



# HARTINGTON COURT

WA14 | ALTRINCHAM



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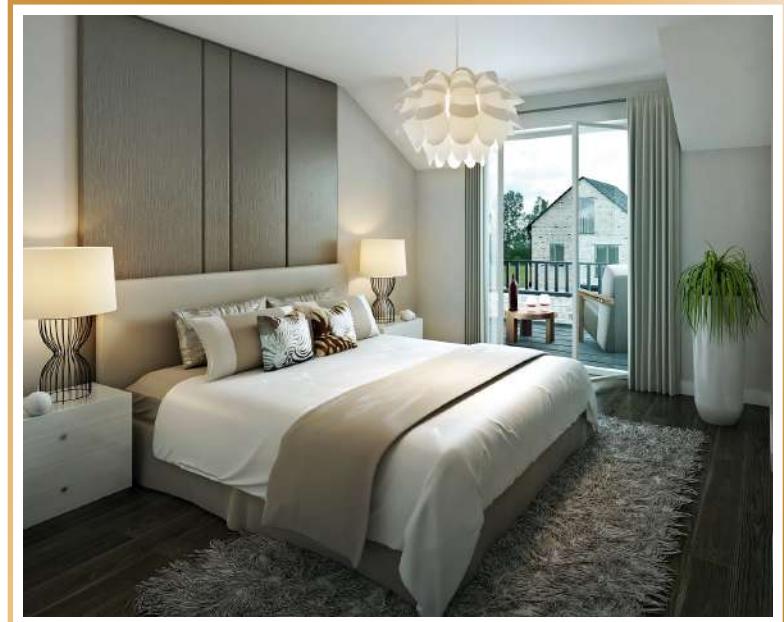
## ABOUT THE DEVELOPER

Landmark Living, part of Landmark Property Group Ltd, has an established reputation for delivering highly desirable projects that are beautifully crafted and individually designed.

We pride ourselves on producing developments that are unique and luxurious whilst our ethos is driven by the pursuit of perfection and extreme attention to detail.

Our emphasis is placed on architectural value, quality and design whilst creating living spaces that are functional and harmonious. Care and attention is invested at every stage, from concept through to creation, ensuring that each project is completed with an effortless marriage of design and functionality.

Pavilion Property Holdings Ltd is a privately owned property developer based in Cheshire with extensive experience in creating high end and luxury homes. Using a personal and bespoke approach, we endeavour to deliver high quality and luxurious homes to our customers and clients.



## ABOUT THE DEVELOPMENT

Welcome to Hartington Court, an exclusive collection of just six new family houses, in Altrincham.

Set on Hartington Road, a residential street minutes away from Altrincham town, where you will find the finest cafes, restaurants, bars and retailers all on your doorstep.

The new and luxurious homes are both contemporary and characterful, boasting striking glazed facades and bold but traditional brick and metalwork. The homes showcase exemplary architectural design and construction. Generous light-drenched living spaces, feature modern lines and finishes, whilst providing you with a reassuring sense of privacy and peace.

Each property has been meticulously designed to create a stylish, luxurious and unique home in which the owners will enjoy the very highest standard and quality of living. All materials, specifications and finishes have been carefully chosen to give this development a prevailing sense of luxury.

Plots 1-6, the accommodation is arranged over three floors, specially designed for family living. In brief each property has 2 parking spaces, 3 bedrooms, 2 bathrooms, master bedroom with ensuite and a magnificent open plan kitchen/dining area for comfortable living. Each property has a private rear garden, accessed via doors for al fresco entertaining.



*Stylish, Luxurious & Unique*



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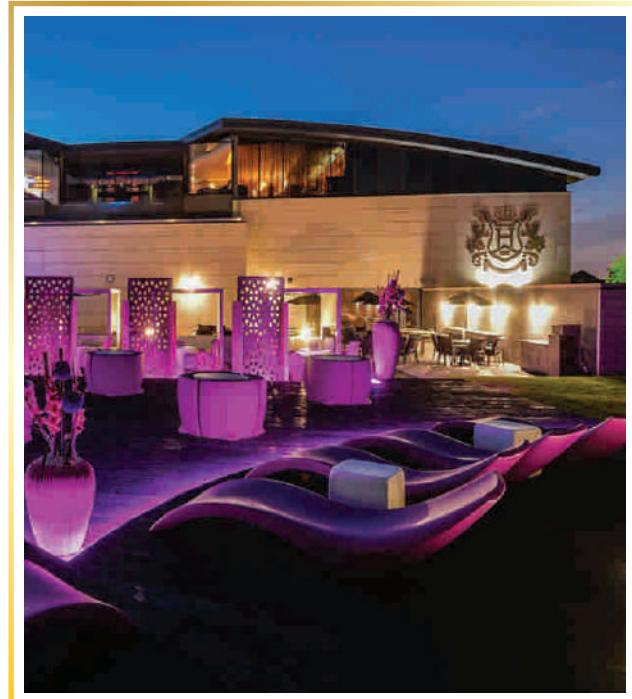
## LIFESTYLE & LOCATION

Altrincham is a vibrant town that has recently undergone a renaissance and has become one of the most popular destinations to live in South Manchester.

