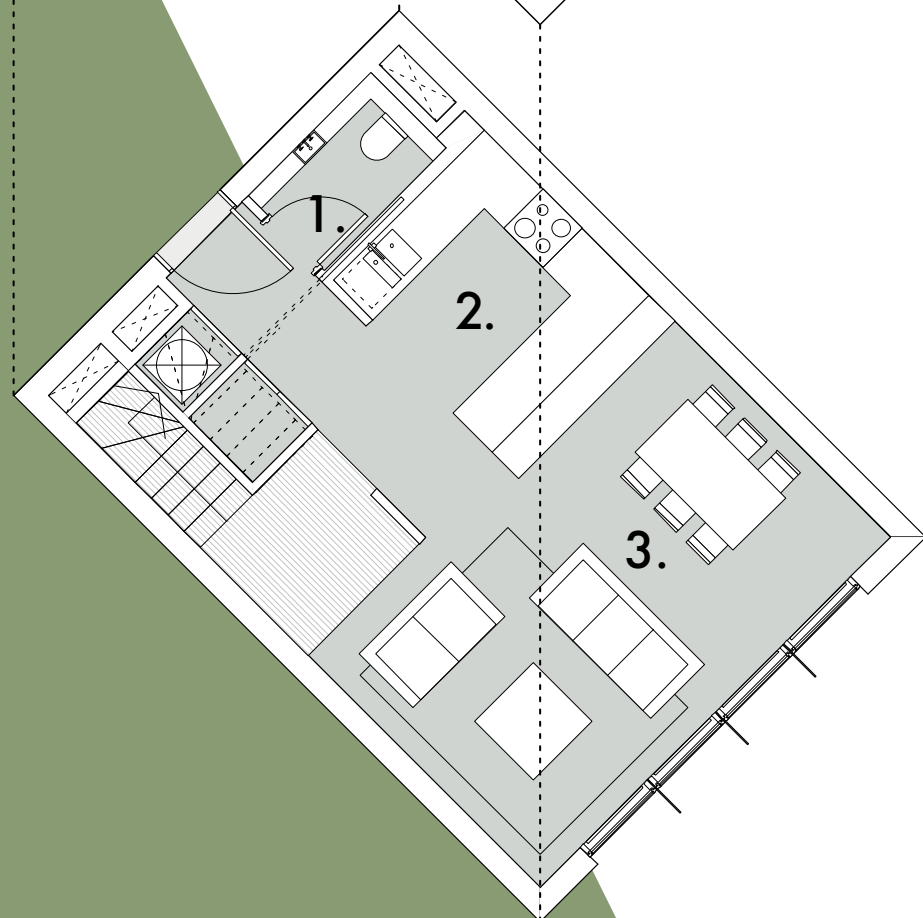


No.5 Alderbank One two bedroom duplex

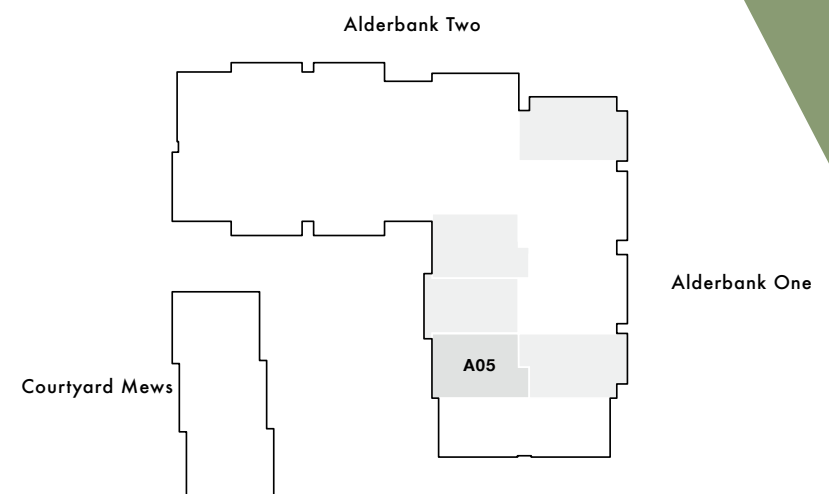
1. WC: 1.9 x 1.1m 6'2" x 3'11" ft
2. Kitchen: 2.7 x 2.4m 8'8" x 7'8" ft
3. Living/Dining: 5.3 x 3.5m 17'3" x 11'4" ft
4. Master Bedroom: 5.1 x 2.6m 16'7" x 8'6" ft
5. Bedroom 1: 3.5 x 2.6m 11'4" x 8'6" ft
6. En suite: 3.9 x 2.5m 12'8" x 8'2" ft
7. Bathroom: 2.2 x 2.0m 7'2" x 6'6" ft



Upper Level
First Floor

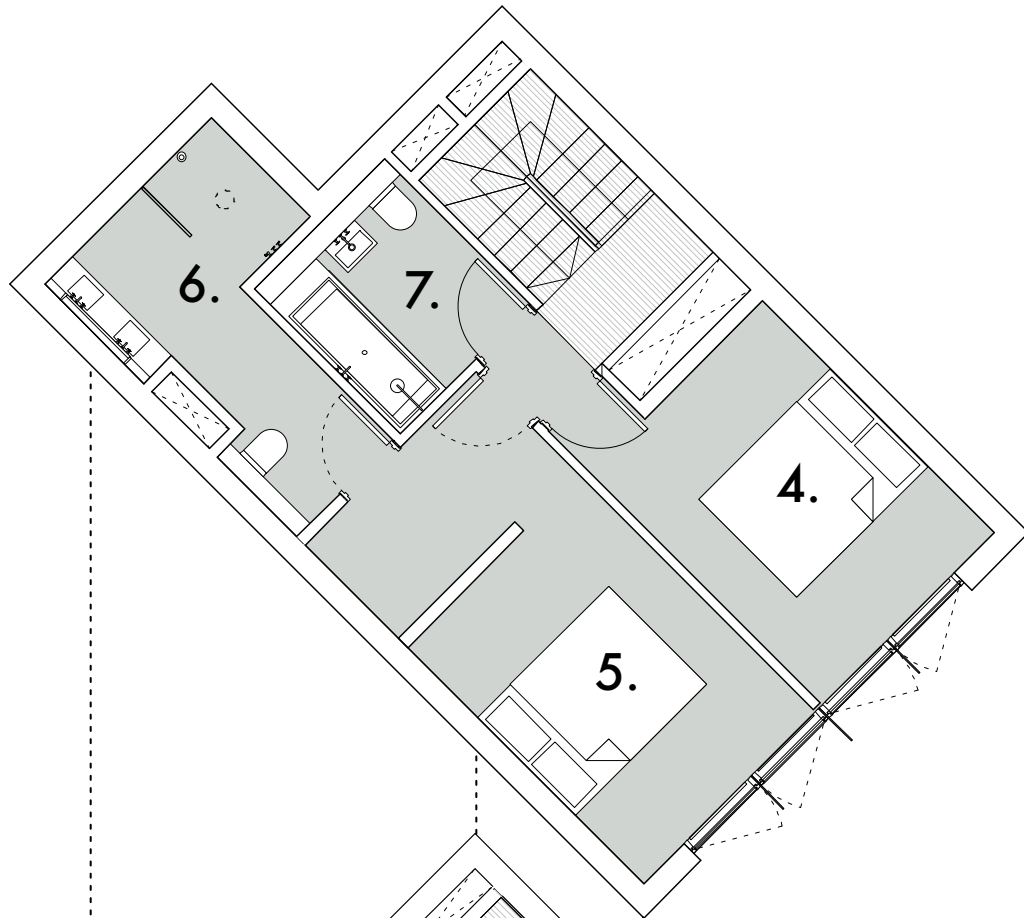


Entrance Level
Ground Floor

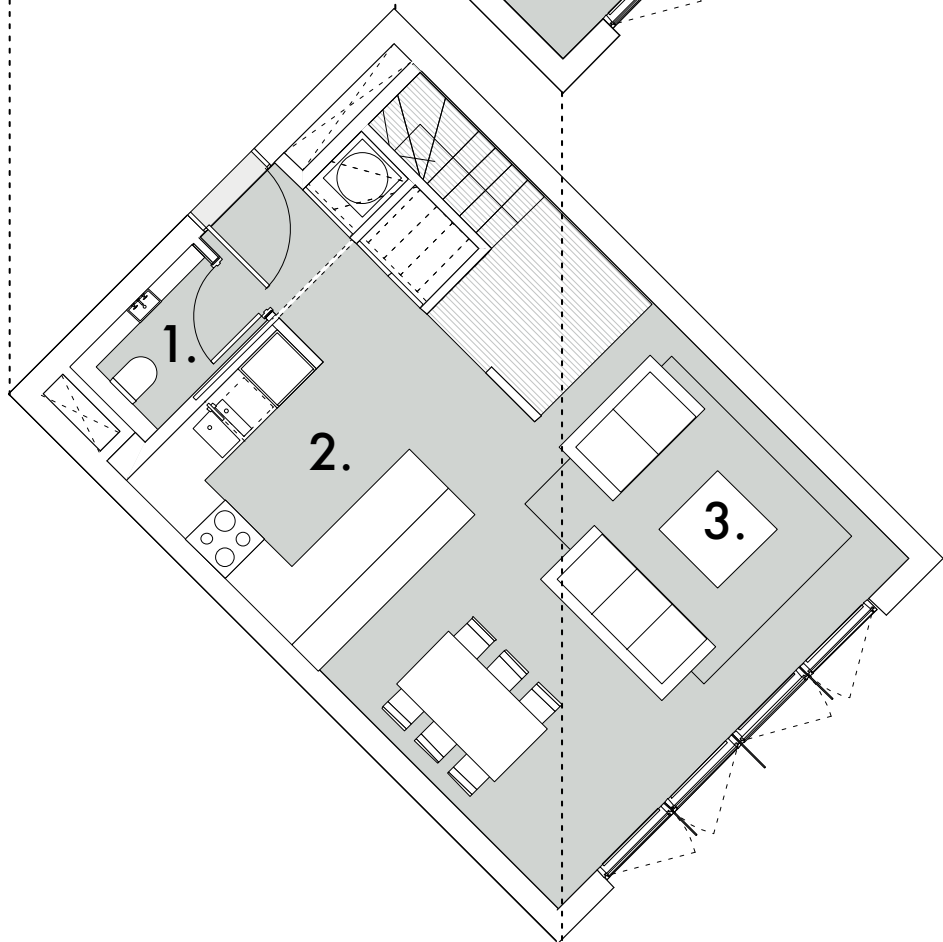


No.6 Alderbank One two bedroom duplex

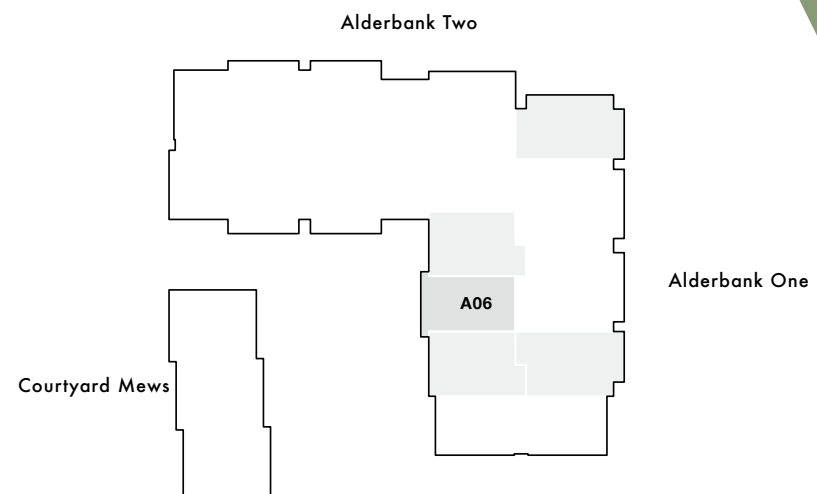
- 1. WC: 1.9 x 1.1m 6'2" x 3'6" ft
- 2. Kitchen: 2.7 x 2.4m 8'8" x 7'8" ft
- 3. Living/Dining: 5.3 x 4.0m 17'3" x 13'1" ft
- 4. Bedroom 1: 4.0 x 2.6m 13'1" x 8'6" ft
- 5. Master Bedroom: 5.7 x 2.6m 18'7" x 8'6" ft
- 6. En suite: 3.9 x 2.5m 12'8" x 8'2" ft
- 7. Bathroom: 2.2 x 2.0m 7'2" x 6'6" ft



Upper Level
First Floor

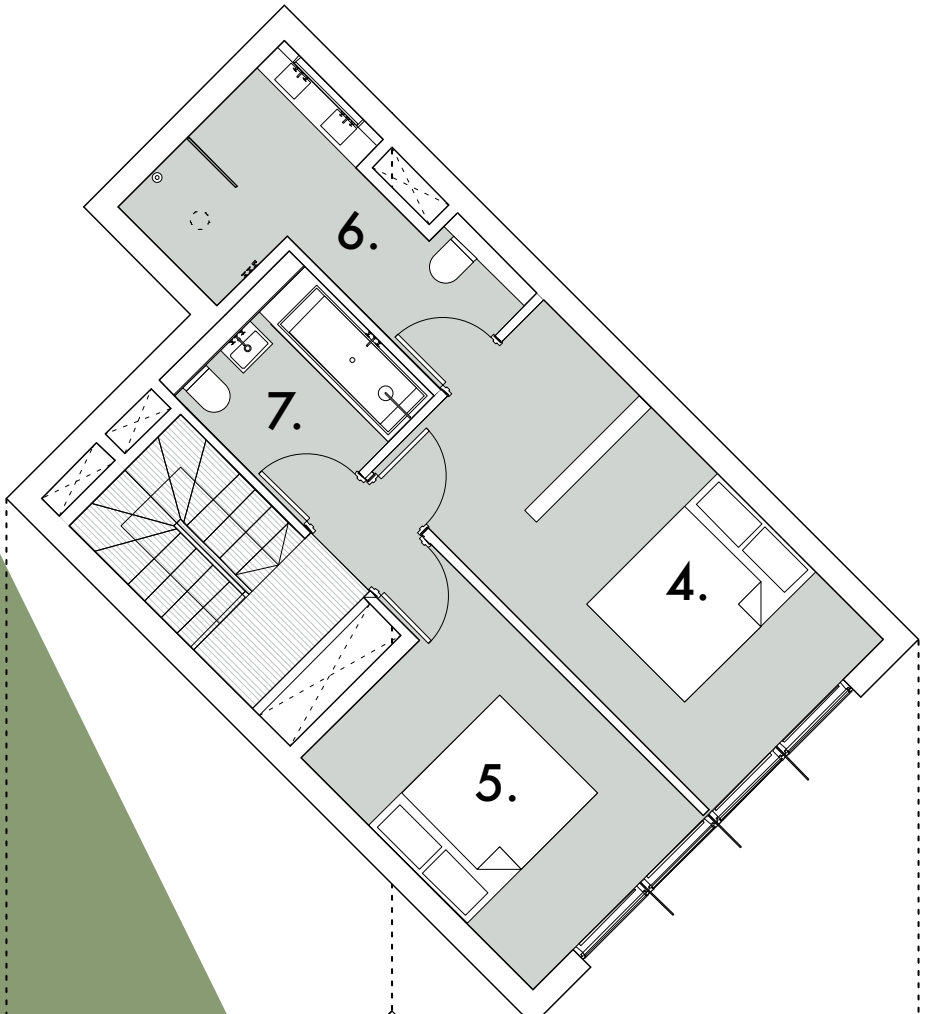


Entrance Level
Ground Floor

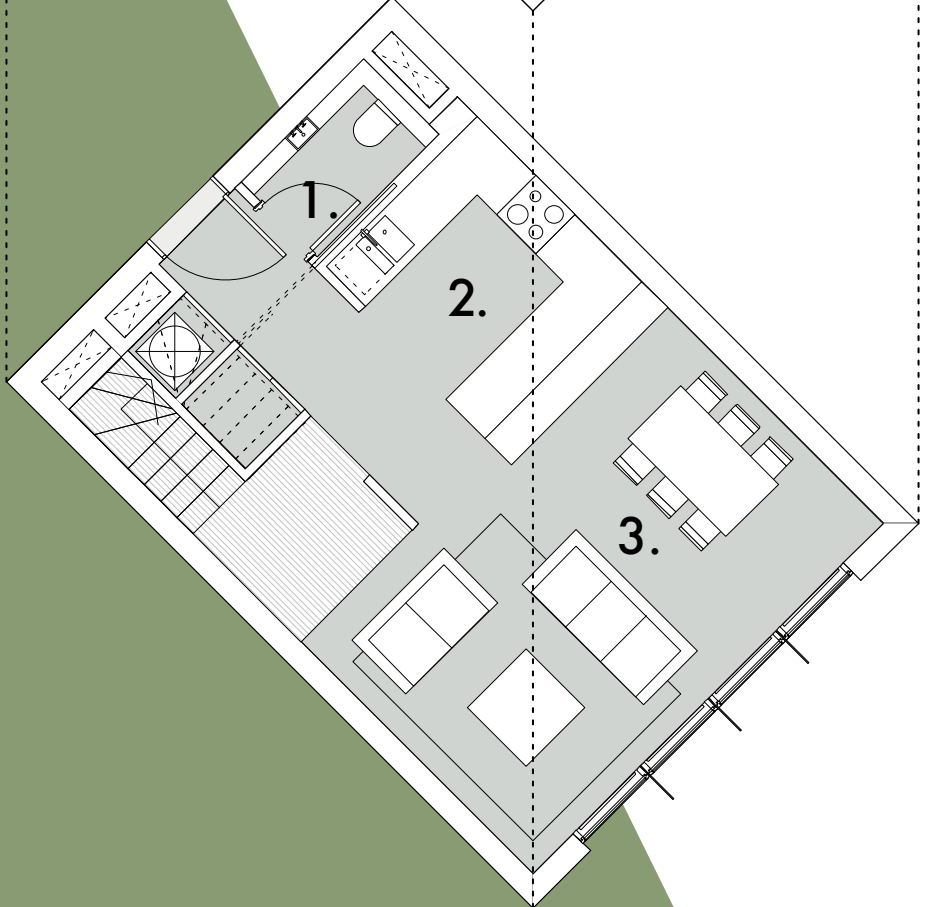


No.7 Alderbank One two bedroom duplex

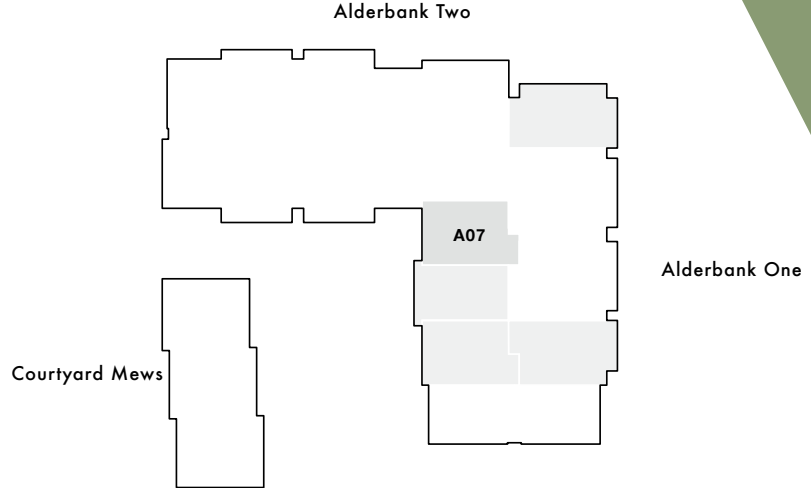
- 1. WC: 1.9 x 1.1m 6'2" x 3'11" ft
- 2. Kitchen: 2.7 x 2.4m 8'8" x 7'8" ft
- 3. Living/Dining: 5.3 x 3.5m 17'3" x 11'4" ft
- 4. Master Bedroom: 5.1 x 2.6m 16'7" x 8'6" ft
- 5. Bedroom 1: 3.5 x 2.6m 11'4" x 8'6" ft
- 6. En suite: 3.9 x 2.5m 12'8" x 8'2" ft
- 7. Bathroom: 2.2 x 2.0m 7'2" x 6'6" ft



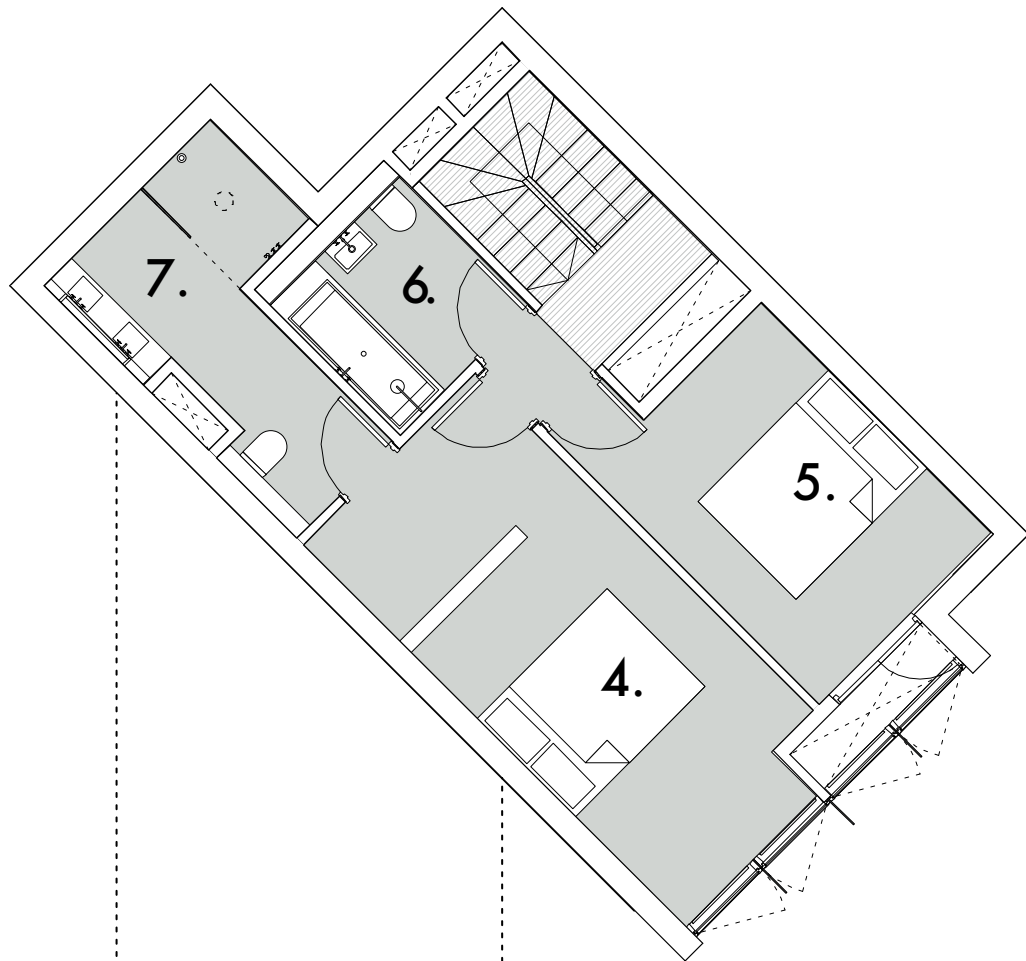
Upper Level
First Floor



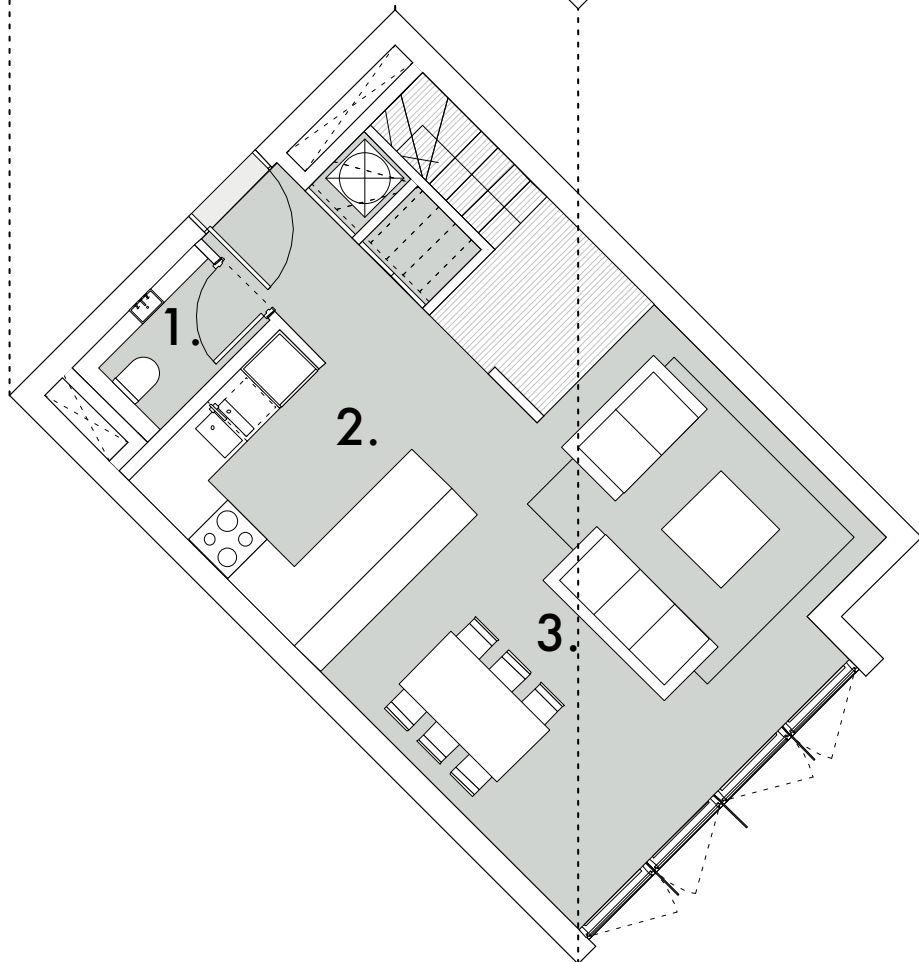
Entrance Level
Ground Floor



No.9 Alderbank One two bedroom duplex

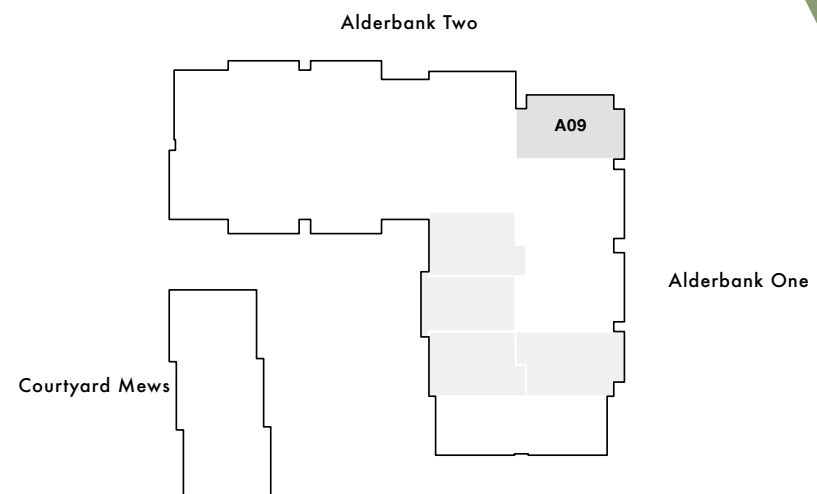


Upper Level
First Floor



Entrance Level
Ground Floor

- 1. WC: 1.9 x 1.1m 6'2" x 3'6" ft
- 2. Kitchen: 2.7 x 2.4m 8'9" x 7'8" ft
- 3. Living/Dining: 5.3 x 4.3m 17'3" x 14'1" ft
- 4. Master Bedroom: 5.9 x 2.6m 19'3" x 8'6" ft
- 5. Bedroom 1: 3.5 x 2.6m 11'6" x 8'6" ft
- 6. Bathroom: 2.2 x 2.0m 7'2" x 6'6" ft
- 7. En suite: 2.8 x 2.5m 12'7" x 8'2" ft







Two Bedroom Triplex Alderbank One

Found solely in Alderbank One are two two-bedroom triplex apartments, ingeniously designed to create truly special living spaces. The entrance for these properties is located on the middle of the three levels, where the second bedroom, bathroom and useful storage is located, with the master bedroom located on the larger floor below. A stylish open-plan kitchen and living space can be found on the upper level.

Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor-to-ceiling windows
- Large skylights to kitchen and living
- Timber flooring to living areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout, excluding bedrooms, with Zehnder radiators
- Bespoke, timber clad feature staircase
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout
- Bespoke T&G style painted cladding to kitchen and en suite

Technology and Security:

- Gated entry points for cars and pedestrians, with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse
- Refuge chute for general waste

Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

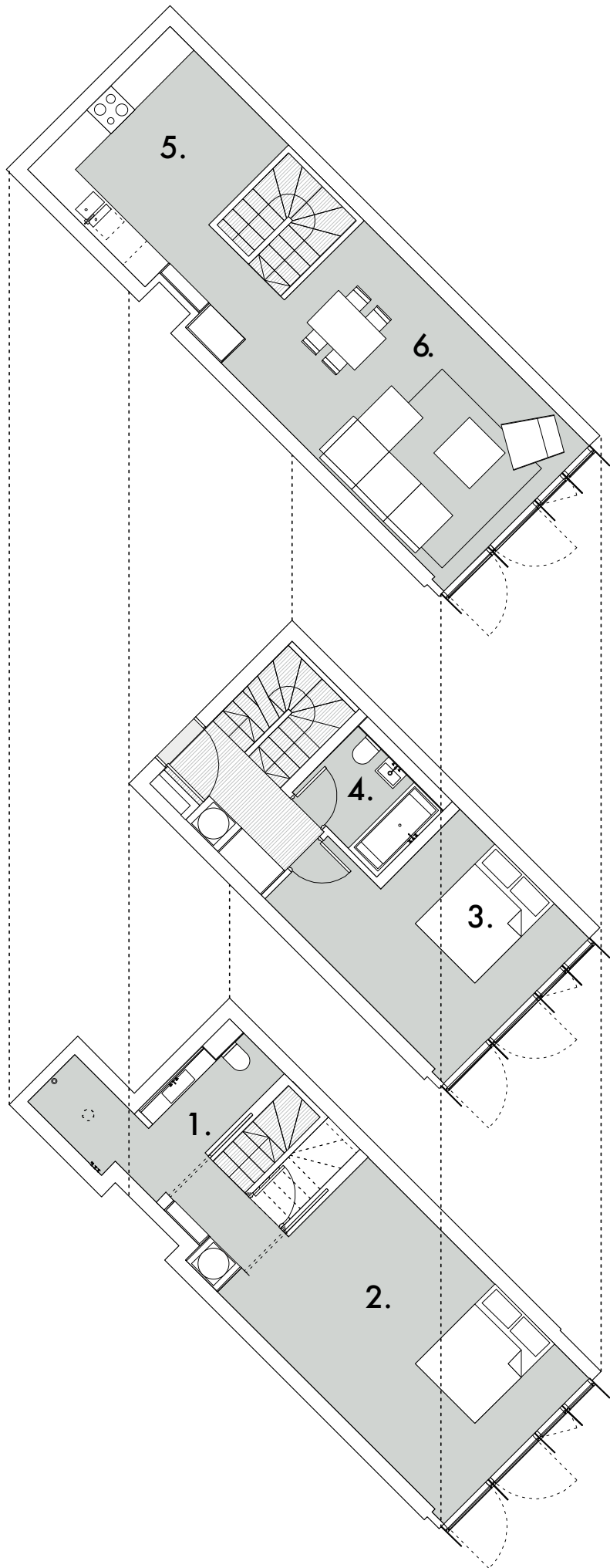
Bathroom & En suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Limestone tiling to walls and floor within bathroom and utility
- Marble tiling to walls and floor within master en suite
- Bath in family bathroom
- Thermostatic shower controls
- Frameless glass shower screens

*Further specification enhancements available

No.11 Alderbank One two bedroom triplex

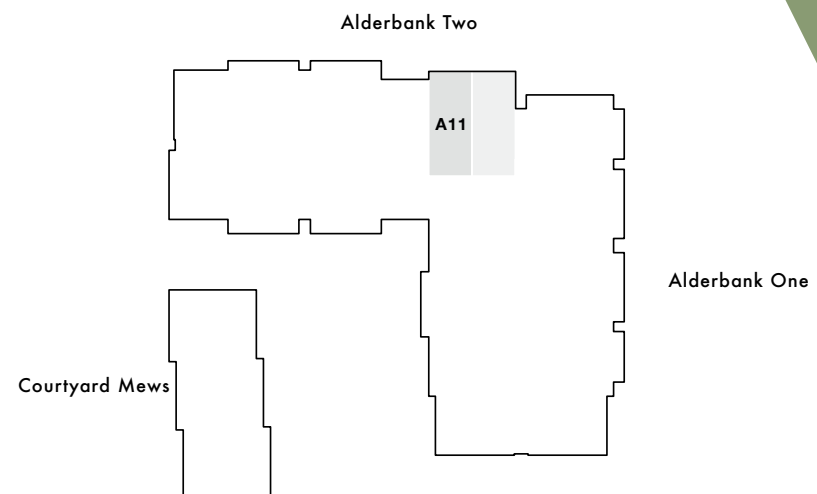
- 1. En suite: 3.2 x 2.8m 10'6" x 9'2" ft
- 2. Master Bedroom: 5.5 x 3.6m 18'4" x 11'8" ft
- 3. Bedroom 1: 4.5 x 3.6m 14'7" x 11'8" ft
- 4. Bathroom: 2.1 x 1.9m 6'10" x 6'2" ft
- 5. Kitchen: 3.6 x 3.0m 11'8" x 9'8" ft
- 6. Living/Dining: 5.7 x 3.6m 18'7" x 11'8" ft



Upper Level
4th Floor

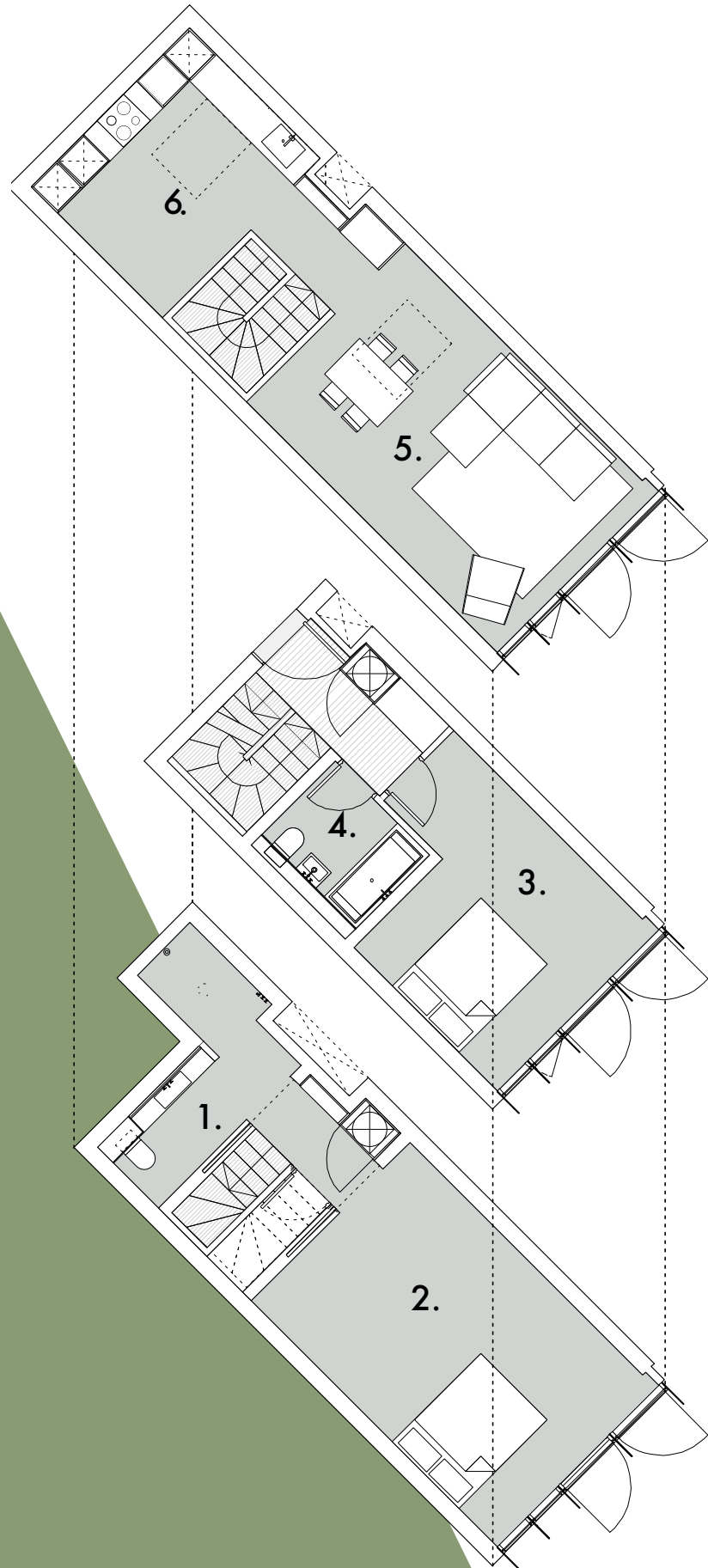
Entrance Level
3rd Floor

Lower Level
2nd Floor



No.12 Alderbank One two bedroom triplex

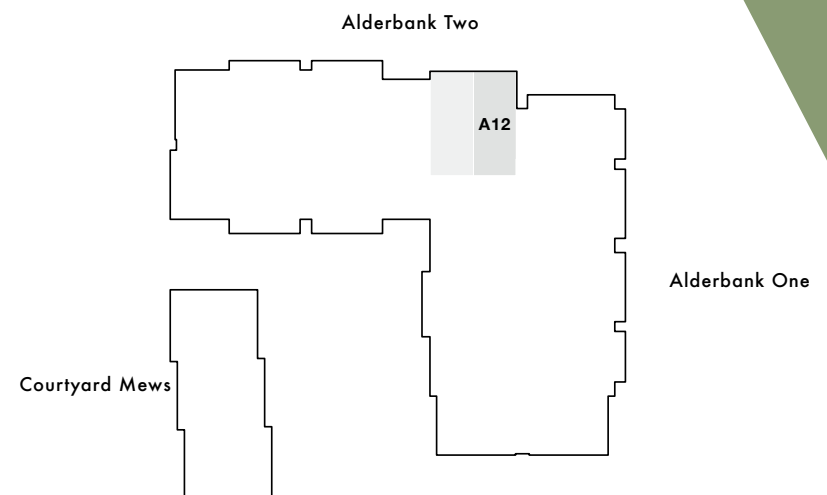
1. En suite: 3.2 x 2.8m 10'6" x 9'2" ft
2. Master Bedroom: 5.5 x 3.6m 18'4" x 11'8" ft
3. Bedroom 1: 4.5 x 3.6m 14'7" x 11'8" ft
4. Bathroom: 2.1 x 1.9m 6'10" x 6'2" ft
5. Living/Dining: 5.7 x 3.6m 18'7" x 11'8" ft
6. Kitchen: 3.6 x 3.0m 11'8" x 9'8" ft



Upper Level
4th Floor

Entrance Level
3rd Floor

Lower Level
2nd Floor







Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor-to-ceiling windows
- Large private external terrace
- Timber flooring to living areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout, excluding bedrooms, with Zehnder radiators
- Bespoke, timber clad feature staircase
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout
- Bespoke T&G style painted cladding to kitchen and en suite

Technology and Security:

- Gated entry points for cars and pedestrians, with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse
- Refuge chute for general waste

Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

Bathroom & En suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Large limestone tiled shower room to en suite
- Bath in family bathroom
- Thermostatic shower controls
- Frameless glass shower screens

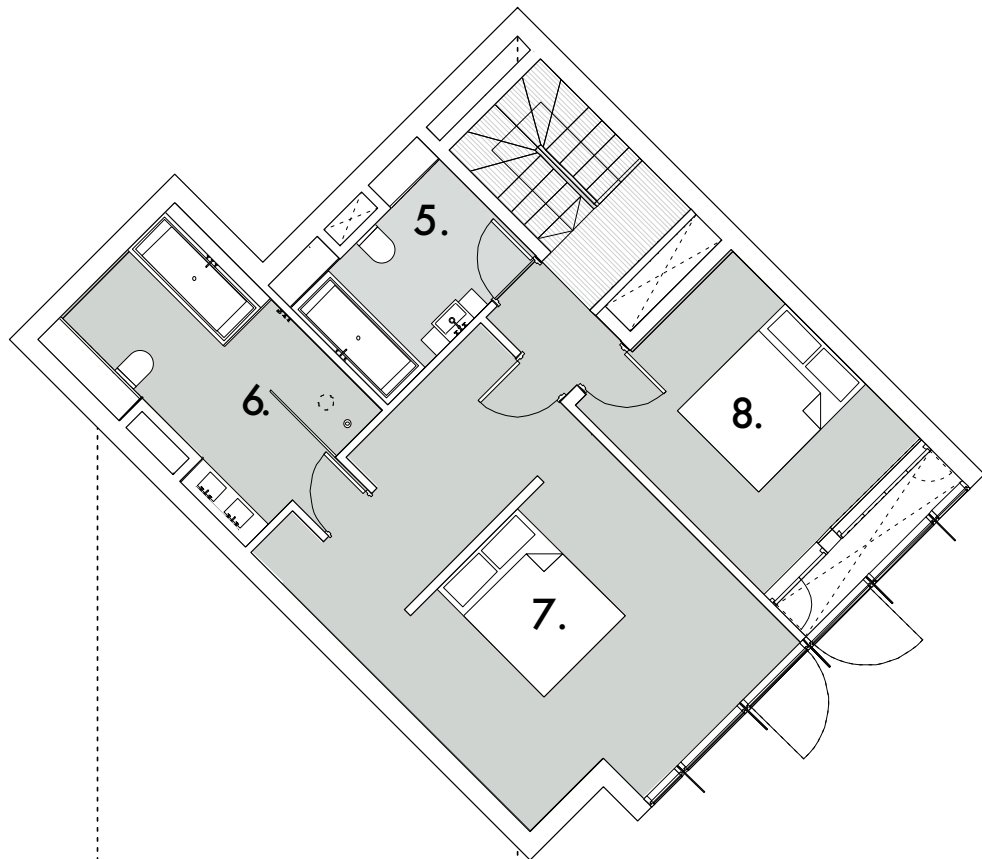
*Further specification enhancements available

Three Bedroom Duplex Alderbank One

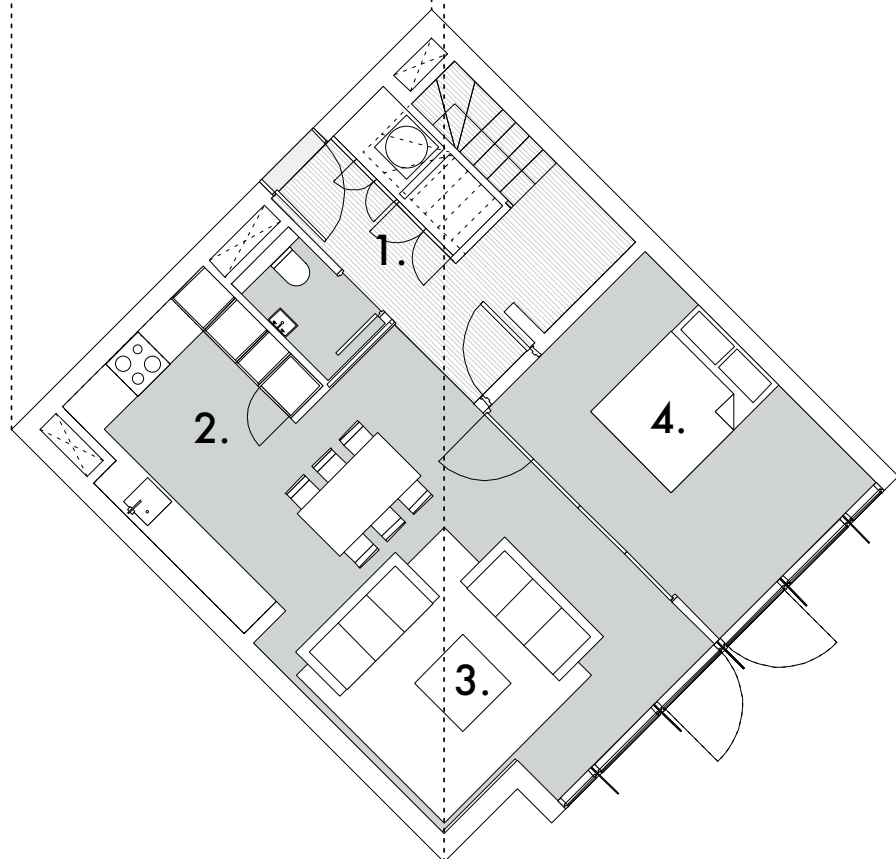
Three duplexes are set over the ground and first floors in Alderbank One. Each property benefits from two parking spaces and its own private outdoor terrace.