You'll find an eclectic mix of restaurants, stylish bars, pubs and coffee shops where you can socialise, and wine & dine in style.

The high street has a wide range of independent and artisan retailers, giving you a diverse choice of places to shop.

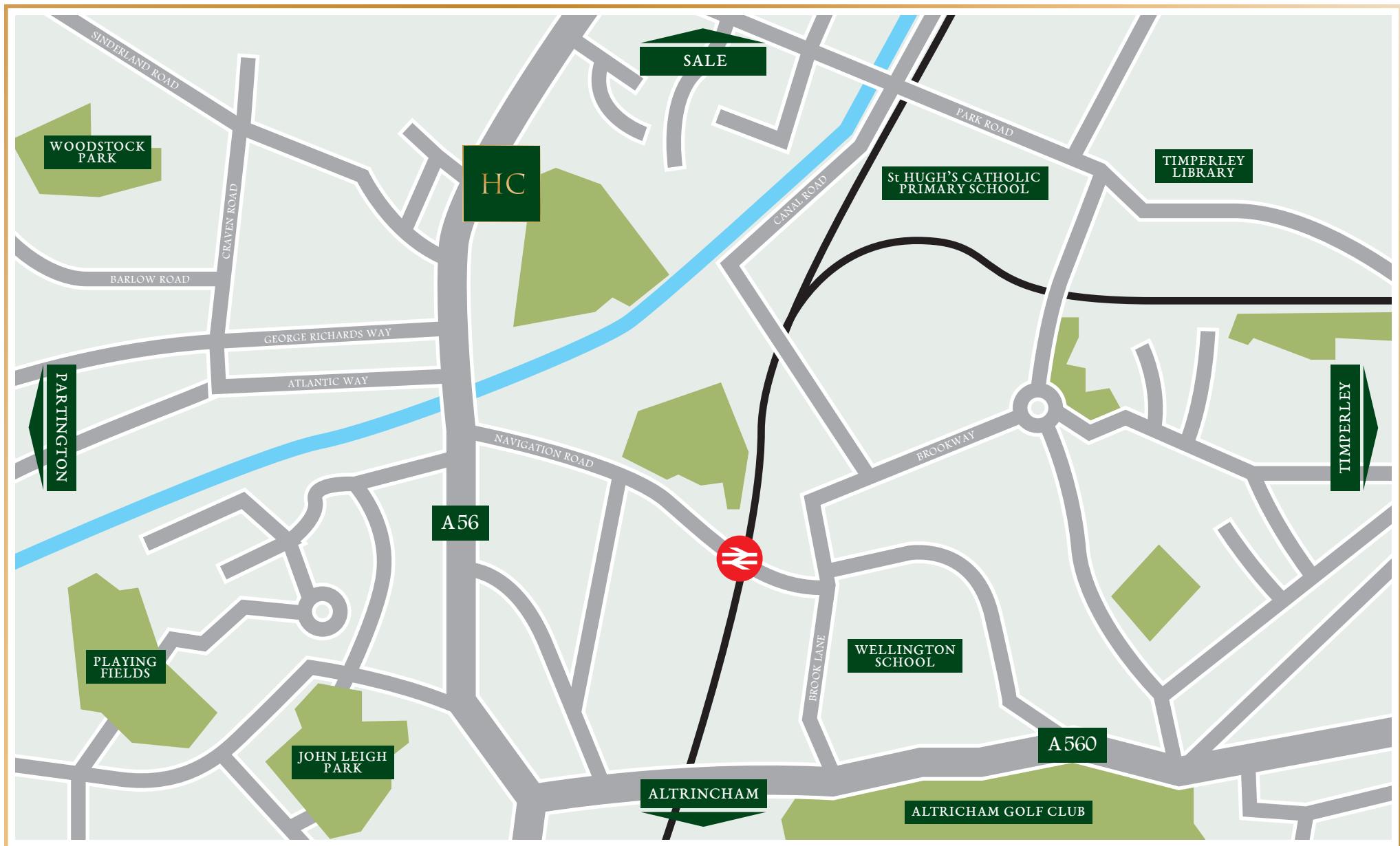
Altrincham is also home to the national retailers such as Tesco, Sainsburys, M&S, Next, Waterstones and many more well-known names.