No.1 Alderbank One three bedroom duplex

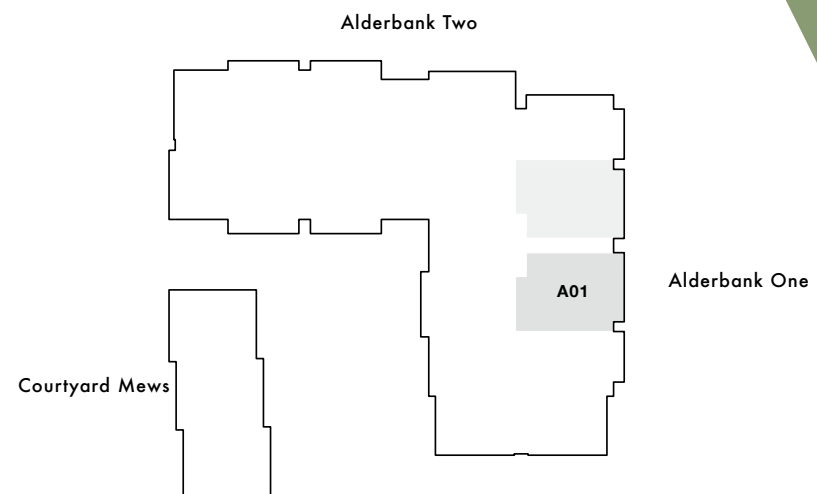
- 1. WC: 1.8 x 1.1m 5'9" x 7'2" ft
- 2. Kitchen/Dining: 3.2 x 2.4m 10'5" x 7'8" ft
- 3. Living Room: 5.9 x 4.3m 19'3" x 14'1" ft
- 4. Bedroom 1: 4.3 x 2.9m 14'1" x 9'5" ft
- 5. Bathroom: 2.8 x 1.8m 9'2" x 5'10" ft
- 6. En suite: 3.8 x 2.1m 12'4" x 6'8" ft
- 7. Master Bedroom: 5.9 x 4.3m 19'3" x 14'1" ft
- 8. Bedroom 2: 3.5 x 2.9m 11'5" x 9'6" ft



Upper Level
First Floor



Entrance Level
Ground Floor

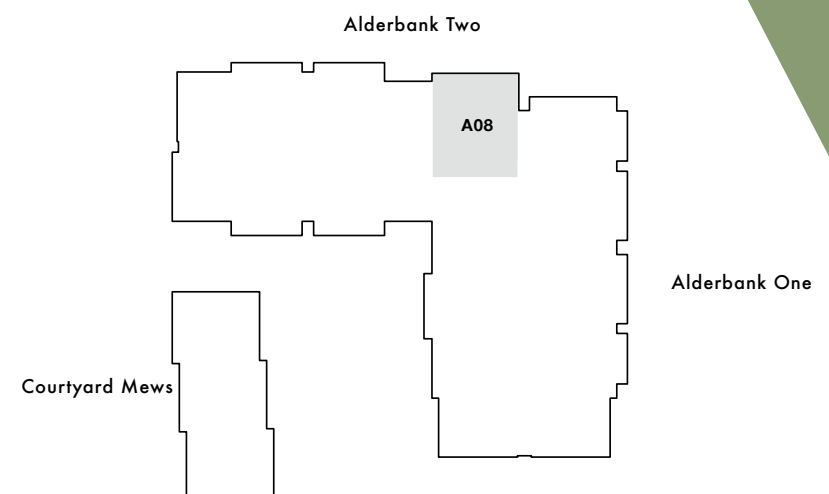


No.8 Alderbank One three bedroom duplex

1. WC: 2.3 x 1.1m 7'5" x 3'6" ft
2. Kitchen: 3.3 x 3.1m 10'9" x 10'1" ft
3. Dining: 5.1 x 2.3m 16'7" x 7'5" ft
4. Living: 4.8 x 3.3m 15'7" x 10'8" ft
5. Bedroom 1: 3.3 x 2.6m 10'8" x 8'5" ft
6. Master Bedroom: 5.7 x 3.7m 18'8" x 12'1" ft
7. En suite: 3.3 x 3.1m 10'8" x 10'2" ft
8. Bedroom 2: 3.7 x 3.2m 12'1" x 10'5" ft
9. Bathroom: 2.4 x 2.2m 7'10" x 7'2" ft
10. Utility: 2.8 x 1.4m 9'2" x 4'6" ft

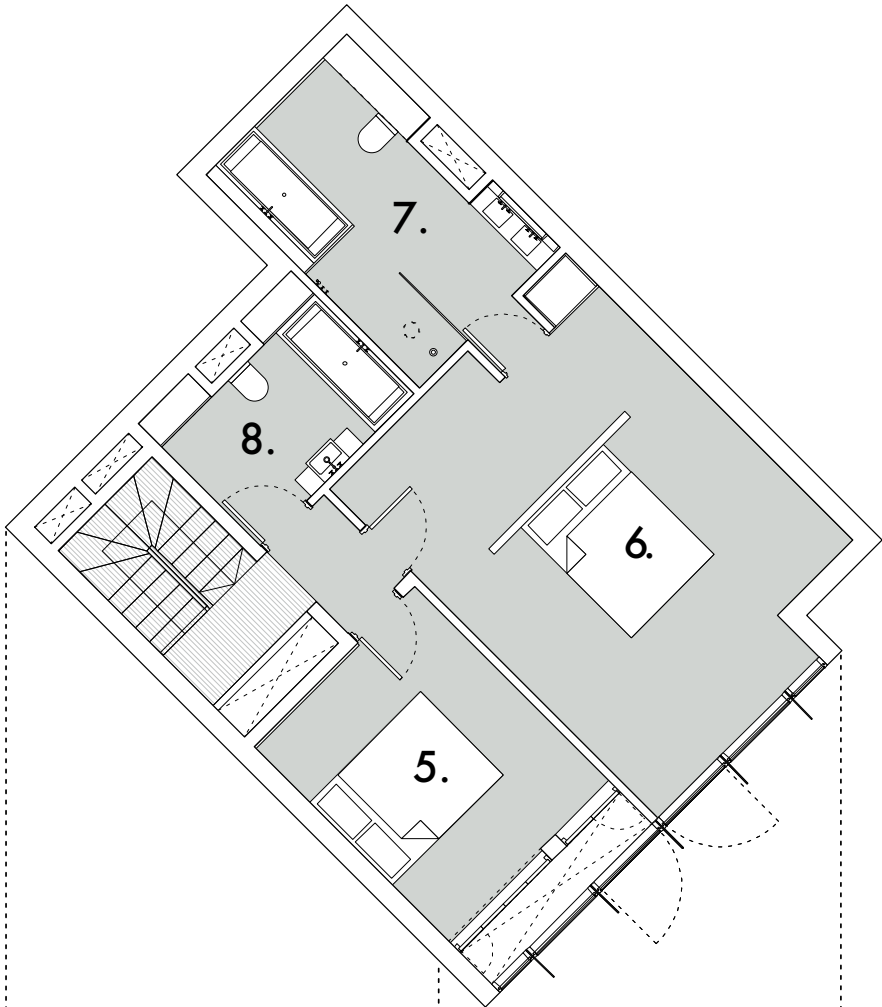
Upper Level
First Floor

Entrance Level
Ground Floor

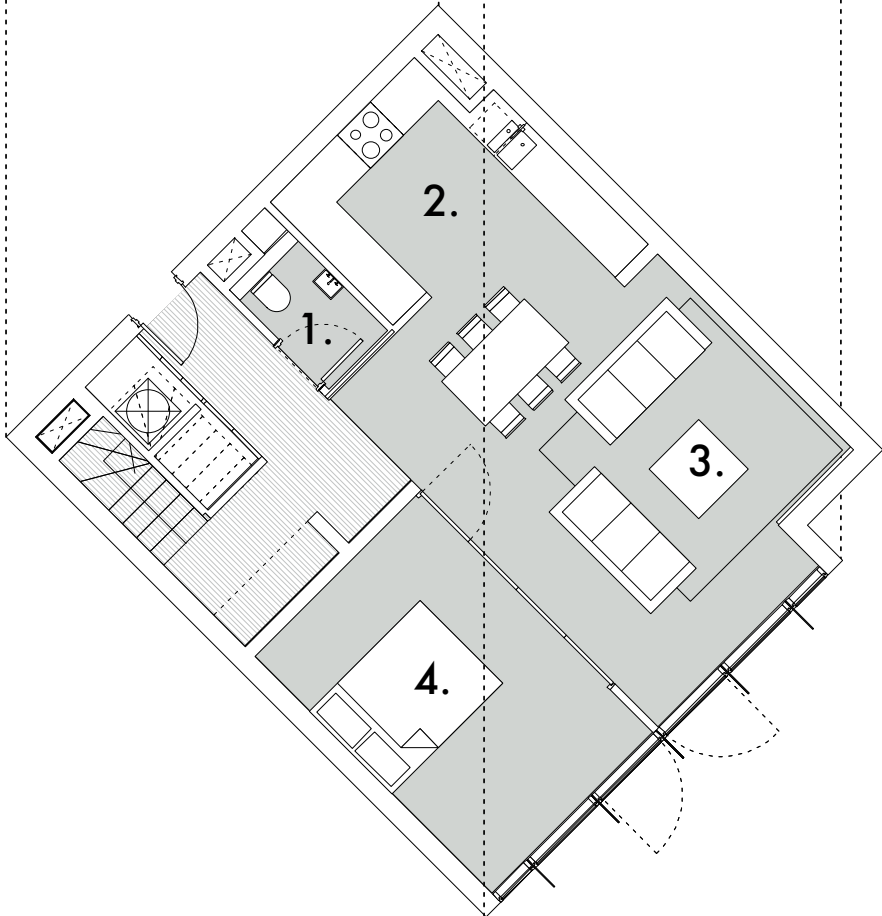


No.10 Alderbank One three bedroom duplex

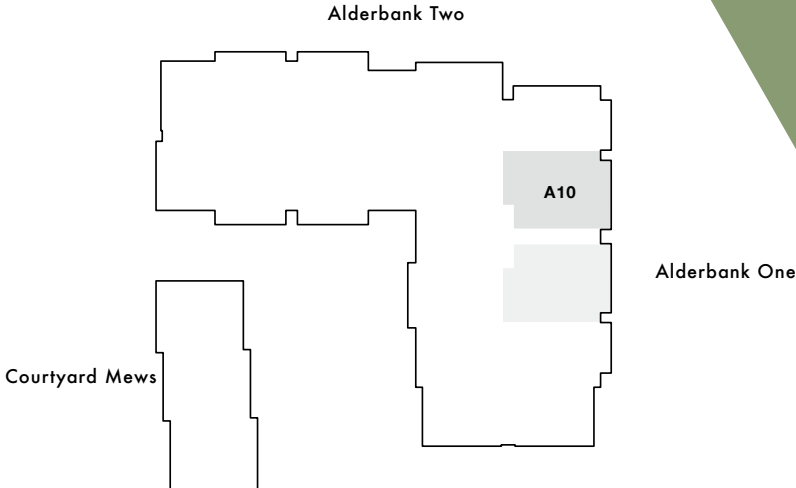
- 1. WC: 1.8 x 1.1m 5'9" x 7'2" ft
- 2. Kitchen/Dining: 3.2 x 2.4m 10'5" x 7'8" ft
- 3. Living Room: 5.9 x 4.3m 19'3" x 14'1" ft
- 4. Bedroom 1: 4.3 x 2.9m 14'1" x 9'5" ft
- 5. Bedroom 2: 3.5 x 2.9m 11'5" x 9'6" ft
- 6. Master Bedroom: 5.9 x 4.3m 19'3" x 14'1" ft
- 7. En suite: 3.8 x 2.1m 12'4" x 6'8" ft
- 8. Bathroom: 2.8 x 1.8m 9'2" x 5'10" ft



Upper Level
First Floor



Entrance Level
Ground Floor







Three Bedroom Triplex Alderbank One

Alderbank One offers a collection of ten three bedroom triplex apartments, eight of which also offer a generous study space. The entrance for these properties is located on the middle of the three levels. The stylish open-plan kitchen and living spaces – complete with a roof terrace can be found on the upper level.

Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor-to-ceiling windows
- Private high level external terrace
- Timber flooring to living areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout, excluding bedrooms, with Zehnder radiators
- Bespoke, timber clad feature staircase
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout
- Bespoke T&G style painted cladding to kitchen and en suite

Technology and Security:

- Gated entry points for cars and pedestrians with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse
- Refuge chute for general waste

Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop, splashbacks and island
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

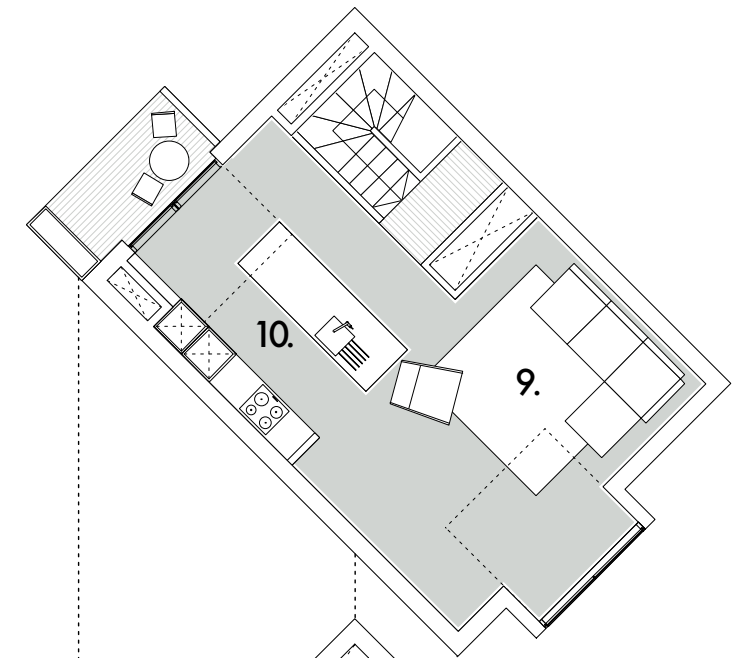
Bathroom & En suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Limestone tiling to walls and floor within bathroom and utility
- Marble tiling to walls and floor within master en suite
- Bath in family bathroom
- Thermostatic shower controls
- Frameless glass shower screens

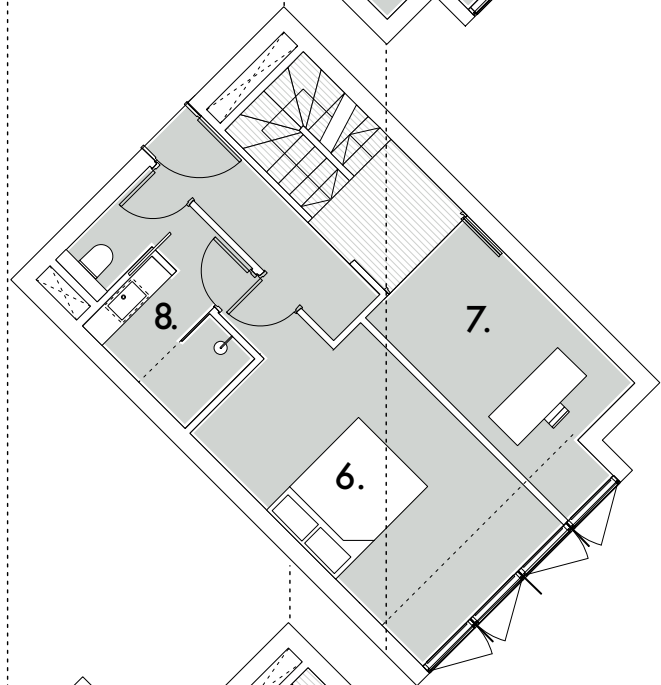
*Further specification enhancements available

No.13 Alderbank One three bedroom triplex

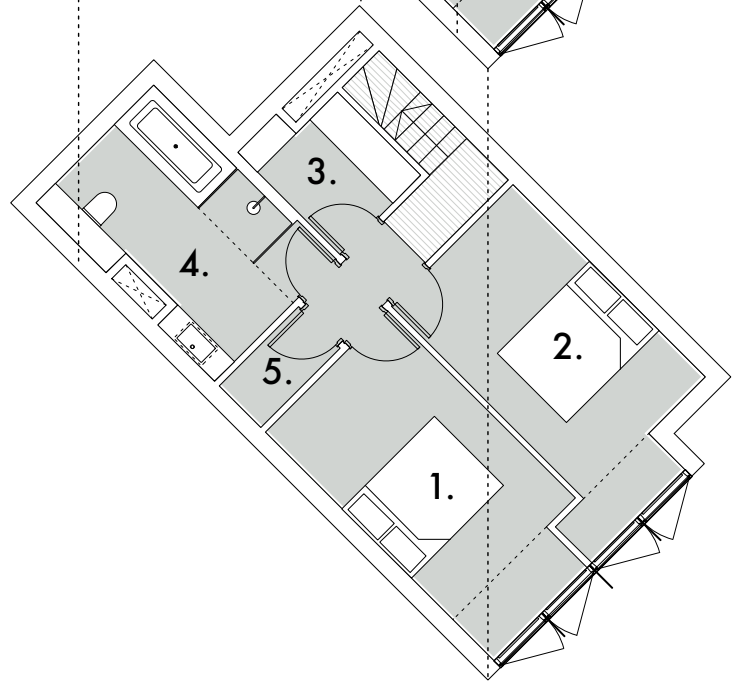
- 1. Bedroom 1: 4.9 x 2.6m 16'0" x 8'5" ft
- 2. Bedroom 2: 4.9 x 2.6m 16'0" x 8'5" ft
- 3. Utility: 2.2 x 1.7m 7'2" x 5'5" ft
- 4. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
- 5. Store: 1.7 x 0.9m 5'5" x 3'0" ft
- 6. Master Bedroom: 4.9 x 3.0m 16'0" x 9'10" ft
- 7. Study: 4.3 x 2.2m 14'10" x 7'2" ft
- 8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
- 9. Living Room: 5.3 x 4.5m 17'3" x 14'7" ft
- 10. Kitchen: 3.5 x 3.7m 11'4" x 12'1" ft



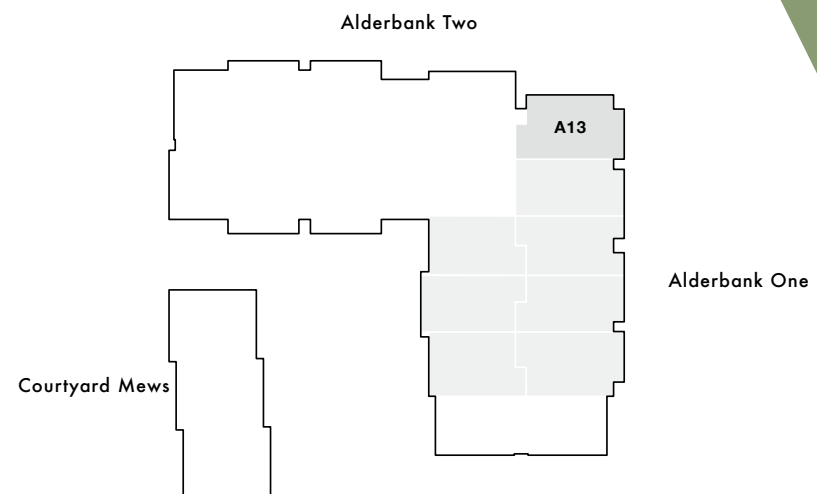
Upper Level
4th Floor



Entrance Level
3rd Floor

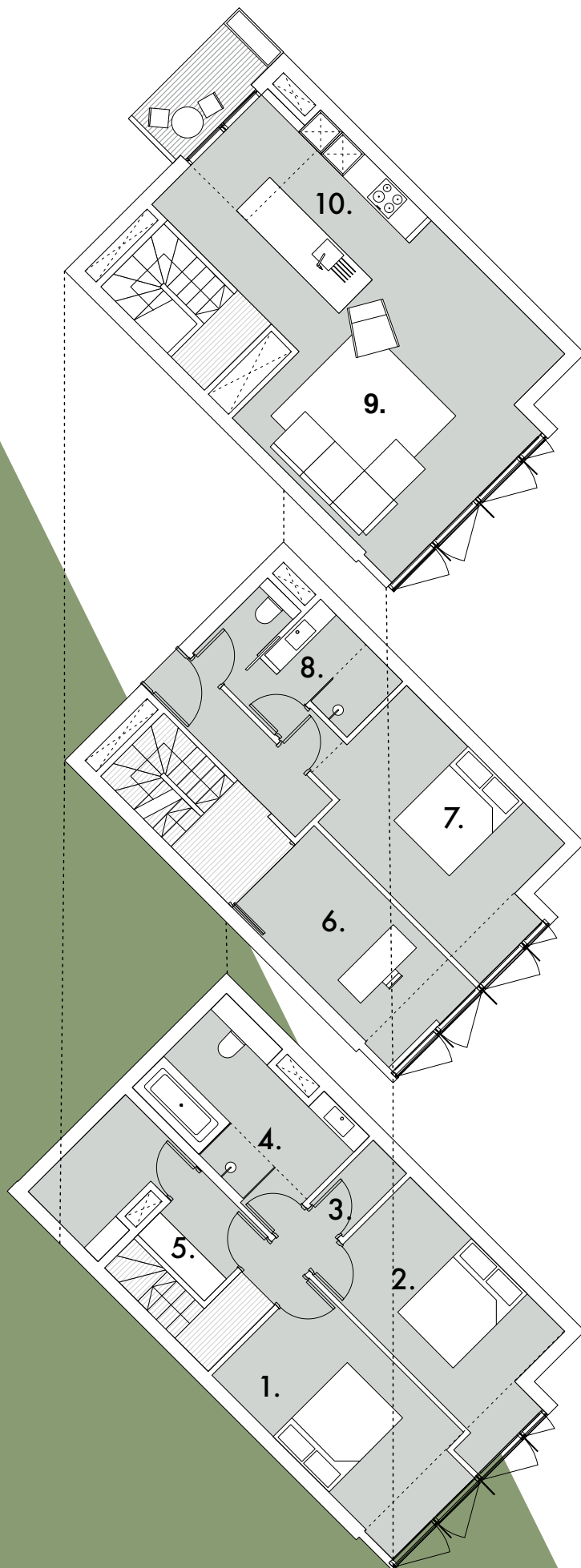


Lower Level
2nd Floor



No.14 Alderbank One three bedroom triplex

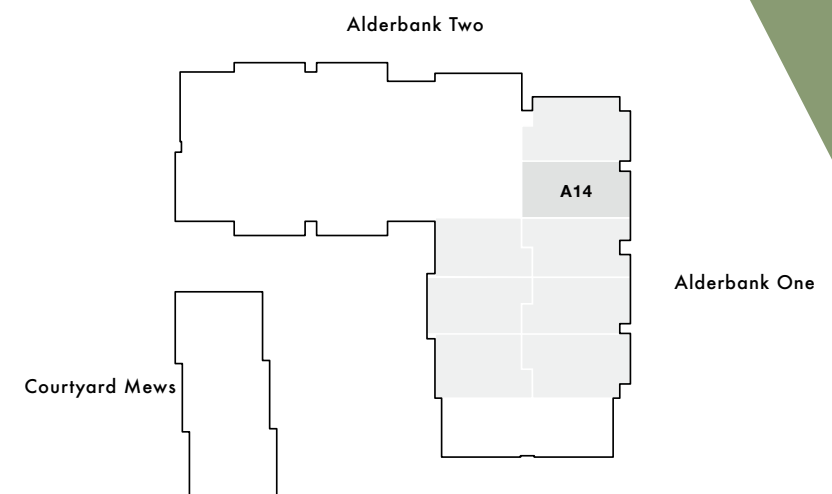
- 1. Bedroom 1: 4.9 x 2.6m 16'0" x 8'6" ft
- 2. Bedroom 2: 4.9 x 2.6m 16'0" x 8'6" ft
- 3. Store: 1.7 x 0.9m 5'5" x 2'11" ft
- 4. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
- 5. Utility: 2.2 x 1.7m 7'2" x 5'6" ft
- 6. Study: 4.3 x 2.1m 14'10" x 6'8" ft
- 7. Master Bedroom: 4.9 x 3.1m 16'0" x 10'1" ft
- 8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
- 9. Living/Dining: 5.3 x 4.5m 17'4" x 14'7" ft
- 10. Kitchen: 3.5 x 3.7m 11'5" x 12'10" ft



Upper Level
4th Floor

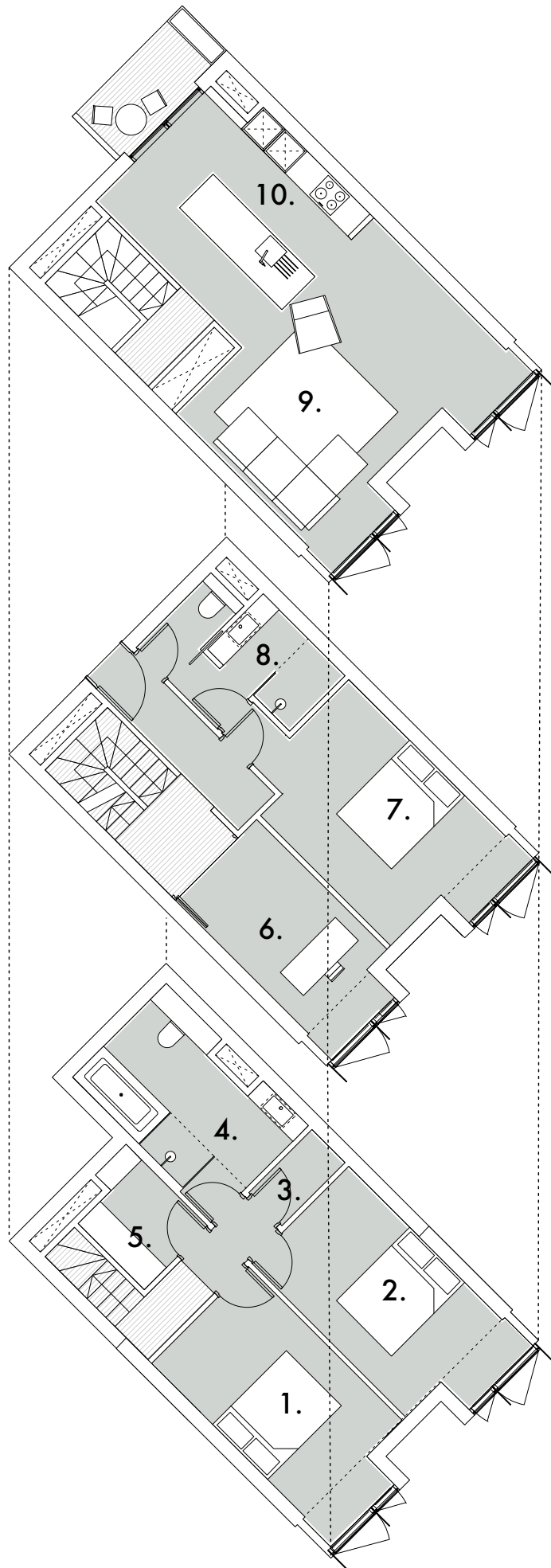
Entrance Level
3rd Floor

Lower Level
2nd Floor



No.15 Alderbank One three bedroom triplex

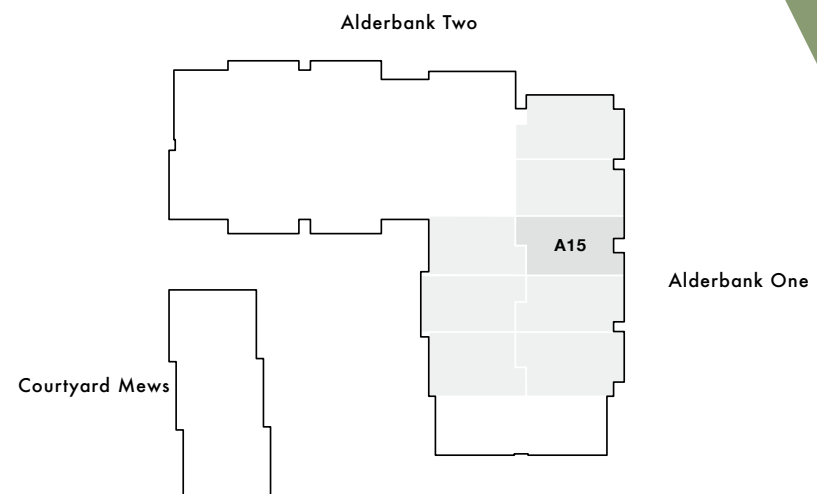
- 1. Bedroom 1: 4.9 x 2.6m 16'0" x 8'6" ft
- 2. Bedroom 2: 4.9 x 2.6m 16'0" x 8'6" ft
- 3. Store: 1.7 x 0.9m 5'5" x 2'11" ft
- 4. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
- 5. Utility: 2.2 x 1.7m 7'2" x 5'6" ft
- 6. Study: 4.3 x 2.1m 14'10" x 6'8" ft
- 7. Master Bedroom: 4.9 x 3.1m 16'0" x 10'1" ft
- 8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
- 9. Living Room: 5.3 x 4.5m 17'4" x 14'7" ft
- 10. Kitchen: 3.5 x 3.7m 11'5" x 12'10" ft



Upper Level
4th Floor

Entrance Level
3rd Floor

Lower Level
2nd Floor



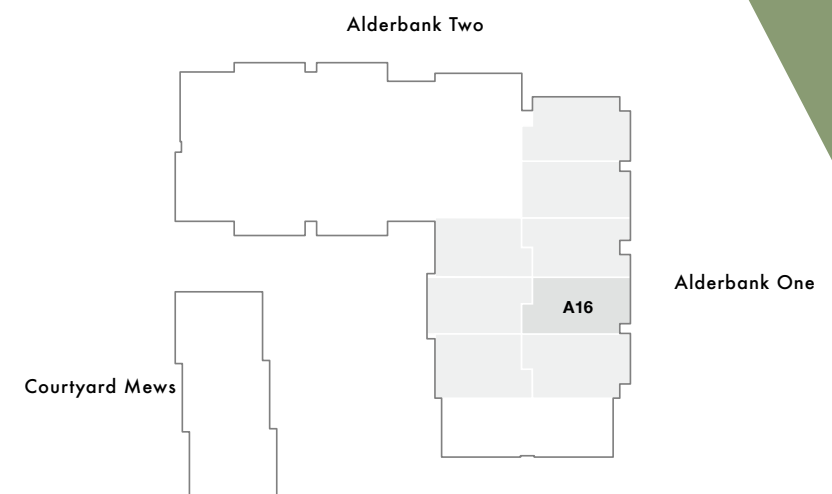
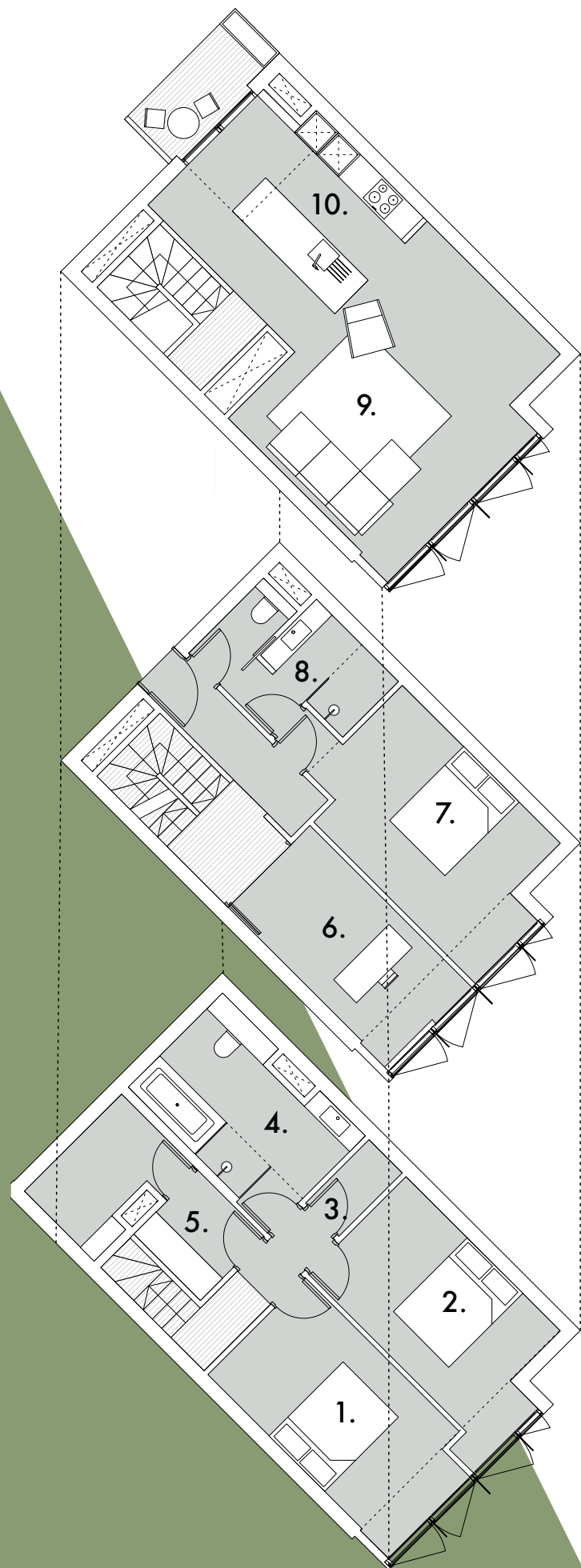
No.16 Alderbank One three bedroom triplex

1. Bedroom 1: 4.9 x 2.6m 16'0" x 8'6" ft
2. Bedroom 2: 4.9 x 2.6m 16'0" x 8'6" ft
3. Store: 1.7 x 0.9m 5'5" x 2'11" ft
4. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
5. Utility: 2.2 x 1.7m 7'2" x 5'6" ft
6. Study: 4.3 x 2.1m 14'10" x 6'8" ft
7. Master Bedroom: 4.9 x 3.1m 16'0" x 10'1" ft
8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
9. Living Room: 5.3 x 4.5m 17'4" x 14'7" ft
10. Kitchen: 3.5 x 3.7m 11'5" x 12'10" ft

Upper Level
4th Floor

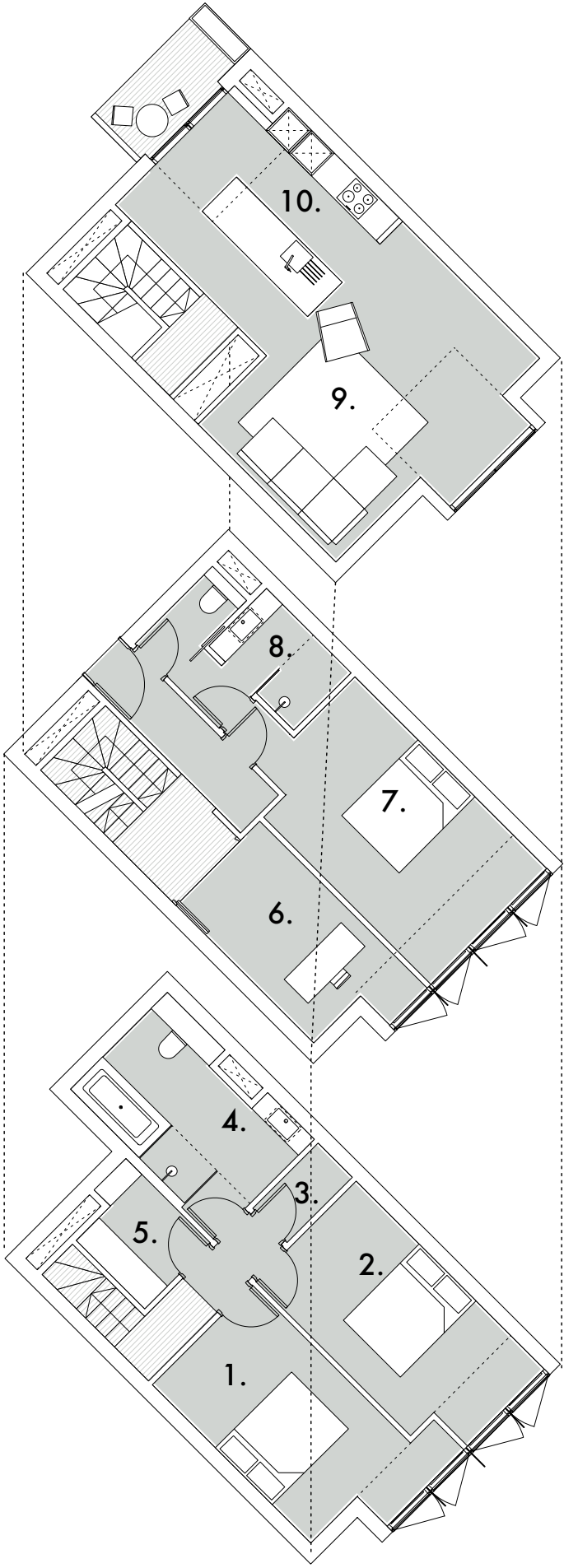
Entrance Level
3rd Floor

Lower Level
2nd Floor



No.17 Alderbank One three bedroom triplex

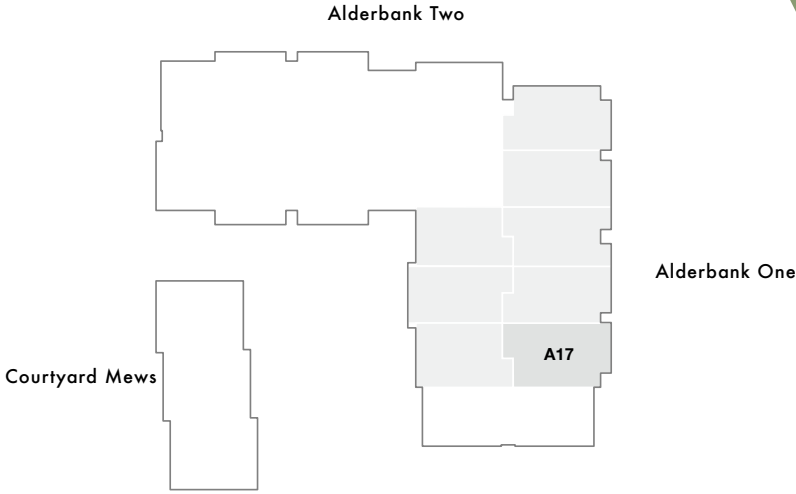
- 1. Bedroom 1: 4.9 x 2.6m 16'0" x 8'5" ft
- 2. Bedroom 2: 4.9 x 2.6m 16'0" x 8'5" ft
- 3. Store: 1.7 x 0.9m 5'5" x 3'0" ft
- 4. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
- 5. Utility: 2.2 x 1.7m 7'2" x 5'5" ft
- 6. Study: 4.3 x 2.2m 14'10" x 7'2" ft
- 7. Master Bedroom: 4.9 x 3.0m 16'0" x 9'10" ft
- 8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
- 9. Living Room: 5.3 x 4.5m 17'3" x 14'7" ft
- 10. Kitchen: 3.5 x 3.7m 11'4" x 12'1" ft



Upper Level
4th Floor

Entrance Level
3rd Floor

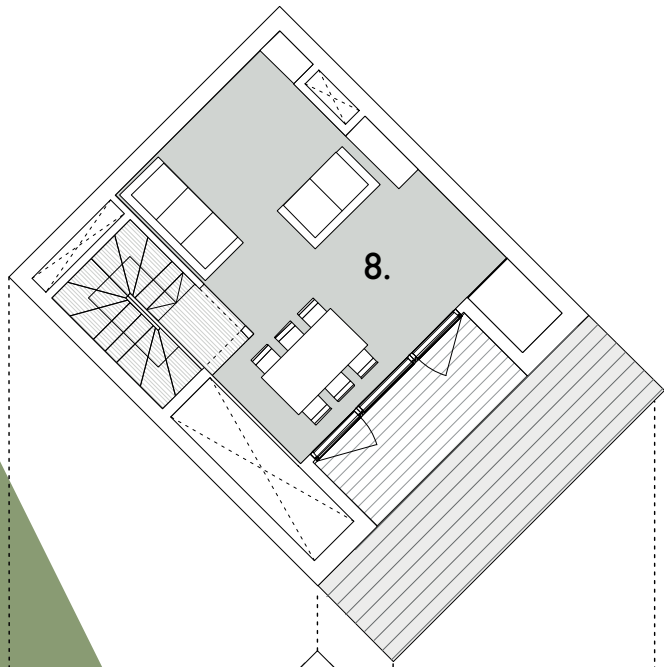
Lower Level
2nd Floor



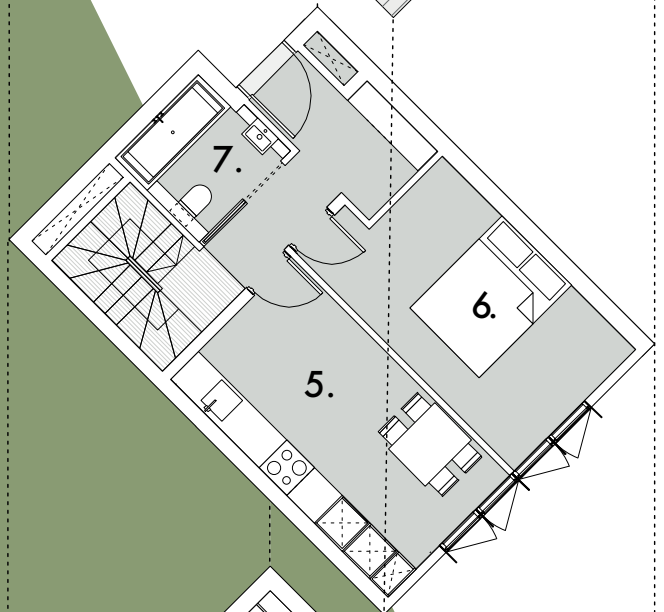
No.18 Alderbank One three bedroom triplex

1. Bedroom 1: 4.8 x 2.6m 15'7" x 8'6" ft
2. Master Bedroom: 5.8 x 2.6m 19' x 8'6" ft
3. En suite: 2.2 x 1.8m 7'2" x 5'10" ft
4. Utility: 1.8 x 1.7m 5'10" x 5'6" ft
5. Kitchen: 4.7 x 2.6m 15.4' x 8'6" ft
6. Bedroom 2: 4.7 x 2.6m 15.4' x 8'6" ft
7. Bathroom: 2.0 x 1.8m 6'2" x 6'5" ft
8. Living/Dining: 4.9 x 4.4m 16'0" x 14'4" ft

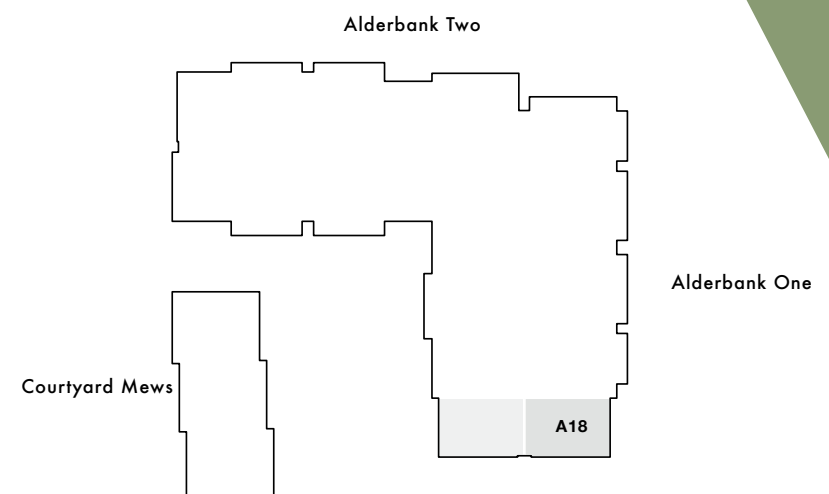
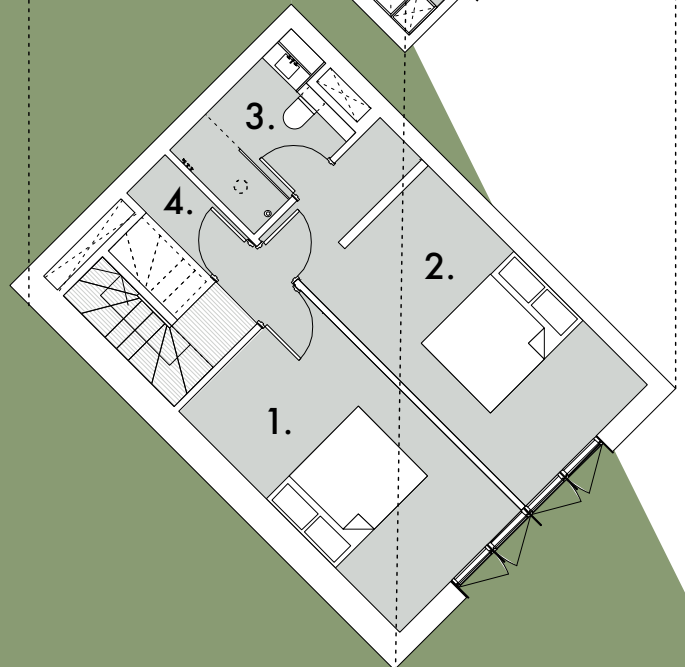
Upper Level
4th Floor



Entrance Level
3rd Floor



Lower Level
2nd Floor



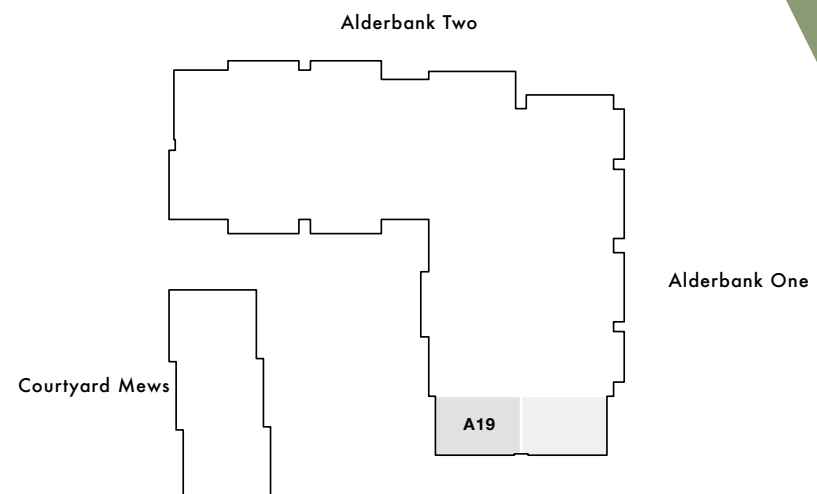
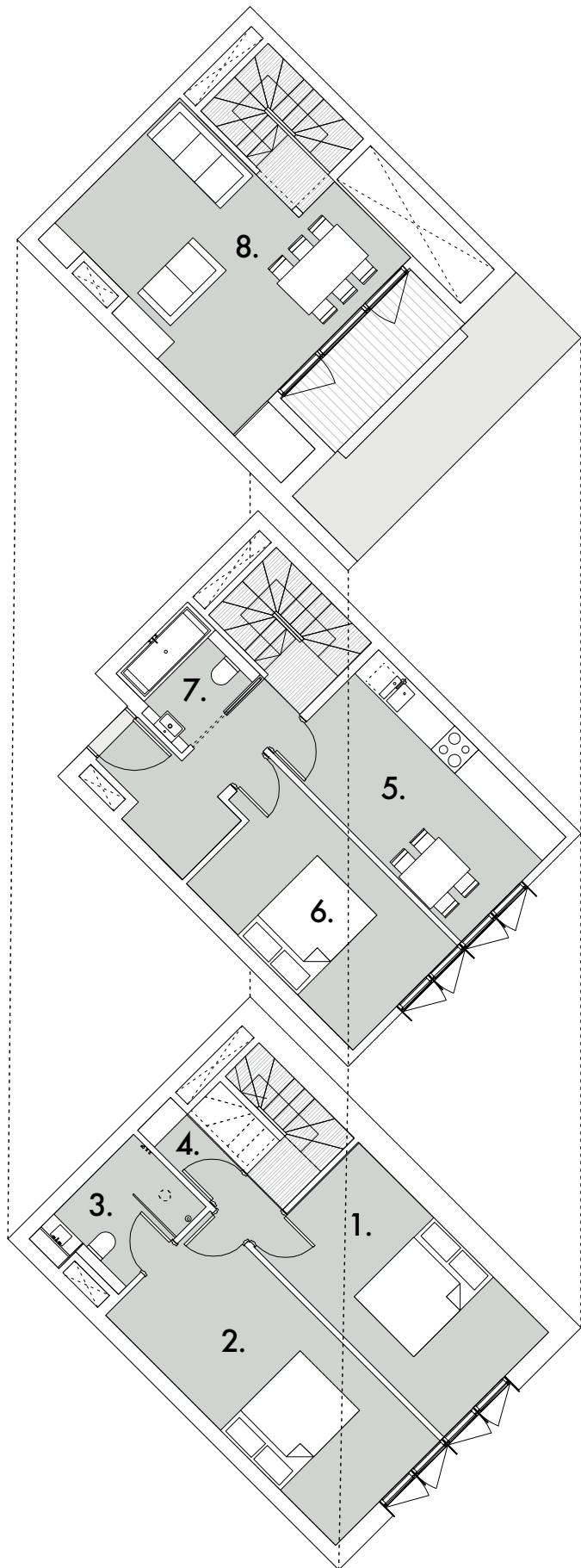
No.19 Alderbank One three bedroom triplex

1. Bedroom 1: 4.8 x 2.6m 15'7" x 8'6" ft
2. Master Bedroom: 5.8 x 2.6m 19' x 8'6" ft
3. En suite: 2.2 x 1.8m 7'2" x 5'10" ft
4. Utility: 1.8 x 1.7m 5'10" x 5'6" ft
5. Kitchen: 4.7 x 2.6m 15.4' x 8'6" ft
6. Bedroom 2: 4.7 x 2.6m 15.4' x 8'6" ft
7. Bathroom: 2.0 x 1.8m 6'2" x 6'5" ft
8. Living/Dining: 4.9 x 4.4m 16'0" x 14'4" ft