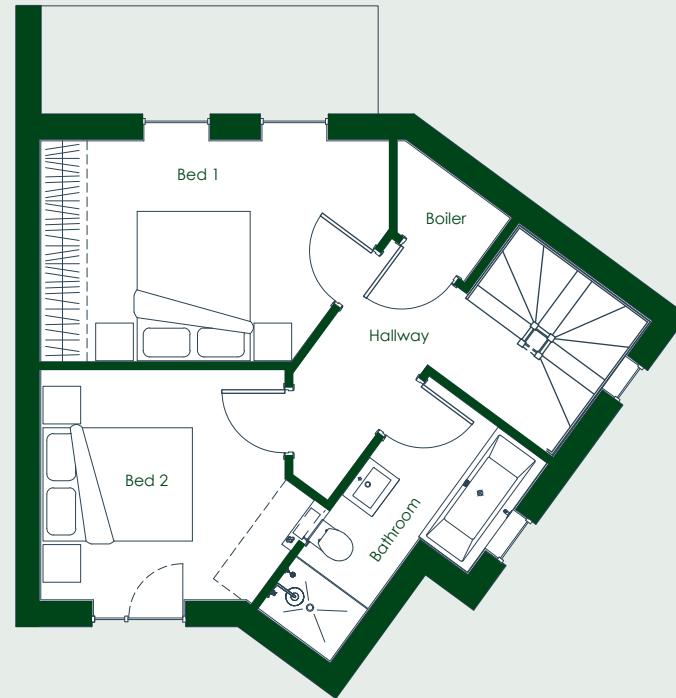
## SITE LAYOUT



## SITE LOCATION



# PLOT ONE



## ROOM DIMENSIONS

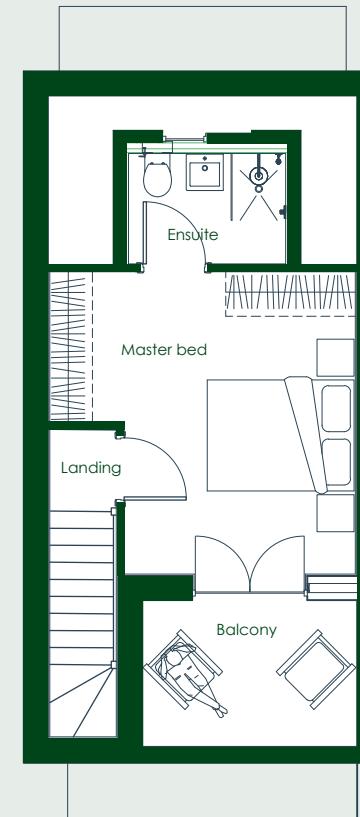
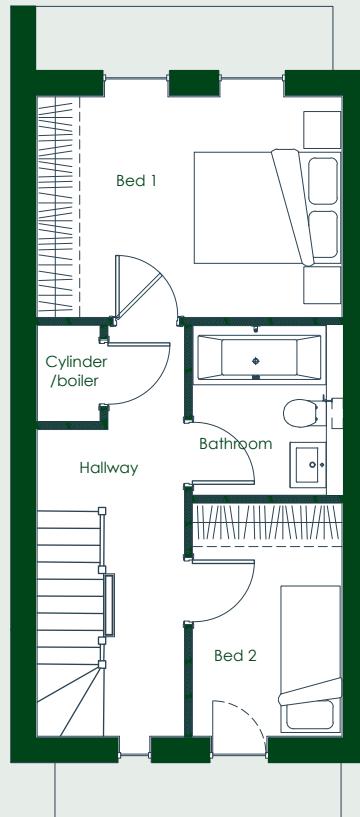
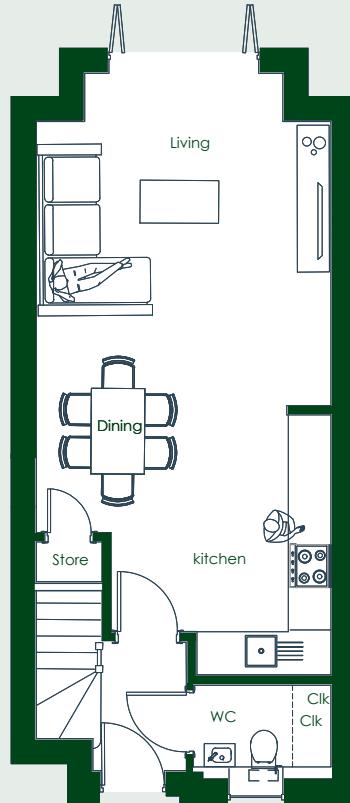
### GROUND FLOOR