Upper Level
4th Floor

Entrance Level
3rd Floor

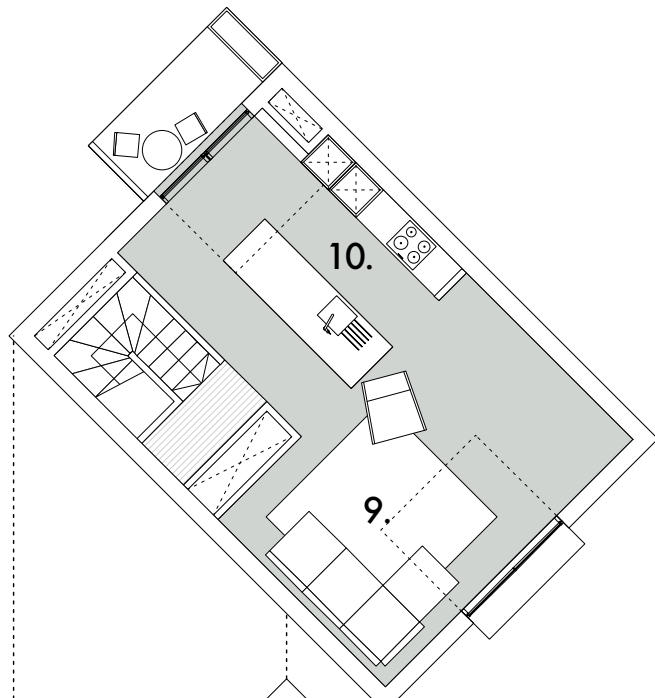
Lower Level
2nd Floor



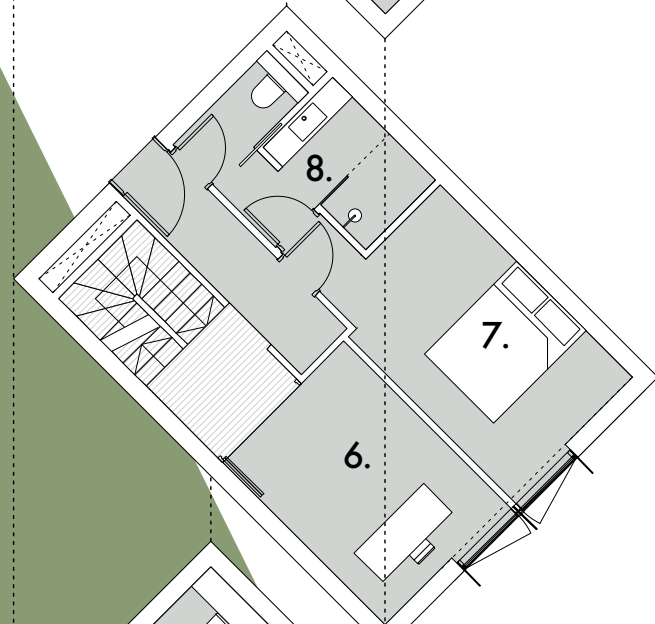
No.20 Alderbank One three bedroom triplex

1. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
2. Utility: 2.2 x 1.7m 7'2" x 5'5" ft
3. Bedroom 1: 4.1 x 2.6m 13'4" x 8'5" ft
4. Bedroom 2: 4.1 x 2.6m 13'4" x 8'5" ft
5. Store: 1.7 x 0.9m 5'5" x 3'0" ft
6. Study: 3.5 x 2.6m 11'5" x 8'5" ft
7. Master Bedroom: 4.1 x 2.6m 13'4" x 8'5" ft
8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
9. Living Room: 5.3 x 3.7m 17'4" x 12'10" ft
10. Kitchen: 3.5 x 3.7m 11'5" x 12'10" ft

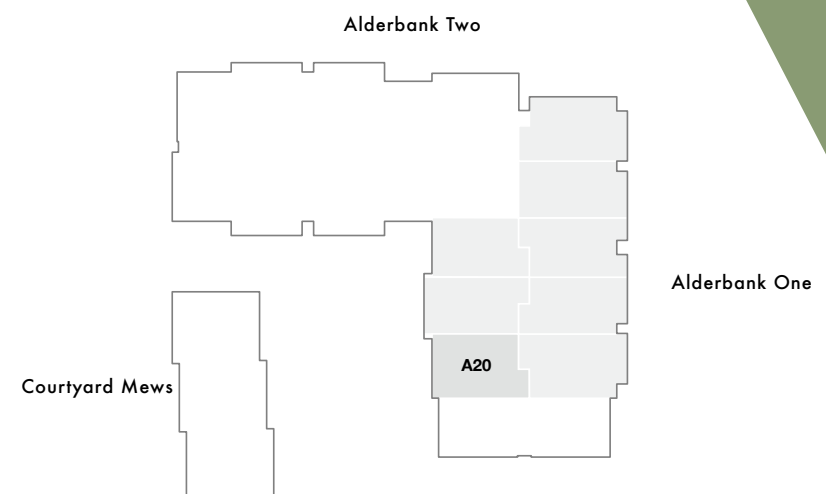
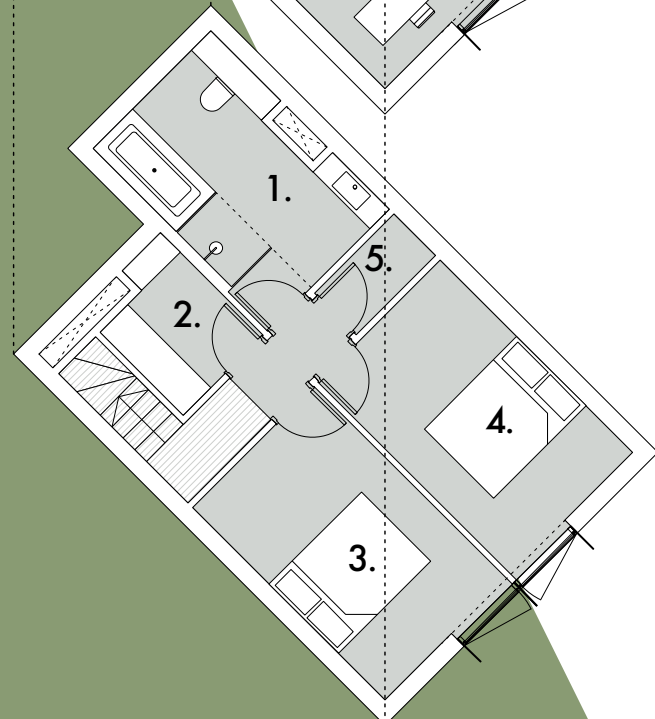
Upper Level
4th Floor



Entrance Level
3rd Floor



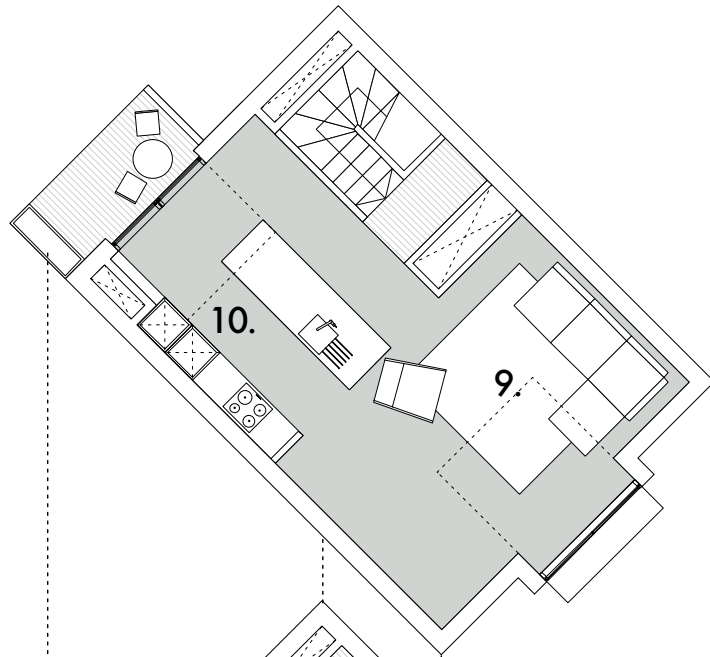
Lower Level
2nd Floor



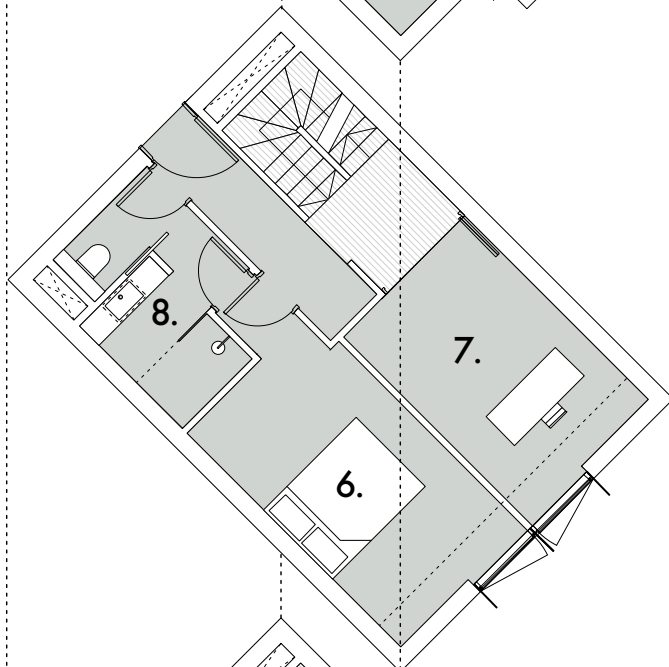
No.21 Alderbank One three bedroom triplex

- 1. Utility: 2.2 x 1.7m 7'2" x 5'5" ft
- 2. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
- 3. Store: 1.7 x 0.9m 5'5" x 3'0" ft
- 4. Bedroom 1: 4.7 x 2.6m 15'4" x 8'5" ft
- 5. Bedroom 2: 4.7 x 2.6m 15'4" x 8'5" ft
- 6. Master Bedroom: 4.7 x 2.6m 15'4" x 8'5" ft
- 7. Study: 4.1 x 2.6m 13'4" x 8'5" ft
- 8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
- 9. Living/Dining Room: 5.3 x 4.3m 17'4" x 14'10" ft
- 10. Kitchen: 3.5 x 3.7m 11'5" x 12'10" ft

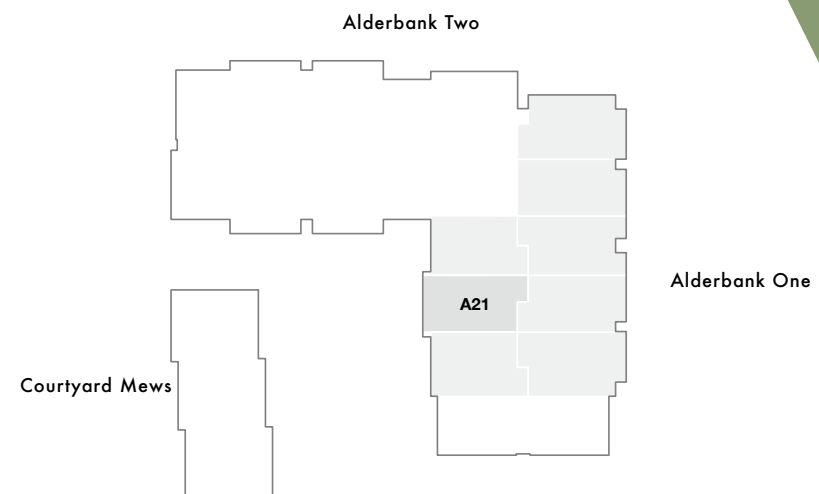
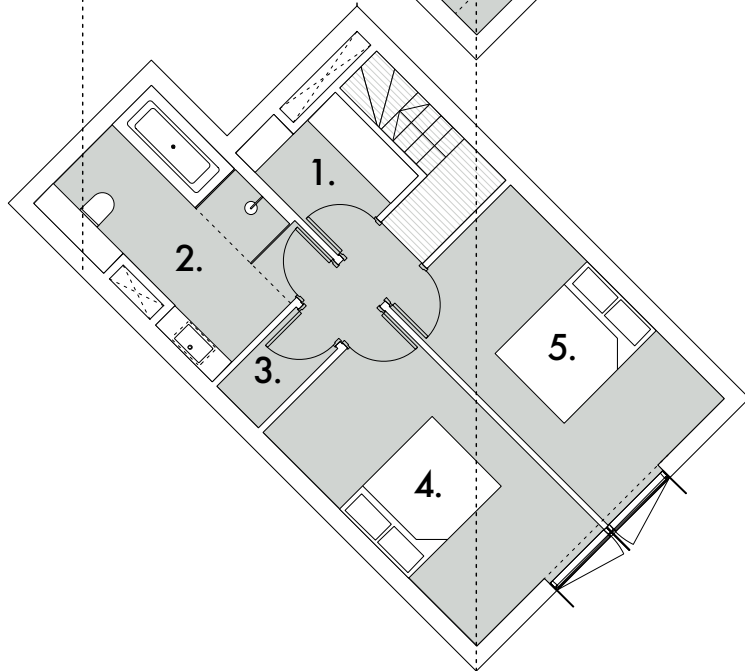
Upper Level 4th Floor



Entrance Level 3rd Floor



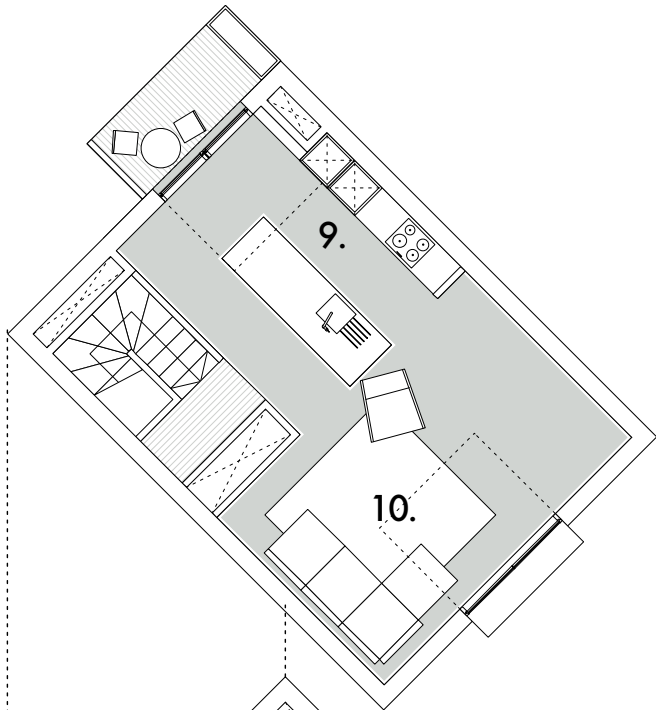
Lower Level 2nd Floor



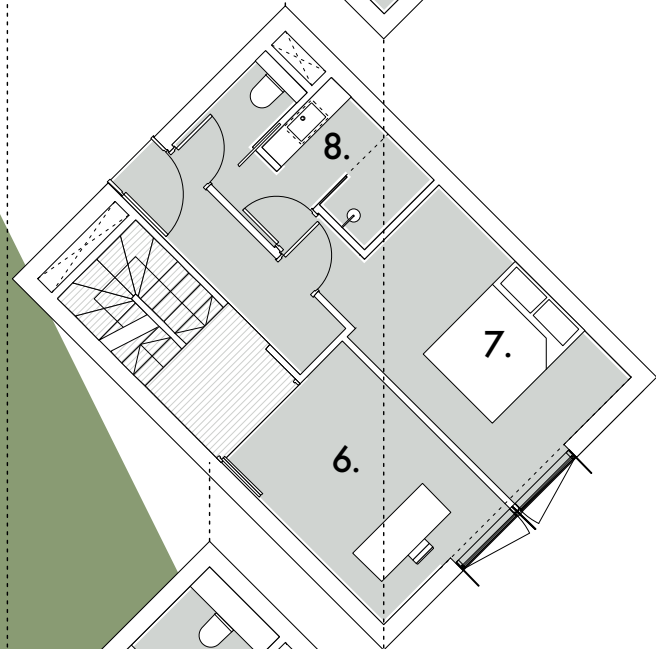
No.22 Alderbank One three bedroom triplex

1. Bedroom 1: 4.1 x 2.6m 13'4" x 8'5" ft
2. Bedroom 2: 4.1 x 2.6m 13'4" x 8'5" ft
3. Store: 1.7 x 0.9m 5'5" x 3'0" ft
4. Bathroom: 3.8 x 2.5m 12'4" x 8'2" ft
5. Utility: 2.2 x 1.7m 7'2" x 5'5" ft
6. Study: 3.5 x 2.6m 11'5" x 8'5" ft
7. Master Bedroom: 4.1 x 2.6m 13'4" x 8'5" ft
8. En suite: 3.2 x 2.4m 10'5" x 7'8" ft
9. Kitchen: 3.5 x 3.7m 11'5" x 12'10" ft
10. Living/Dining Room: 5.3 x 3.7m 17'4" x 12'10" ft

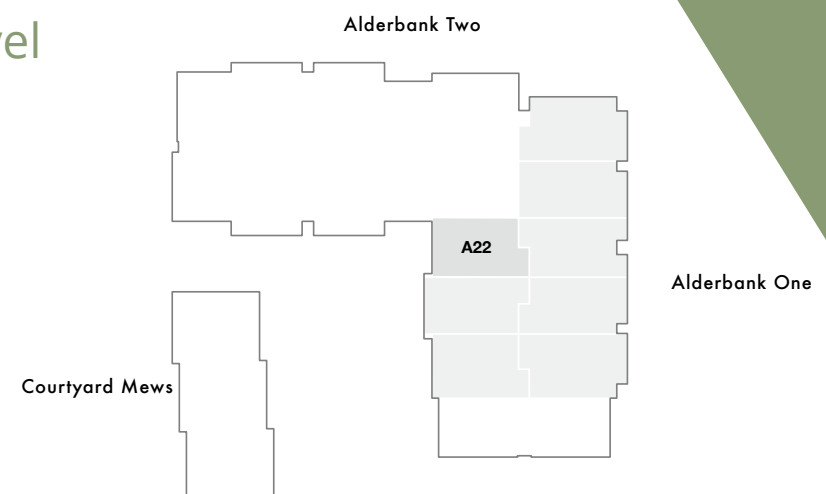
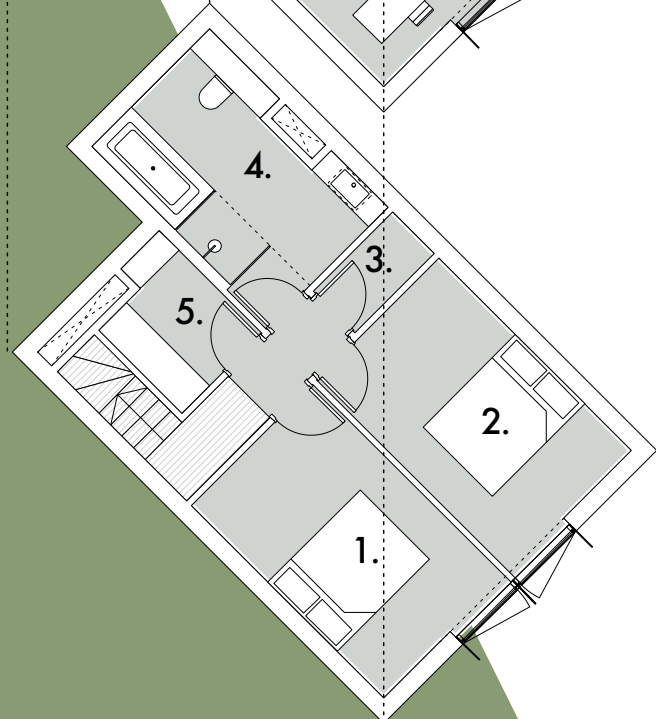
Upper Level 4th Floor



Entrance Level 3rd Floor



Lower Level 2nd Floor





Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor-to-ceiling windows
- Private external terrace/balcony
- Timber flooring to entrance and dining areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout, excluding bedrooms, with Zehnder radiators
- Bespoke, timber clad feature staircase
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout
- Bespoke T&G style painted cladding to kitchen and master bedroom

Technology and Security:

- Gated entry points for cars and pedestrians, with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse

Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

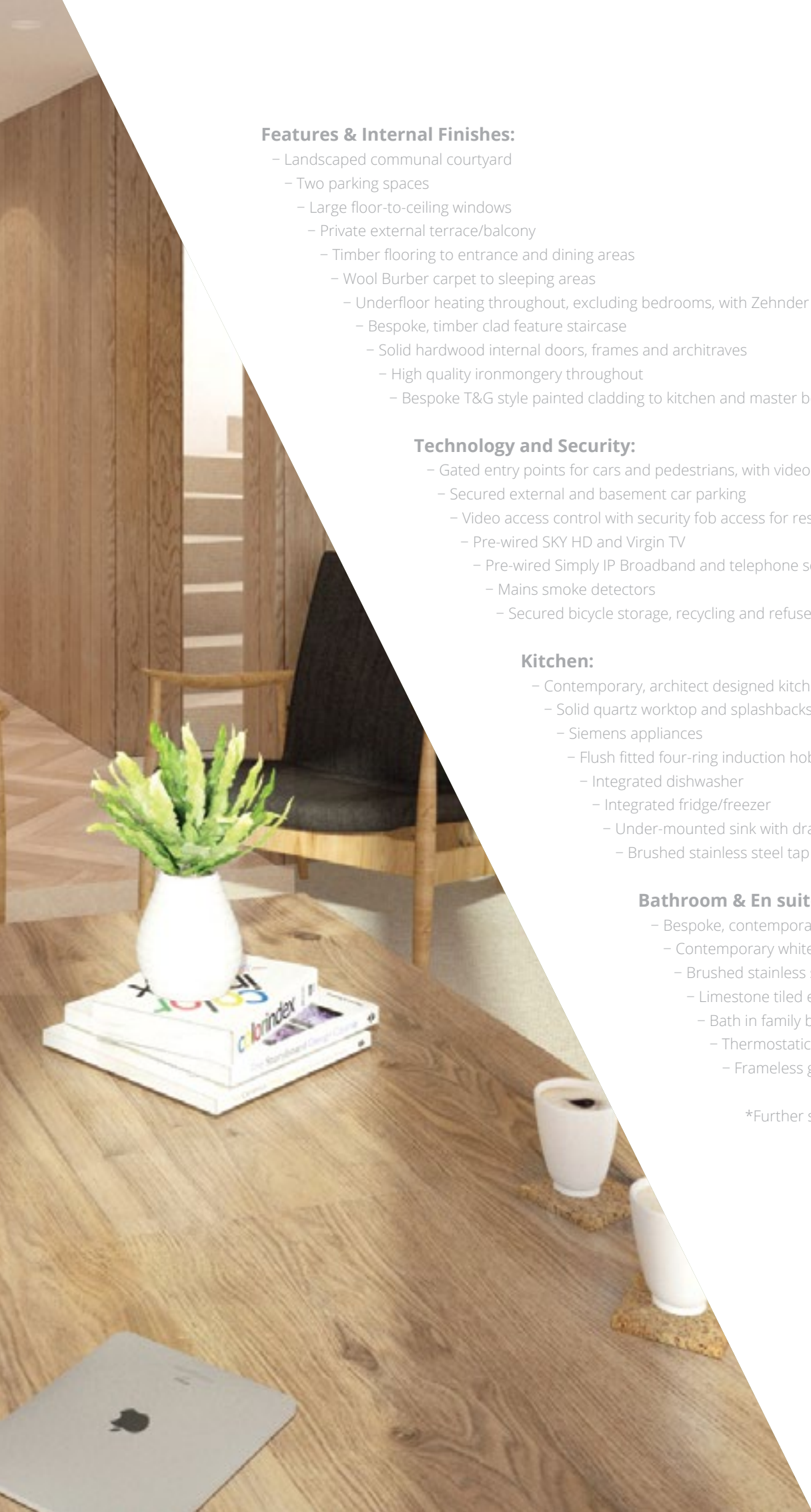
Bathroom & En suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Limestone tiled en suite
- Bath in family bathroom
- Thermostatic shower controls
- Frameless glass shower screens