Dining / Living	4.27m x 6.23m
Kitchen	3.04m x 4.2m
Hallway	1.88m x 2.48m
WC	1.47m x 1.16m
Cloak	0.8m x 0.5m

### FIRST FLOOR

Bathroom	3.83m x 1.97m
Hallway	3.30m x 1.38m
Bedroom One	2.93m x 4.63m
Bedroom Two	3.06m x 3.24m

# PLOTS TWO-FIVE



## ROOM DIMENSIONS

### GROUND FLOOR

WC	1.93m x 1.17m
Hallway	1.80m x 1.20m
Kitchen/Dining/Living	8.43m x 4.13m

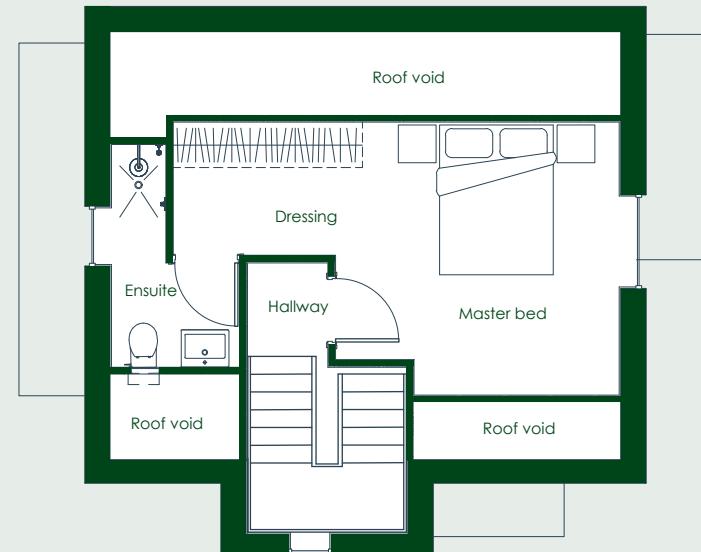
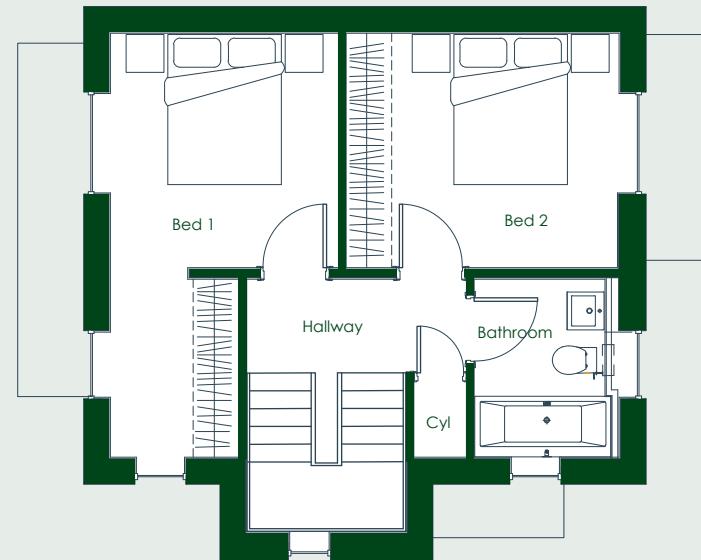
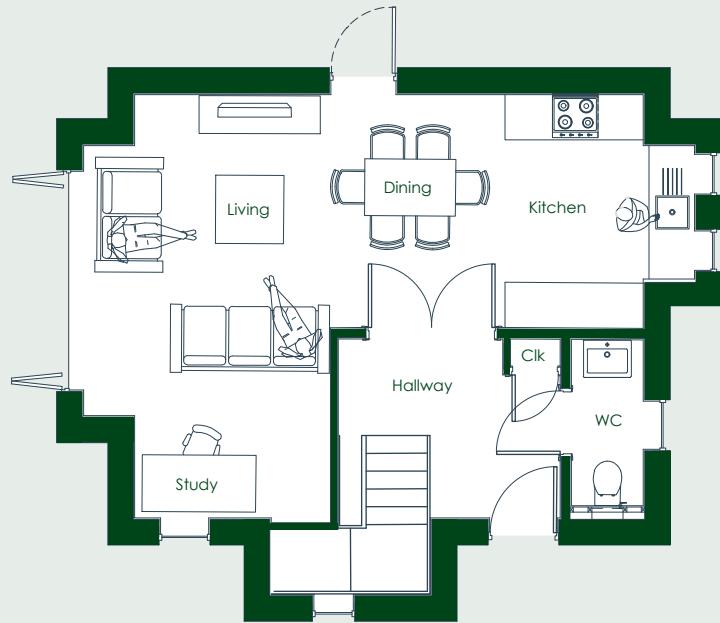
### FIRST FLOOR