*Further specification enhancements available

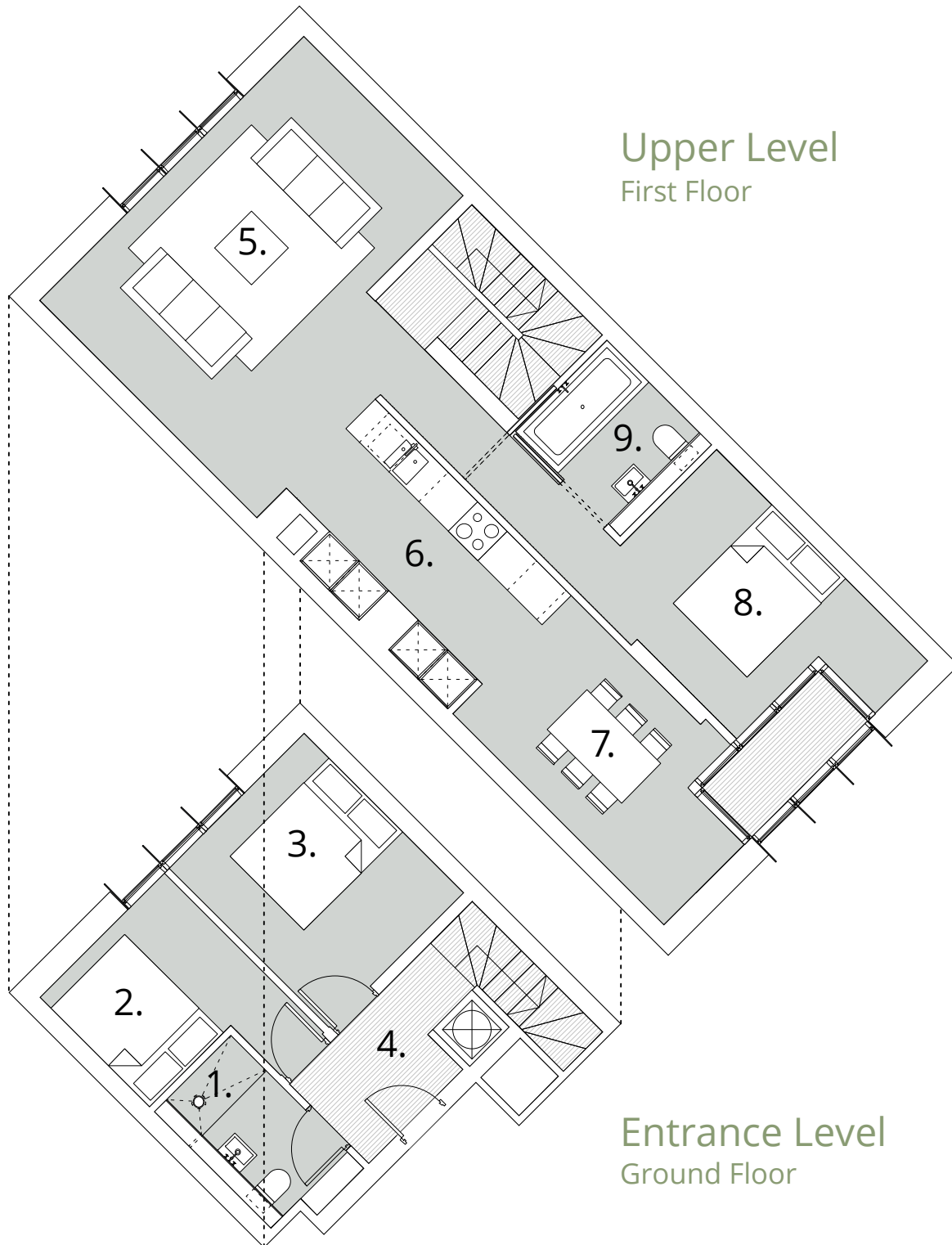
Three Bedroom Duplex Alderbank Two

Alderbank Two boasts a further six three-bedroom apartments, which are cleverly designed to incorporate living and kitchen space and the master bedroom on a single level for those who prefer lateral living. The properties benefit from two parking spaces each as well as a spacious external terrace or balcony.



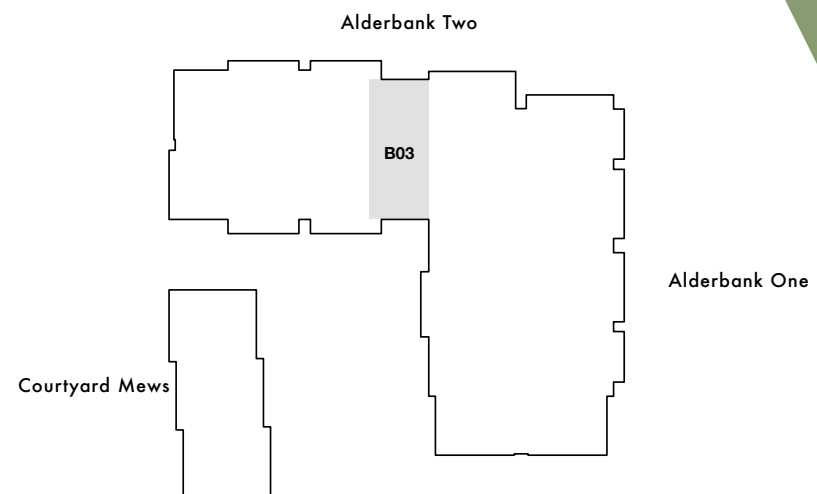
No.3 Alderbank Two three bedroom duplex

Upper Level
First Floor



1. Bathroom: 2.7 x 1.5m 8'8" x 4'9" ft
2. Bedroom 1: 2.5 x 2.2m 7'2" x 7'3" ft
3. Bedroom 2: 3.2 x 2.7m 10'5" x 8'8" ft
4. Entrance: 1.9 x 1.6m 6'2" x 5'2" ft
5. Living Room: 5.3 x 3.2m 17'3" x 10'5" ft
6. Kitchen: 5.1 x 2.4m 16'7" x 7'8" ft
7. Dining Room: 4.3 x 2.4m 14'1" x 7'8" ft
8. Master Bedroom: 4.3 x 2.9m 14'1" x 9'5" ft
9. En suite: 2.1 x 1.8m 6'8" x 5'9" ft

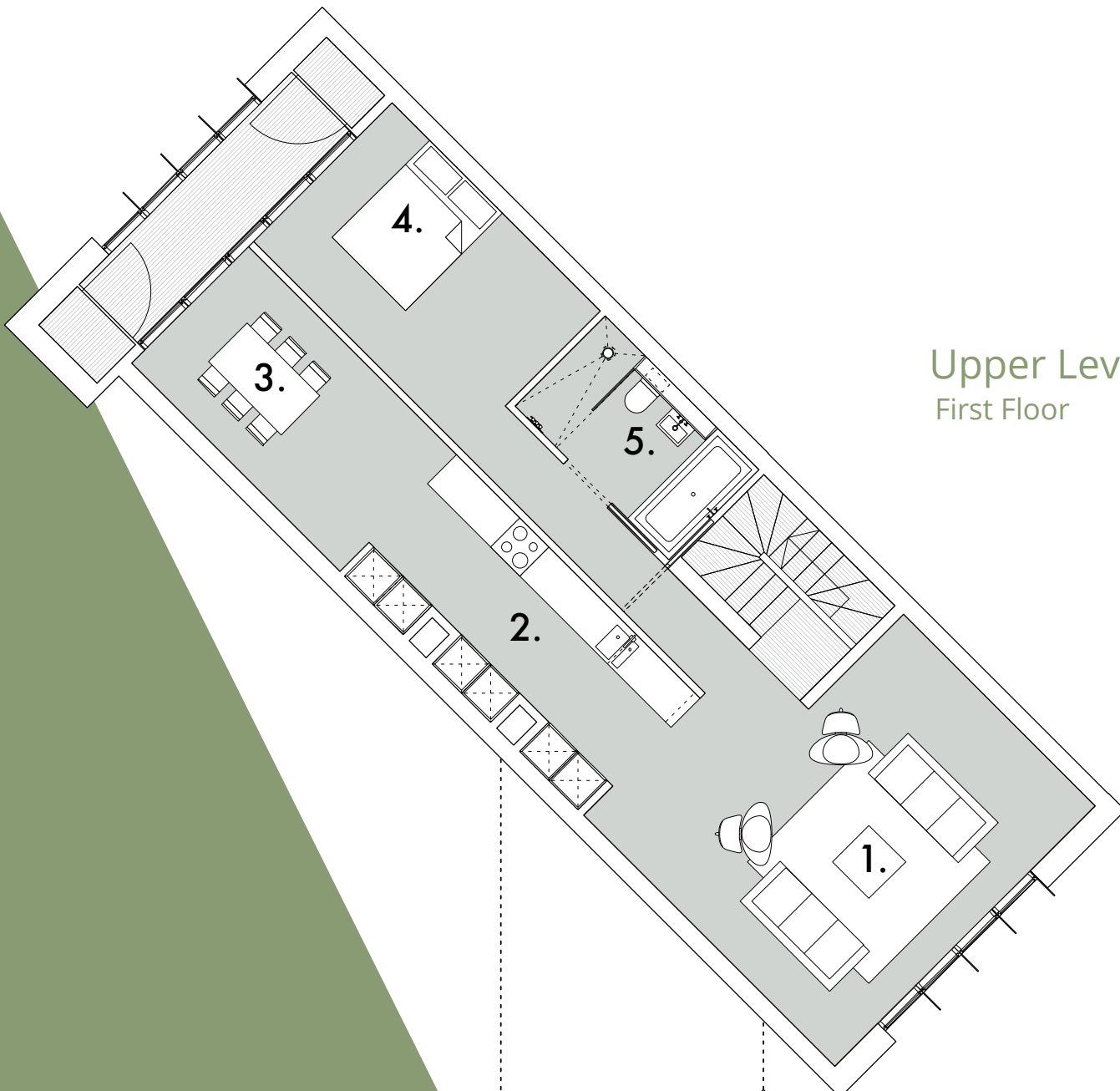
Entrance Level
Ground Floor



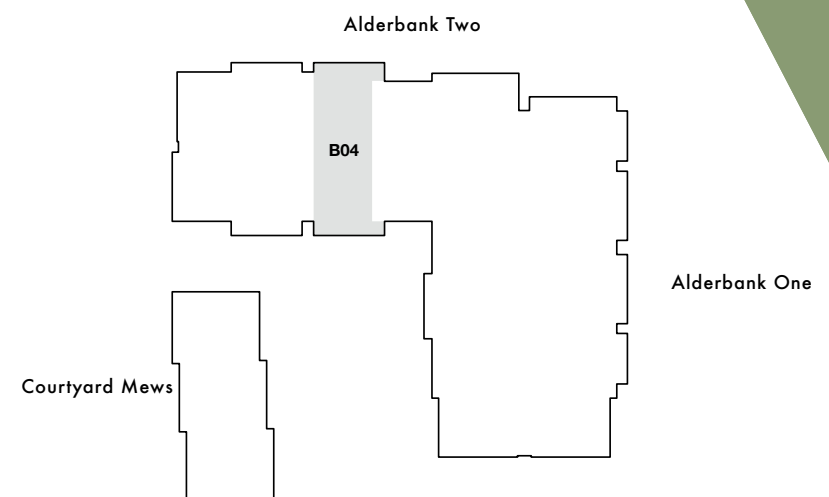
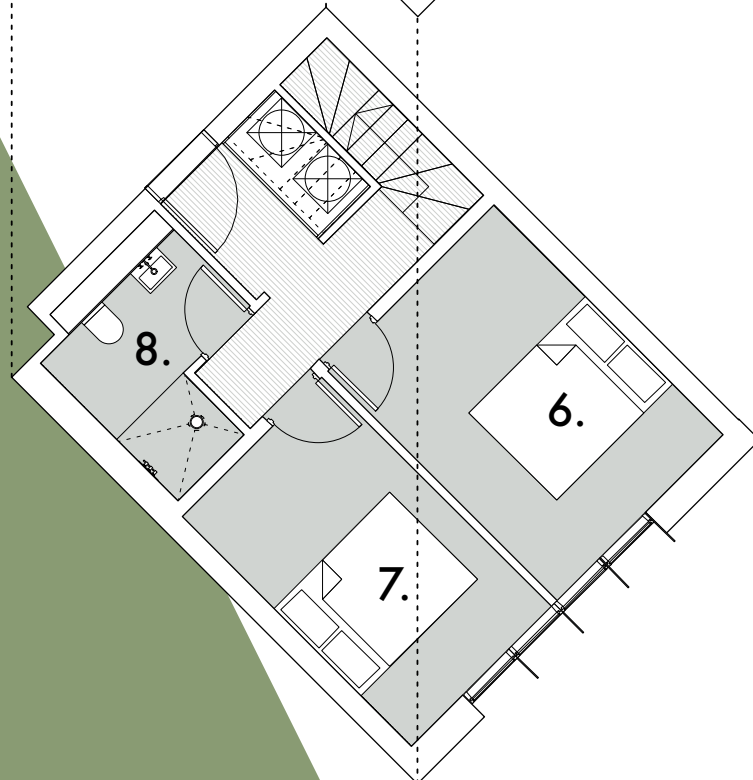
No.4 Alderbank Two three bedroom duplex

1. Living Room: 5.3 x 3.9m 17'3" x 12'8" ft
2. Kitchen: 6.2 x 2.4m 20'3" x 7'8" ft
3. Dining: 4.3 x 2.4m 14'1" x 7'8" ft
4. Master Bedroom: 4.3 x 2.8m 14'1" x 9'1" ft
5. En suite: 3.9 x 1.8m 12'8" x 5'10" ft
6. Bedroom 1: 3.9 x 2.8m 12'8" x 9'1" ft
7. Bedroom 2: 3.9 x 2.4m 12'8" x 7'8" ft
8. Bathroom: 2.7 x 2.3m 8'8" x 7'5" ft

Upper Level First Floor

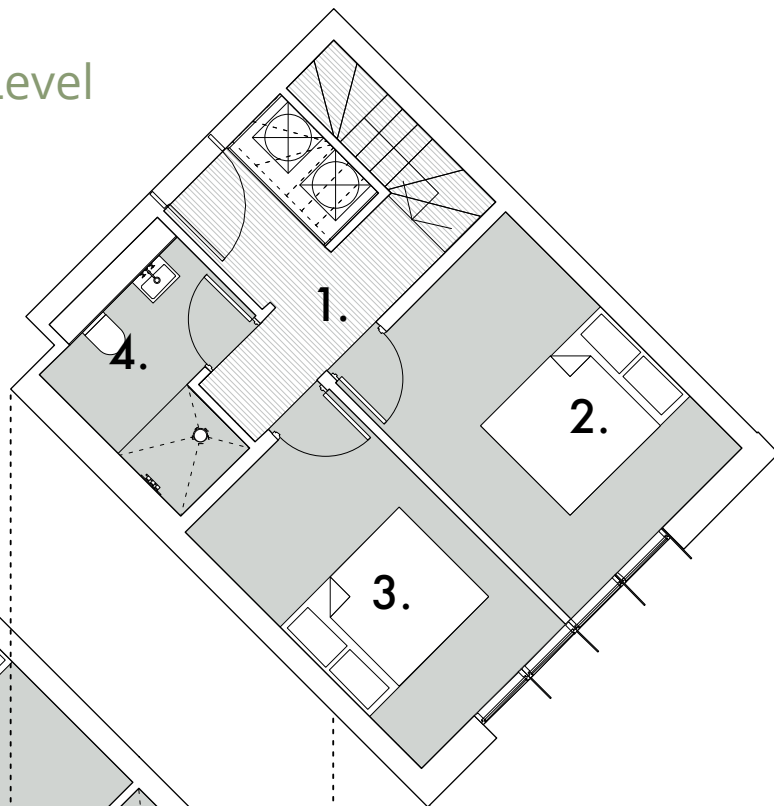


Entrance Level Ground Floor



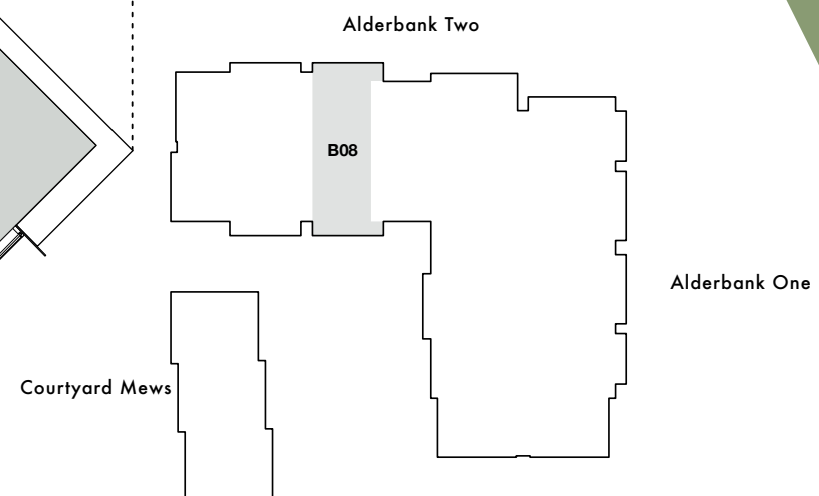
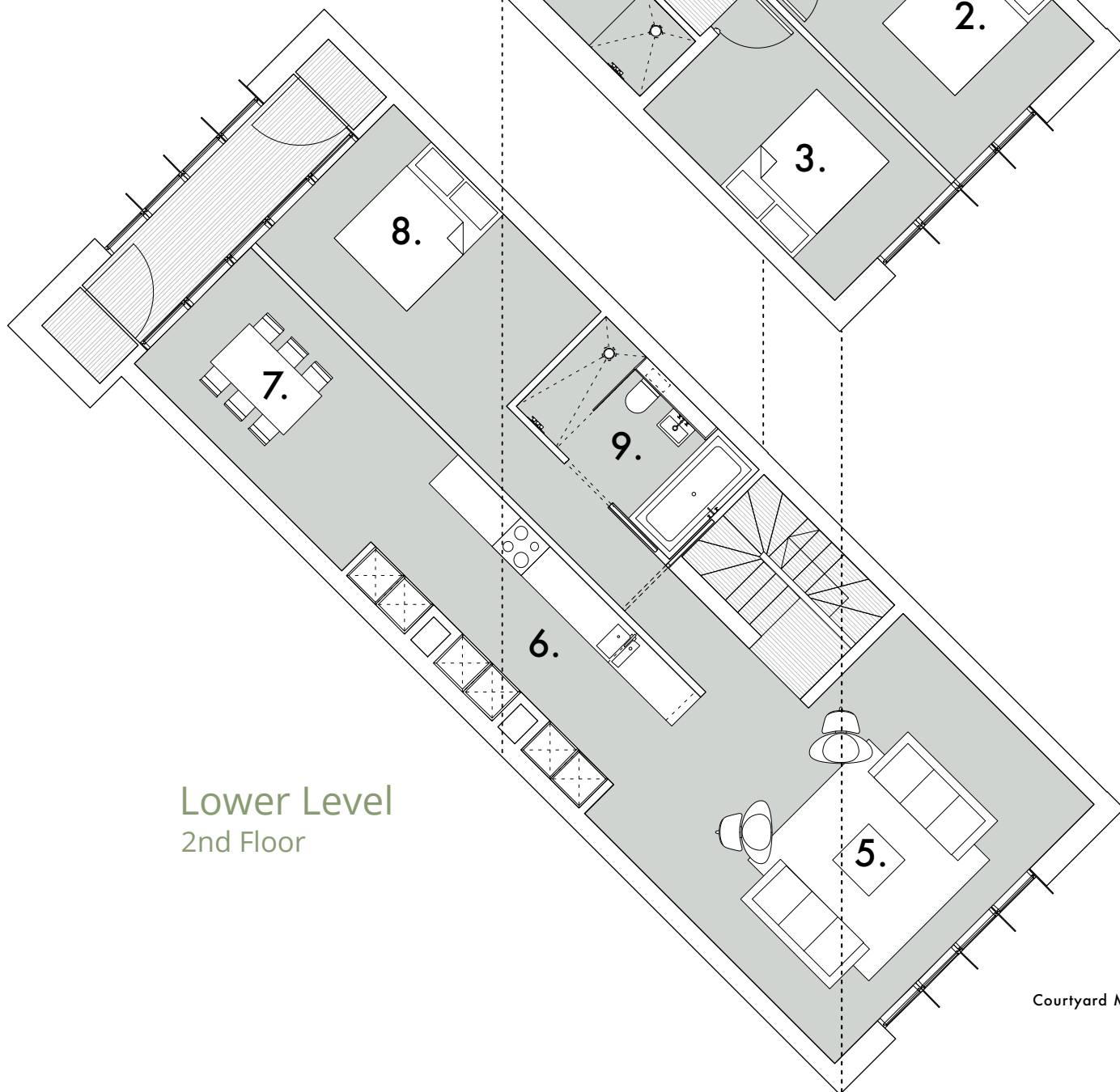
No.8 Alderbank Two three bedroom duplex

Entrance Level
3rd Floor



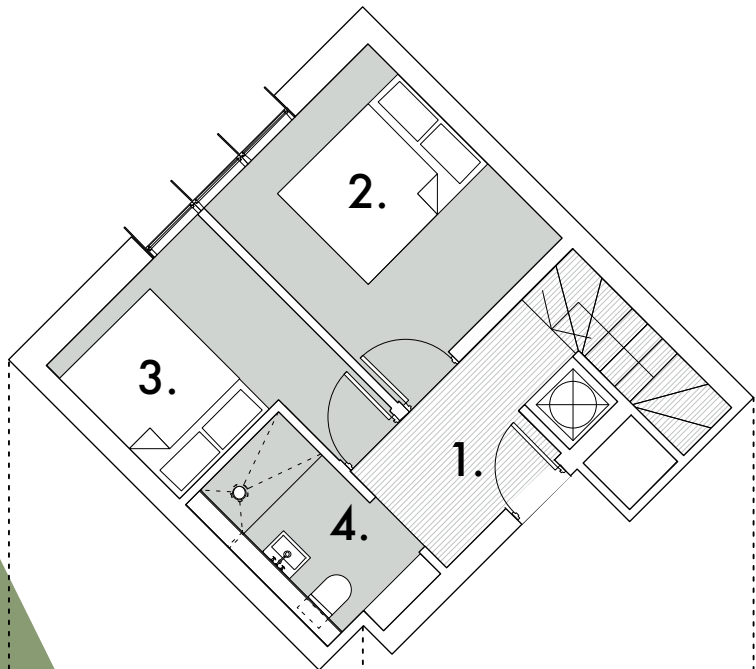
1. Entrance: 1.9 x 1.6m 6'2" x 5'2" ft
2. Bedroom 1: 3.9 x 2.8m 12'8" x 9'1" ft
3. Bedroom 2: 3.9 x 2.4m 12'8" x 7'8" ft
4. Bathroom: 2.7 x 2.3m 8'8" x 7'5" ft
5. Living Room: 5.3 x 3.9m 17'3" x 12'8" ft
6. Kitchen: 6.2 x 2.4m 20'3" x 7'8" ft
7. Dining Room: 4.3 x 2.4m 14'1" x 7'8" ft
8. Master Bedroom: 4.3 x 2.8m 14'1" x 9'1" ft
9. En suite: 3.9 x 1.8m 12'8" x 5'10" ft

Lower Level
2nd Floor

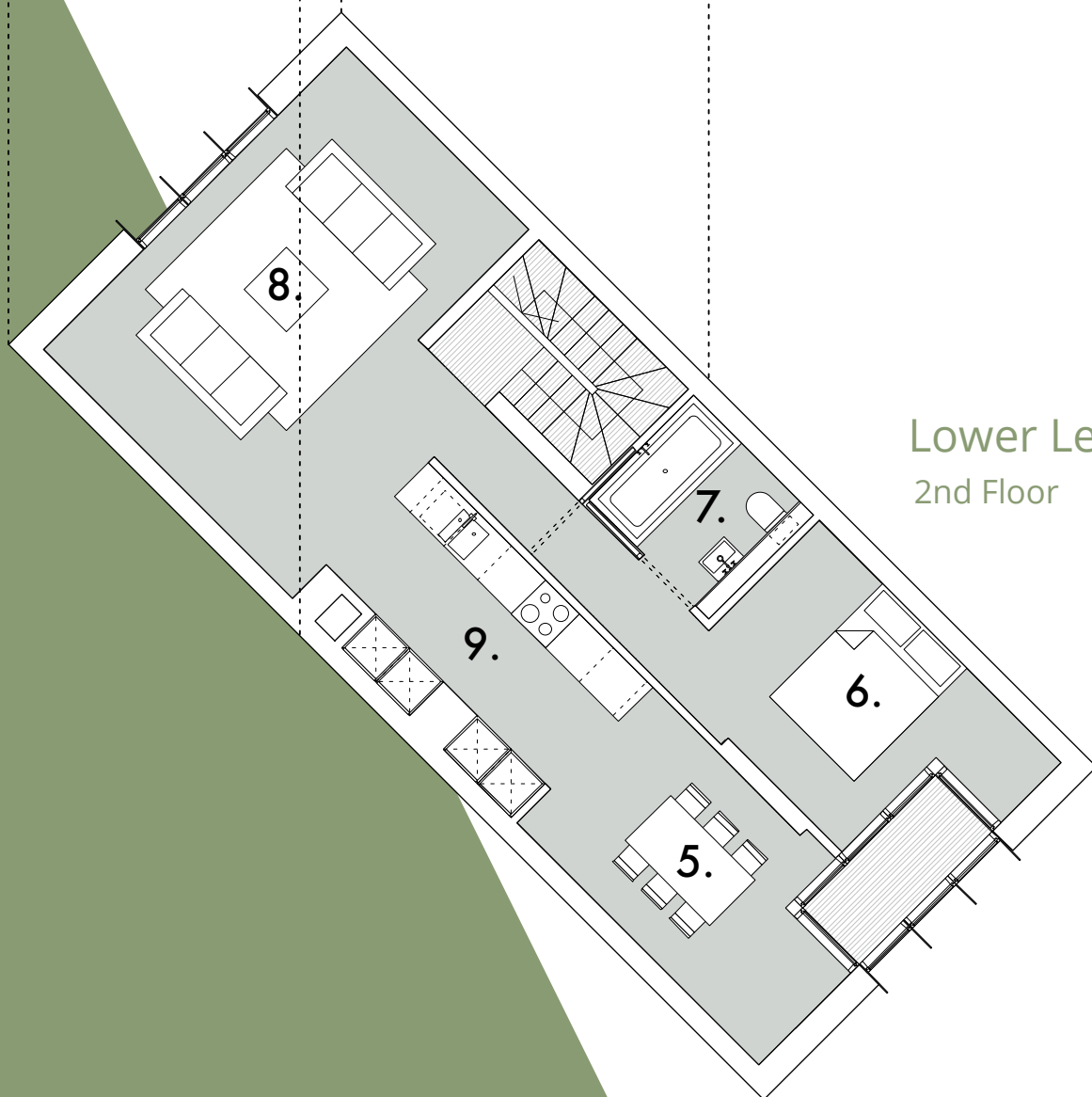


No.9 Alderbank Two three bedroom duplex

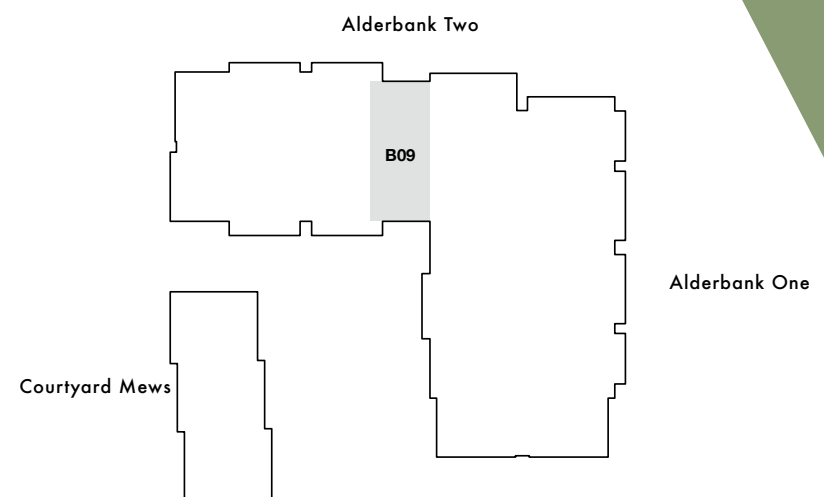
1. Entrance: 1.9 x 1.6m 6'2" x 5'2" ft
2. Bedroom 1: 2.5 x 2.2m 8'2" x 7'3" ft
3. Bedroom 2: 3.2 x 2.7m 10'5" x 8'8" ft
4. Bathroom: 2.7 x 1.5m 8'8" x 4'9" ft
5. Dining Room: 4.3 x 2.4m 14'1" x 7'8" ft
6. Master Bedroom: 4.3 x 2.9m 14'1" x 9'5" ft
7. En suite: 2.1 x 1.8m 6'8" x 5'9" ft
8. Living Room: 5.3 x 3.2m 17'3" x 10'5" ft
9. Kitchen: 5.1 x 2.4m 16'7" x 7'8" ft



Entrance Level
3rd Floor



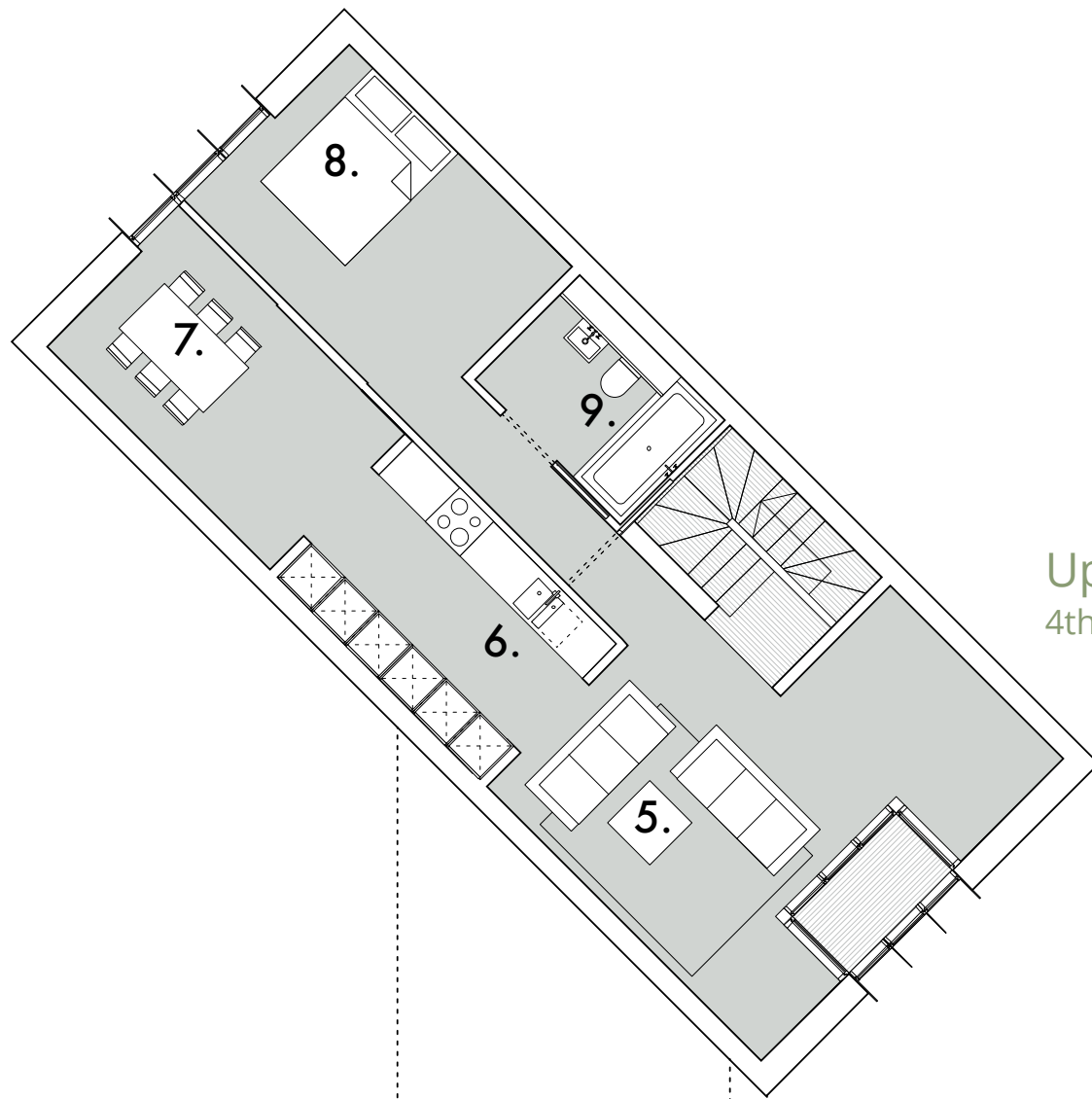
Lower Level
2nd Floor



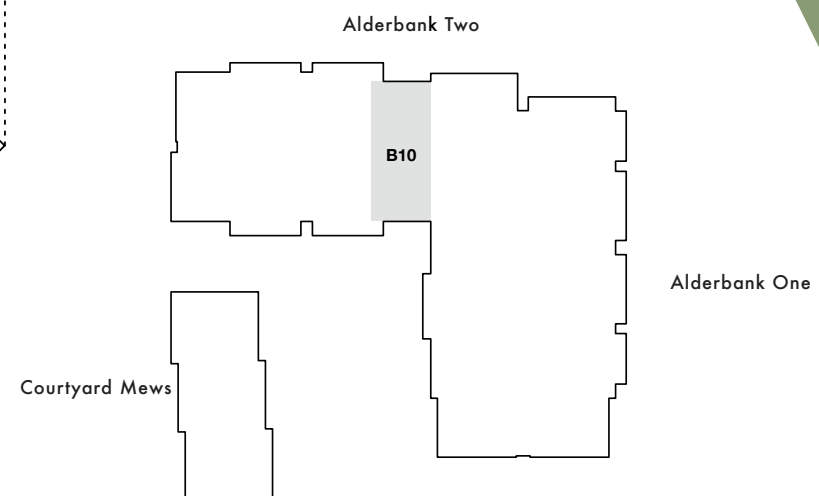
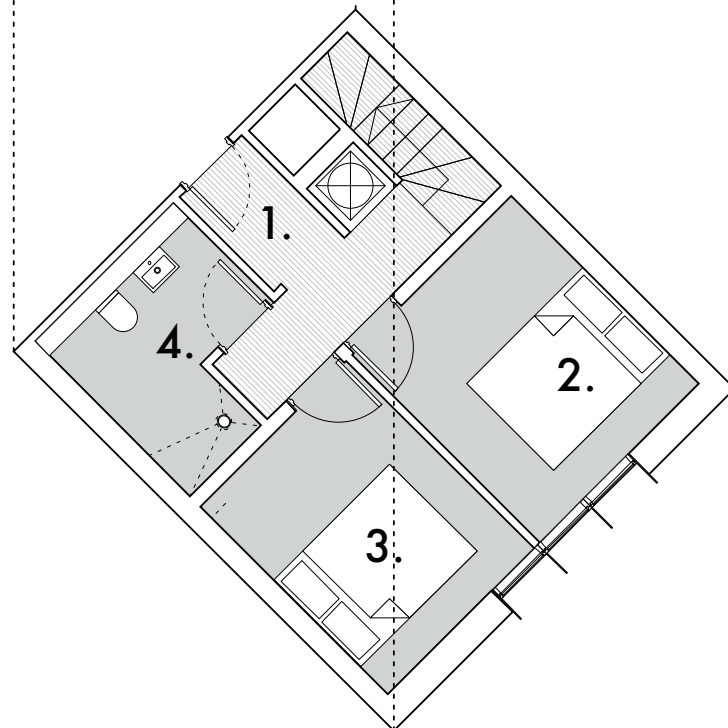
No.10 Alderbank Two three bedroom duplex

1. Entrance: 2.7 x 1.1m 8'8" x 3'6" ft
2. Bedroom 1: 3.1 x 2.4m 10'1" x 7'8" ft
3. Bedroom 2: 3.1 x 2.8m 10'1" x 9'1" ft
4. Bathroom: 2.7 x 2.3m 8'8" x 7'5" ft
5. Living Room: 5.3 x 3.1m 17'3" x 10.1" ft
6. Kitchen: 6.2 x 2.4m 20'3" x 7'8" ft
7. Dining: 5.2 x 2.4m 17'0" x 7'8" ft
8. Master Bedroom: 5.2 x 2.8m 17'0" x 9'1" ft
9. En suite: 3.1 x 1.8m 10'1" x 5'9" ft

Upper Level 4th Floor



Entrance Level 3rd Floor

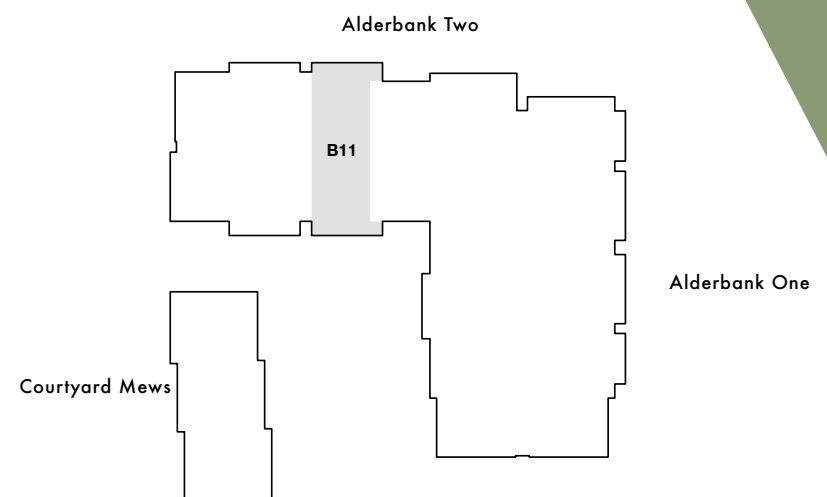
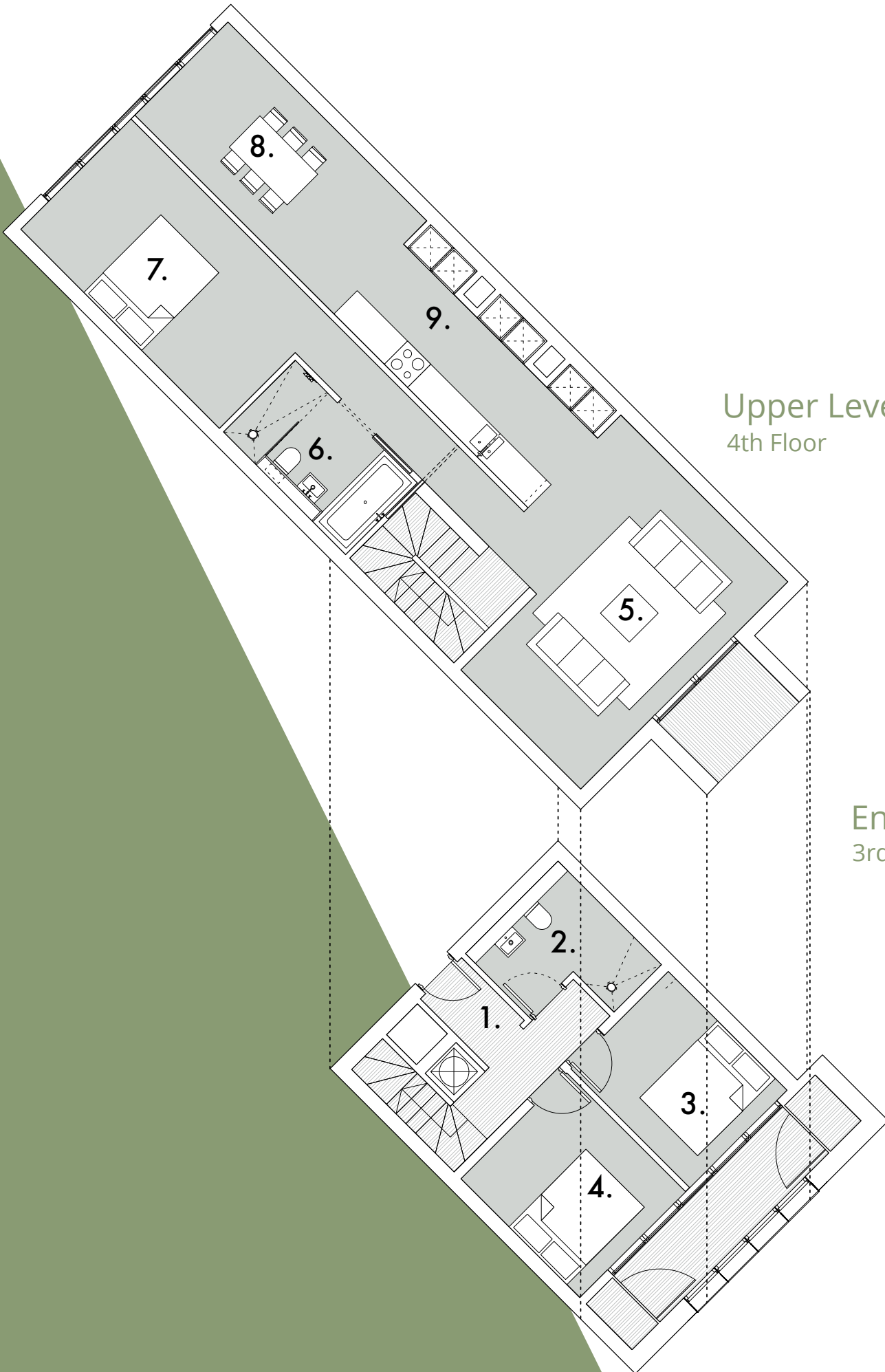


No.11 Alderbank Two three bedroom duplex

1. Entrance: 2.7 x 1.1m 8'8" x 3'6" ft
2. Bathroom: 2.7 x 2.3m 8'8" x 7'5" ft
3. Bedroom 1: 3.1 x 2.4m 10'1" x 7'8" ft
4. Bedroom 2: 3.1 x 2.8m 10'1" x 9'1" ft
5. Living Room: 5.3 x 4.3m 17'3" x 14'10" ft
6. En suite: 2.5 x 1.8m 8'2" x 5'9" ft
7. Master Bedroom: 4.0 x 2.8m 13'1" x 9'1" ft
8. Dining Room: 4.0 x 2.4m 13'1" x 7'8" ft
9. Kitchen: 4.4 x 2.4m 14'4" x 7'8" ft

Upper Level
4th Floor

Entrance Level
3rd Floor





Two Bedroom Lateral Alderbank Two

A neatly apportioned two-bedroom ground floor apartment, which overlooks the courtyard and landscaped gardens, is located within Alderbank Two. The property benefits from a private outdoor terrace and two dedicated parking spaces.

Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor-to-ceiling windows
- Private external terrace
- Timber flooring to living areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout, excluding bedrooms, with Zehnder radiators
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout
- Bespoke T&G style painted cladding and en suite

Technology and Security:

- Gated entry points for cars and pedestrians, with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse

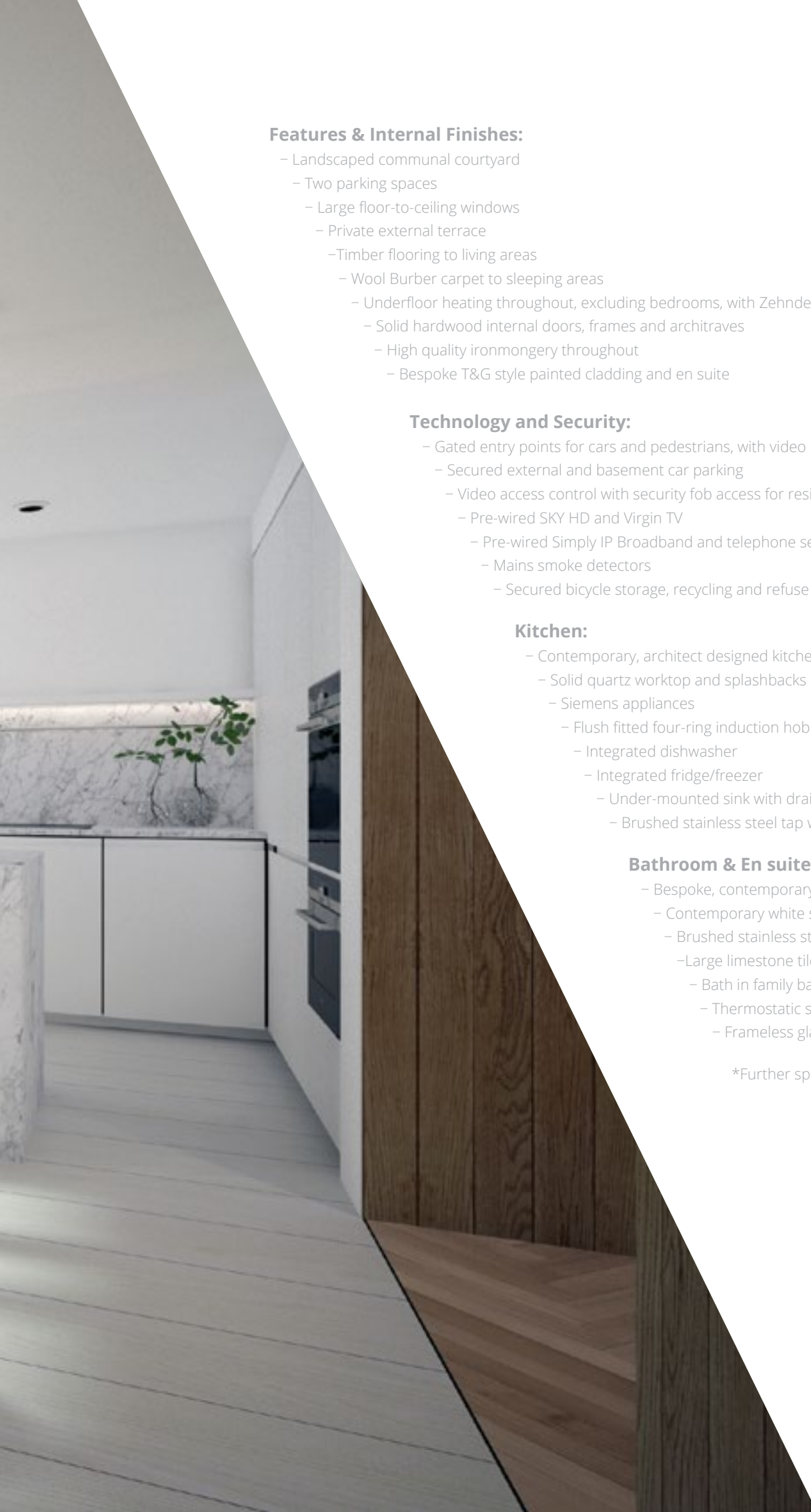
Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

Bathroom & En suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Large limestone tiled shower room to en suite
- Bath in family bathroom
- Thermostatic shower controls
- Frameless glass shower screens

*Further specification enhancements available

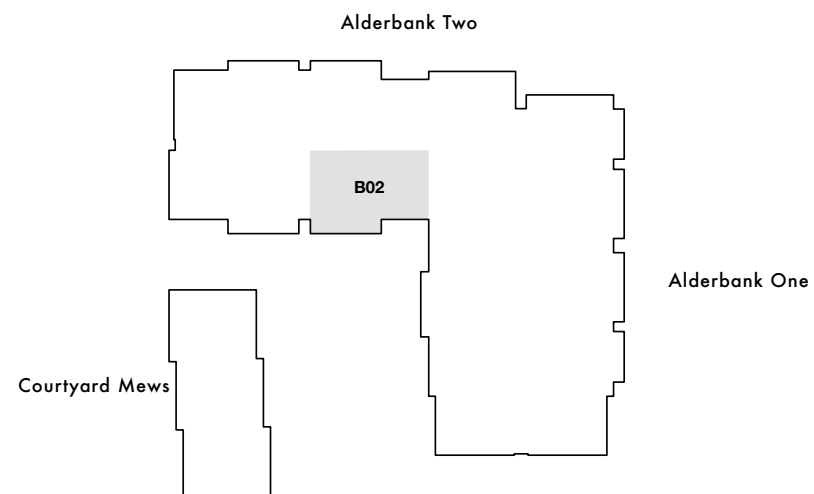


No.2 Alderbank Two two bedroom lateral



- 1. Master Bedroom: 4.1 x 2.7m 13'4" x 8'8" ft
- 2. En suite: 2.7 x 1.7m 8'8" x 5'5" ft
- 3. Bathroom: 2.5 x 1.7m 8'2" x 5'5" ft
- 4. Entrance: 1.8 x 1.4m 5'9" x 4'6" ft
- 5. Kitchen: 3.0 x 3.2m 9'10" x 10'5" ft
- 6. Living/Dining Room: 5.3 x 5.3m 17'4" x 17'4" ft
- 7. Bedroom 1: 2.5 x 3.1m 8'2" x 10'2" ft

Entrance Level
Ground Floor







Three Bedroom Lateral Alderbank Two

Five three-bedroom penthouse-style apartments are located within Alderbank Two. These properties boast a vast open-plan kitchen, dining and living space, as well as a private outdoor space and dedicated parking for two cars. The highest quality finishes and appliances and bespoke design make these apartments truly spectacular.