Bedroom One	4.13m x 2.99m
Bathroom	2.30m x 1.80m
Bedroom Two	3.15m x 2.03m
Cylinder Cupboard	1.31m x 0.86m
Hallway	5.59m x 1.09m

### SECOND FLOOR

Master bedroom	4.13m x 4.09m
Master ensuite	2.12m x 1.50m
Hallway	1.10m x 0.90m
Terrace	2.90m x 1.99m

# PLOT SIX



## ROOM DIMENSIONS

### GROUND FLOOR

WC	2.19m x 0.95m
Hallway	2.37m x 2.17m
Kitchen/Dining/Living	8.07m x 3.10m
Cloak	0.66m x 0.37m
Study	3.26m x 2.51m

### FIRST FLOOR

Bedroom One	5.6m x 3.01m
Bathroom	2.35m x 1.73m
Bedroom Two	3.10m x 3.60m
Cylinder Cupboard	1.00m x 0.70m
Hallway	2.90m x 1.23m

### SECOND FLOOR

Master bedroom	6.00m x 3.61m
Master Ensuite	2.95 x 1.70m
Hallway	1.24m x 1.06m

# SPECIFICATIONS

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## GENERAL SPECIFICATION

- 44mm large timber featured panelled doors throughout internally brushed chrome door furniture
- Contemporary solid timber stairs with glass balustrade
- Attractive skirting boards and deep moulded architraves
- Brushed chrome light switches & sockets throughout
- Mains powered smoke detectors
- Pre-wired for Sky, HD, 3D & Multiroom
- Gas central heating
- Master bedroom with en-suite
- High quality anodised aluminium windows (mix of triple and double glazed)
- Aluminium sliding doors leading to alfresco dining in the garden

## EXTERNAL SPECIFICATION

- 2 parking spaces per house
- Landscaped gardens to front & rear
- Natural grey slate contemporary roof tiles
- High quality aluminium windows
- High quality aluminium sliding doors
- Up & down lighting to front & rear
- Full security system including PIRs & shock sensors
- Fully paved front drive & entrance Indian stone paving

If you purchase your new home off plan, then you will be given the opportunity to personalise your property and choose from a wide variety of options to create a perfect luxury home. We can tailor your requirements built around your specifications and our team will offer expertise advise to ensure that we deliver a home that is truly built for you. Whether it's altering the layout of your bespoke and luxury kitchen, choosing a light fitting or discussing floor coverings, we will work closely with you to bring your vision to life.



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# SPECIFICATIONS



## KITCHEN

- Luxury kitchen
- Neff integrated microwave
- Neff integrated multifunction oven with grill
- Fully Integrated larder fridge
- Fully integrated dishwasher
- Fully Integrated no frost freezer
- 4 zone induction hob
- Soft motion hinges and drawers
- Brushed steel mixer tap and inset sink

## BATHROOMS

- Designer sanitary ware to all en-suites and bathrooms
- Soft closing toilet seat
- Polished chrome dual flush plate
- Designer range heated towel warmers
- Luxury large format tiles to floors
- Polished chrome flush fitting shaver socket

## SECURITY AND HOME PROTECTION

- Intruder alarm system
- PIR detection Alarm keypads adjacent to front door
- Ultra secure 5 point locking system to front door
- Alarm is capable of connecting to 3rd party monitoring
- Mains fed smoke detectors CO Detector
- 10 Year New Home Warranty



## DISCLAIMER:

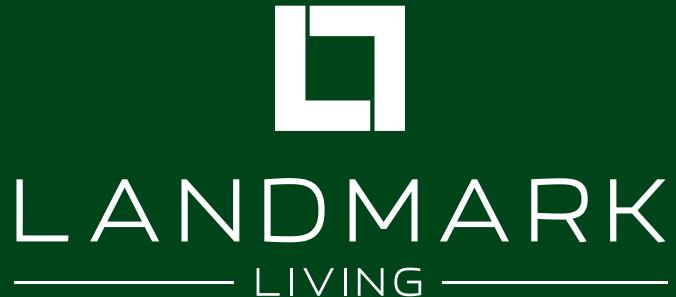
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