Features & Internal Finishes:

- Landscaped communal courtyard
- Two parking spaces
- Large floor-to-ceiling windows
- Large private external terrace/balcony
- Timber flooring to living areas
- Wool Burber carpet to sleeping areas
- Underfloor heating throughout excluding bedrooms with Zehnder radiators
- Bespoke timber clad hallway
- Feature timber sliding walls
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout

Technology and Security:

- Gated entry points for cars and pedestrians, with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse

Kitchen:

- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

Bathroom & En suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Large limestone tiled shower room to en suite
- Bath in family bathroom
- Thermostatic shower controls
- Frameless glass shower screens

*Further specification enhancements available

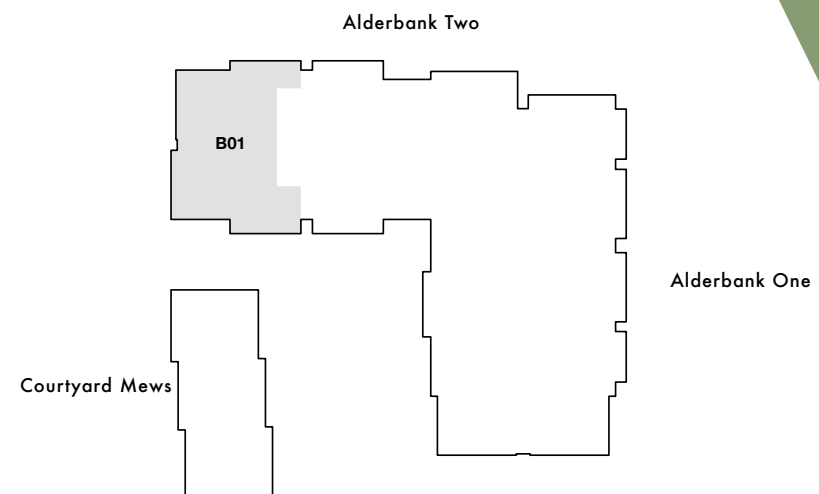


No.1 Alderbank Two three bedroom lateral



Entrance Level
Ground Floor

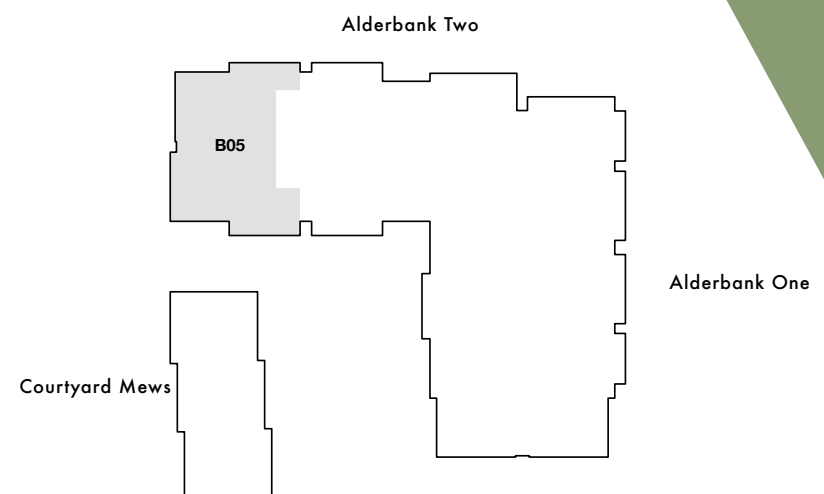
1. Bedroom 1: 4.4 x 2.5m 14'5" x 8'2" ft
2. Bedroom 2: 4.4 x 2.7m 14'5" x 8'10" ft
3. Master Bedroom: 5.2 x 3.2m 17'0" x 10'5" ft
4. En suite: 3.7 x 1.7m 12'1" x 5'6" ft
5. Dining Room: 5.8 x 5.9m 17'7" x 19'4" ft
6. Kitchen: 5.2 x 2.8m 17'0" x 9'2" ft
7. Bathroom: 2.5 x 2.0m 8'2" x 6'5" ft
8. Entrance: 2.6 x 1.7m 8'5" x 5'6" ft
9. Utility: 1.7 x 1.4m 5'6" x 4'6" ft
10. Living Room: 5.2 x 4.1m 17'0" x 13'4" ft



No.5 Alderbank Two three bedroom lateral

1. Bedroom 1: 4.4 x 2.5m 14'5" x 8'2" ft
2. Bedroom 2: 4.4 x 2.7m 14'5" x 8'8" ft
3. Master Bedroom: 5.2 x 3.2m 17'0" x 10'5" ft
4. En suite: 3.7 x 1.7m 12'1" x 5'6" ft
5. Dining Room: 5.8 x 4.6m 19'0" x 15'1" ft
6. Kitchen: 5.2 x 2.8m 17'0" x 9'1" ft
7. Bathroom: 2.5 x 2.0m 8'2" x 6'5" ft
8. Entrance: 2.6 x 1.7m 8'5" x 5'6" ft
9. Utility: 1.7 x 1.4m 5'6" x 4'6" ft
10. Living Room: 5.2 x 4.1m 17'0" x 13'5" ft

Entrance Level
1st Floor

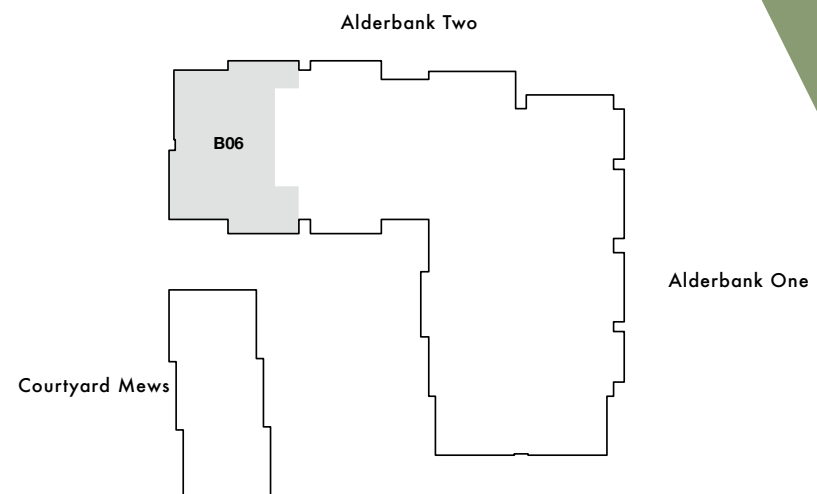


No.6 Alderbank Two three bedroom lateral



Entrance Level
2nd Floor

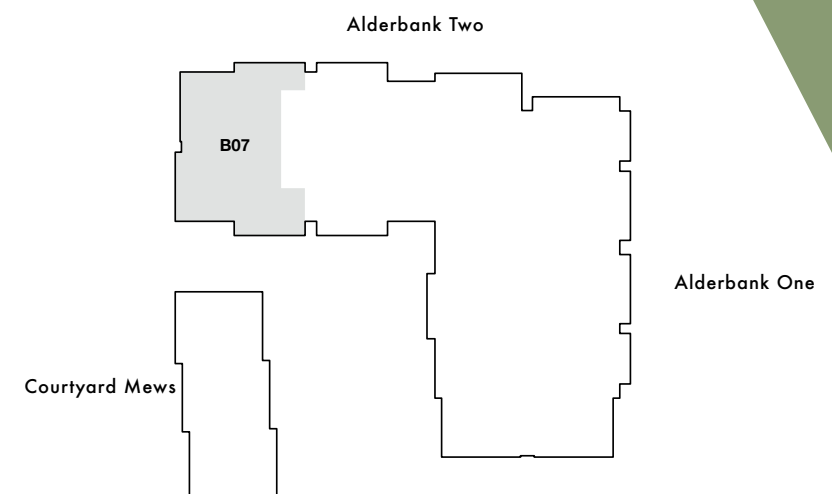
- 1. Bedroom 1: 4.4 x 2.5m 14'5" x 8'2" ft
- 2. Bedroom 2: 4.4 x 2.7m 14'5" x 8'8" ft
- 3. Master Bedroom: 5.2 x 3.2m 17'0" x 10'5" ft
- 4. En suite: 3.7 x 1.7m 12'1" x 5'6" ft
- 5. Dining Room: 5.8 x 4.6m 19'0" x 15'1" ft
- 6. Kitchen: 5.2 x 2.8m 17'0" x 9'1" ft
- 7. Bathroom: 2.5 x 2.0m 8'2" x 6'5" ft
- 8. Entrance: 2.6 x 1.7m 8'5" x 5'6" ft
- 9. Utility: 1.7 x 1.4m 5'6" x 4'6" ft
- 10. Living Room: 5.2 x 4.1m 17'0" x 13'5" ft



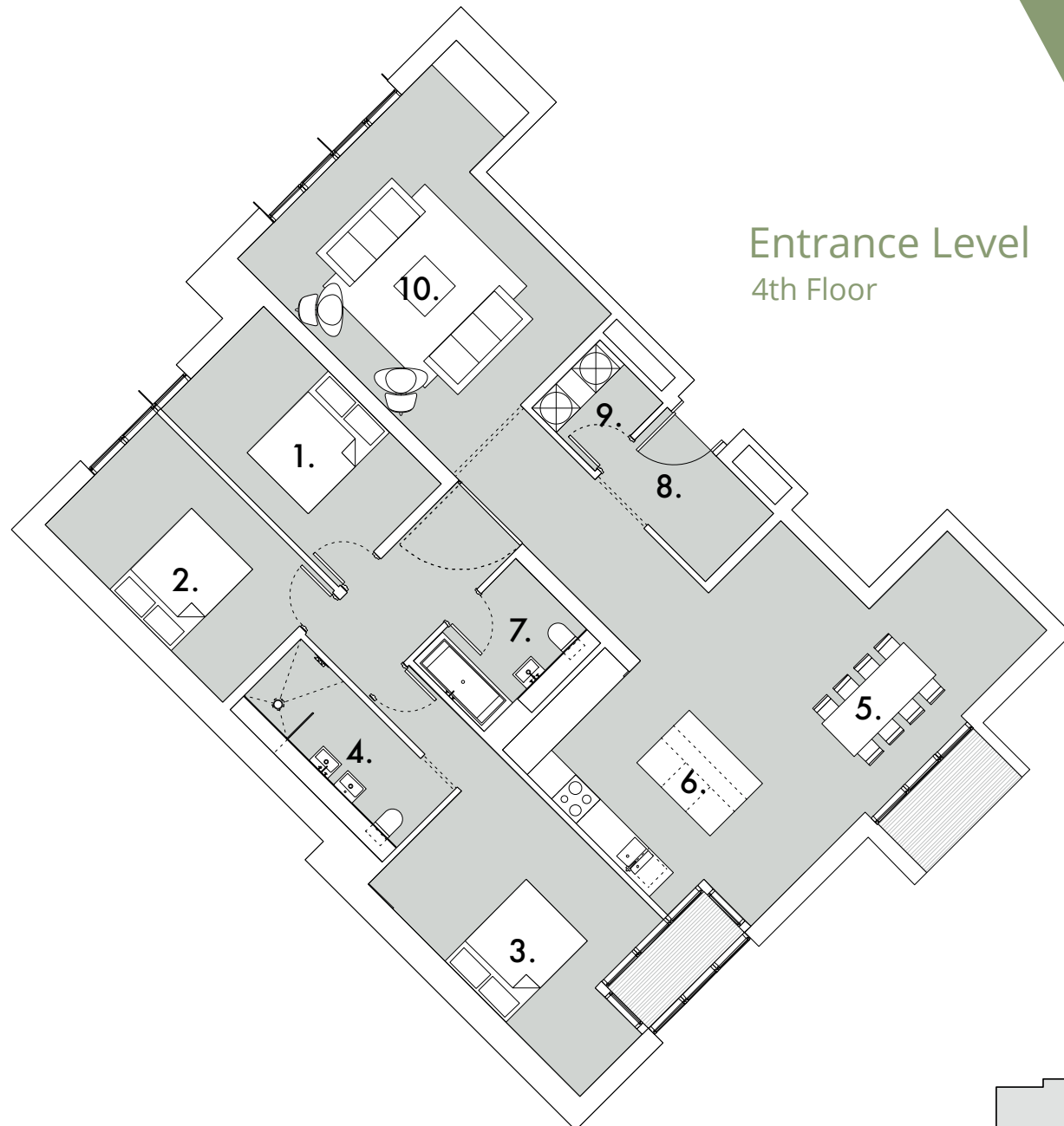
No.7 Alderbank Two three bedroom lateral

1. Bedroom 1: 4.4 x 2.5m 14'5" x 8'2" ft
2. Bedroom 2: 4.4 x 2.7m 14'5" x 8'8" ft
3. Master Bedroom: 5.2 x 3.2m 17'0" x 10'5" ft
4. En suite: 3.7 x 1.7m 12'1" x 5'6" ft
5. Dining Room: 5.8 x 4.6m 19'0" x 15'1" ft
6. Kitchen: 5.2 x 2.8m 17'0" x 9'1" ft
7. Bathroom: 2.5 x 2.0m 8'2" x 6'5" ft
8. Entrance :2.6 x 1.7m 8'5" x 5'6" ft
9. Utility: 1.7 x 1.4m 5'6" x 4'6" ft
10. Living Room: 5.2 x 4.1m 17'0" x 13'5" ft

Entrance Level
3rd Floor

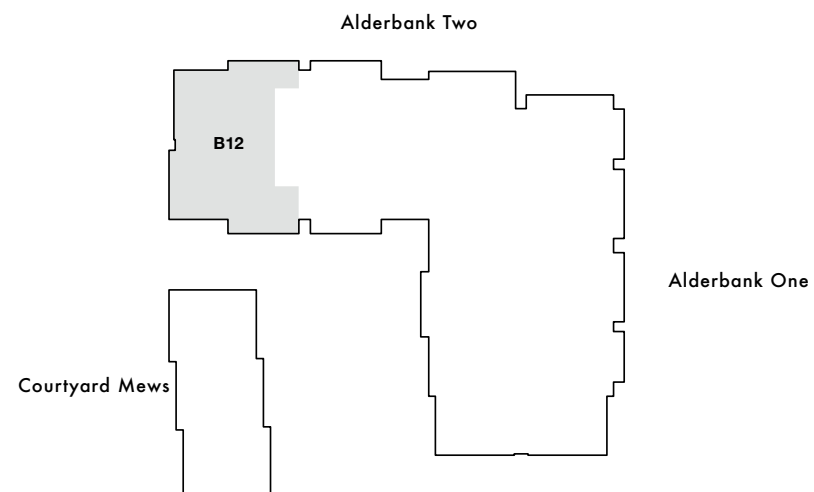


No.12 Alderbank Two three bedroom lateral



Entrance Level
4th Floor

1. Bedroom 1: 4.4 x 2.5m 14'5" x 8'2" ft
2. Bedroom 2: 4.4 x 2.7m 14'5" x 8'8" ft
3. Master Bedroom: 5.2 x 3.2m 17'0" x 10'5" ft
4. En suite: 3.7 x 1.7m 12'1" x 5'6" ft
5. Dining Room: 5.8 x 4.6m 19'0" x 15'1" ft
6. Kitchen: 5.2 x 2.8m 17'0" x 9'1" ft
7. Bathroom: 2.5 x 2.0m 8'2" x 6'5" ft
8. Entrance: 2.6 x 1.7m 8'5" x 5'6" ft
9. Utility: 1.7 x 1.4m 5'6" x 4'6" ft
10. Living Room: 5.2 x 4.1m 17'0" x 13'5" ft







Courtyard Mews Houses

The mews houses, set in the immaculate courtyard of Alderbank WA14, offer a truly unique living space. Individually designed and finished to the highest standards, they are set over two storeys. Each mews house benefits from its own parking space and private outdoor spaces at both the front and the rear of the property.

Features & Internal Finishes:

- Landscaped communal courtyard
- One parking space
- Private front door
- Large windows
- Private rear courtyard and front garden
- Timber flooring to living, dining and areas
- Wool Burber carpet to sleeping area
- Underfloor heating throughout excluding bedrooms with Zehnder radiators
- Fitted wardrobe to bedroom
- Solid hardwood internal doors, frames and architraves
- High quality ironmongery throughout

Technology and Security:

- Gated entry points for cars and pedestrians, with video intercom
- Secured external and basement car parking
- Video access control with security fob access for residents
- Pre-wired SKY HD and Virgin TV
- Pre-wired Simply IP Broadband and telephone service for high speed internet
- Mains smoke detectors
- Secured bicycle storage, recycling and refuse

Kitchen:

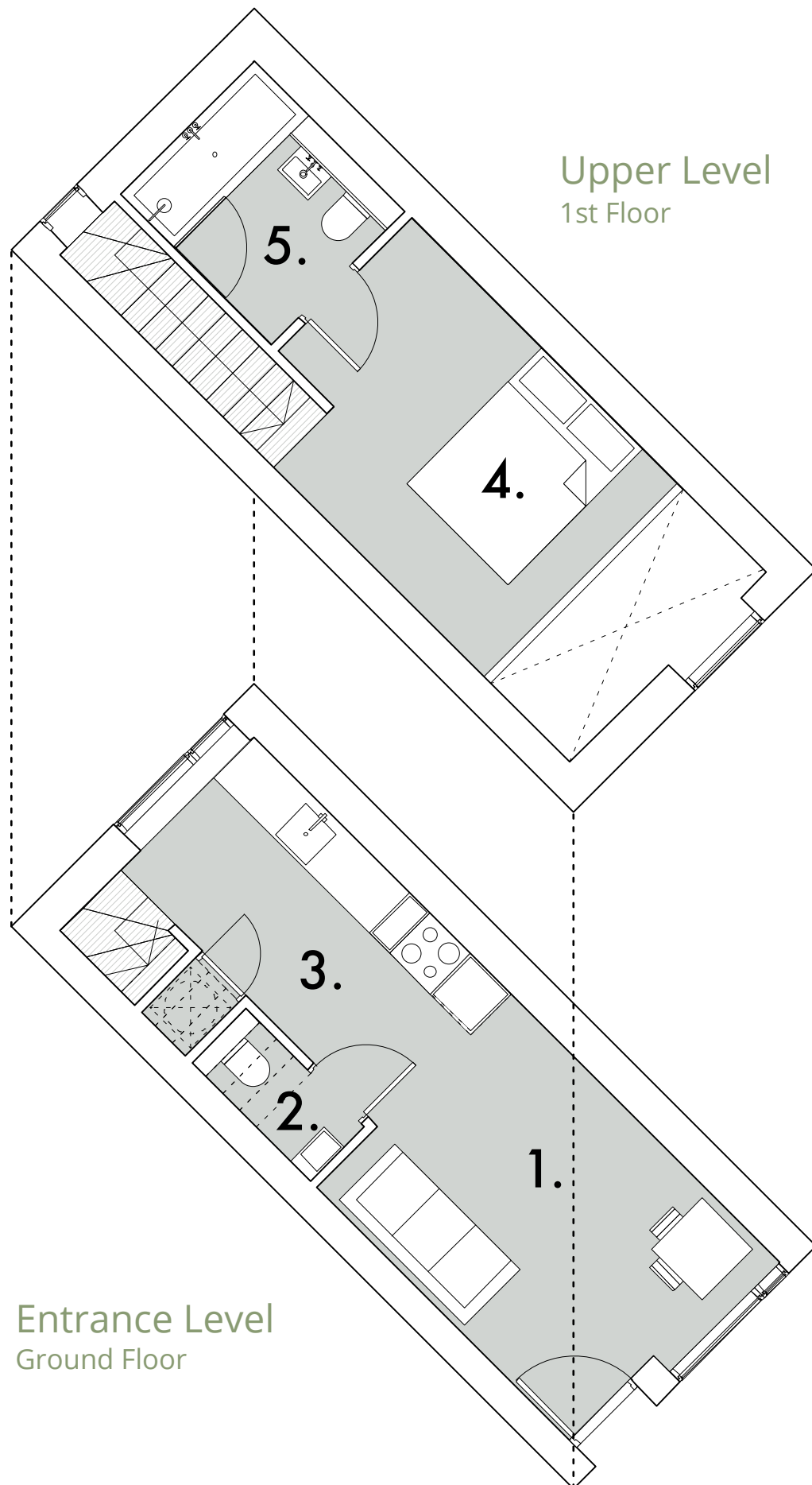
- Contemporary, architect designed kitchen
- Solid quartz worktop and splashbacks
- Siemens appliances
- Flush fitted four-ring induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Under-mounted sink with drainage grooves in worktop
- Brushed stainless steel tap with pull-out spray

Bathroom & En suite:

- Bespoke, contemporary bathrooms
- Contemporary white sanitaryware
- Brushed stainless steel brassware
- Bath with overhead shower
- Thermostatic shower controls
- Frameless glass shower screens

*Further specification enhancements available

No.1 – 6 Courtyard Mews Houses



Upper Level
1st Floor

Entrance Level
Ground Floor

1. Living/Dining Room: 3.8 x 2.9m 12'5" x 9'5" ft
2. WC: 1.7 x 0.8m 5'5" x 2'6" ft
3. Kitchen: 3.8 x 1.9m 12'5" x 6'2" ft
4. Bedroom: 3.9 x 2.9m 12'9" x 9'6" ft
5. Bathroom: 2.2 x 1.9m 7'2" x 6'2" ft



Tenure and management

Each property is subject to a new 250-year lease. A management company is responsible for the ongoing building maintenance and management. Properties are subject to an annual ground rent. Information regarding service charges is available from the agents upon request.

Disclaimer

The information contained in this brochure is for guidelines only and does not form the whole or any part of any offer, contract or warranty. All information and computer representations contained in this brochure may be subject to further design development. Sizes are approximate and should not be used as guidelines for carpets, appliances or furniture. All information is accurate at the time of publication (April 2017). Customers are advised to contact agents Hibbert Homes and Gascoigne Halman to clarify details.

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