



LANDMARK
— LIVING —

BRINGS YOU

Stamford Place



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.

ABOUT STAMFORD PLACE

Stamford Place is a development of 2 beautifully crafted family homes. Each home 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.

The architecture has been inspired by its past, notably the grand Victorian villas of Altrincham and their imposing facades. The houses at Stamford Place feature impressive bay windows, period detailing including sash-style windows and grey slate roofs which all add to their authenticity and attractive design. Yet the open plan living, superbly proportioned spaces over two floors and contemporary internal design ensure that the finished product suits the needs of today's modern family.

In brief each property has four bedrooms, 2 bathrooms, master bedroom with ensuite, magnificent open plan kitchen and dining area with family room, living room and utility. Each property has a private rear garden, accessed via large bi fold doors for al fresco entertaining.

HOUSE TYPES

The houses are named after notable people that were born and lived in Altrincham:

The Allingham – Plot 1

Helen Allingham, born 1848, Altrincham. She was a water colour artist who lived in Altrincham until the age of 14 and was the first woman to be admitted to the Royal Academy Schools.

The Bradbury – Plot 2

Edward Bradbury, born 1881, Altrincham. He was awarded the Victoria Cross for gallantry and ability in organising the defence of 'L' Battery against heavy odds at Nery on 1 September 1914.

KITCHEN

- Silestone worktops
- Siemens or Neff integrated dishwasher
- Siemens or Neff integrated microwave
- Siemens or Neff integrated multifunction oven with grill
- Integrated fridge freezer
- Siemens 4 Zone induction hob
- Brushed steel mixer tap and inset sink
- Built in extractor
- Kitchen bar suitable for bar seating
- Stunning contemporary bi fold rear doors leading into private rear garden
- Natural stone flooring
- Underfloor heating throughout

BATHROOMS & EN-SUITE

- Duravit sanitary ware to all en-suites and bathrooms
- Duravit soft closing toilet seat
- Designer range heated towel warmers
- Luxury Large format tiles to floors



GENERAL SPECIFICATION

- Utility room providing worktop space, large storage units & space for washer & dryer
- Underfloor heating throughout the Ground Floor
- 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
- LED spot lights throughout the house (not inc bed 4 & study)
- Gas central heating

EXTERNAL SPECIFICATION

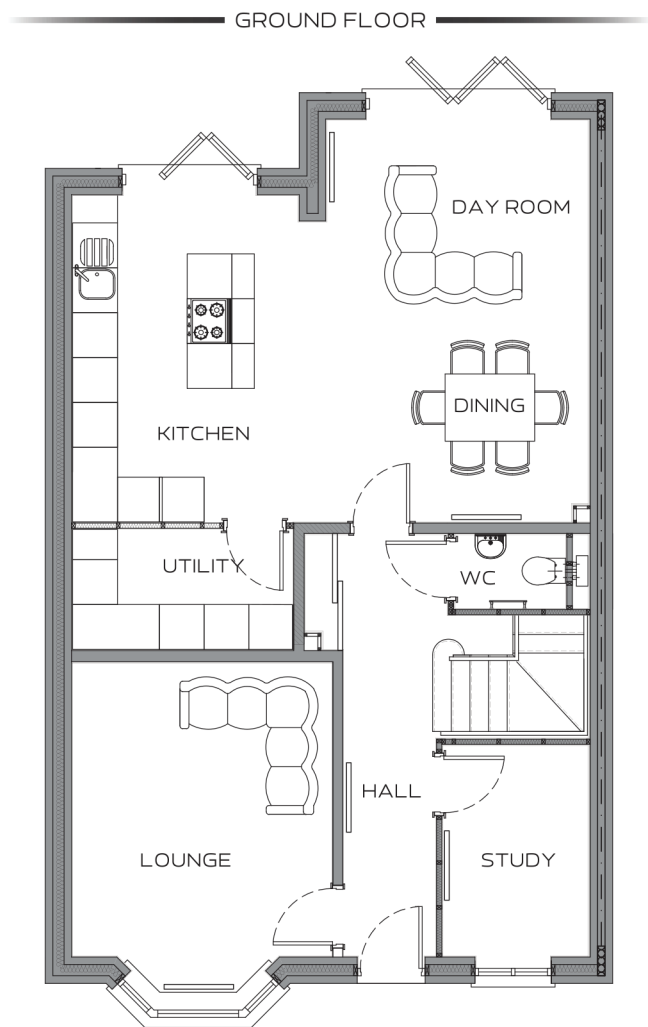
- Landscaped gardens to the front & back
- Natural grey slate contemporary roof tiles
- Up & down lighting to front & rear
- Full security system including PIRs & shock sensors
- Natural stone features to front and rear elevation
- Indian stone paving

WARRANTY

Every Landmark Living home is protected by a full and comprehensive CRL 10 year Warranty

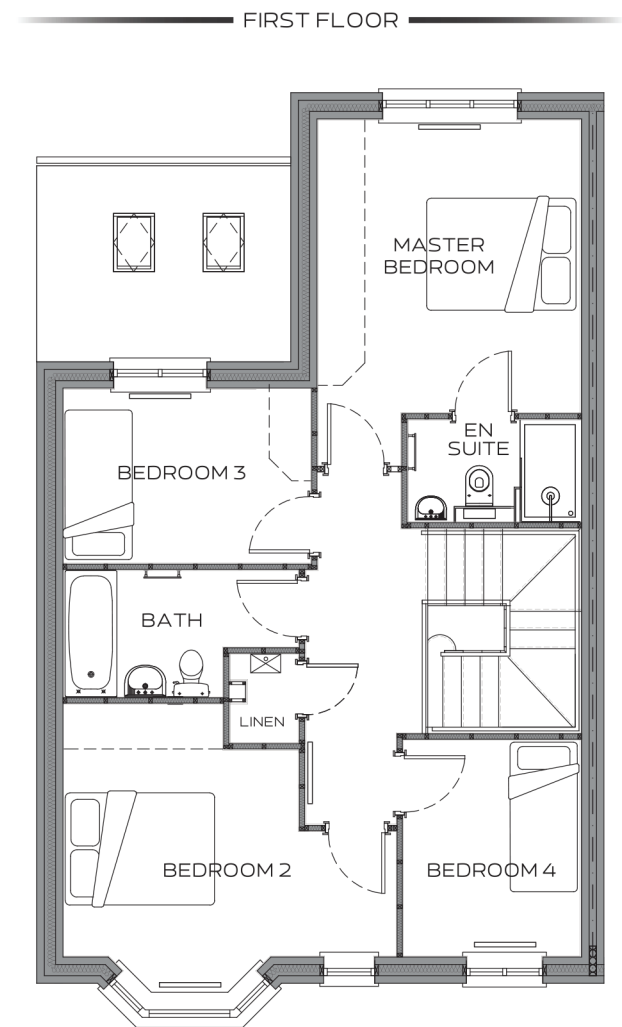
DISCLAIMER

The images within this brochure are for illustrative purposes and give an indication of the quality that can be expected at Stamford Villas. The details contained therein are for guidance only and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Landmark Living reserve the right to alter layouts and specifications at any time.



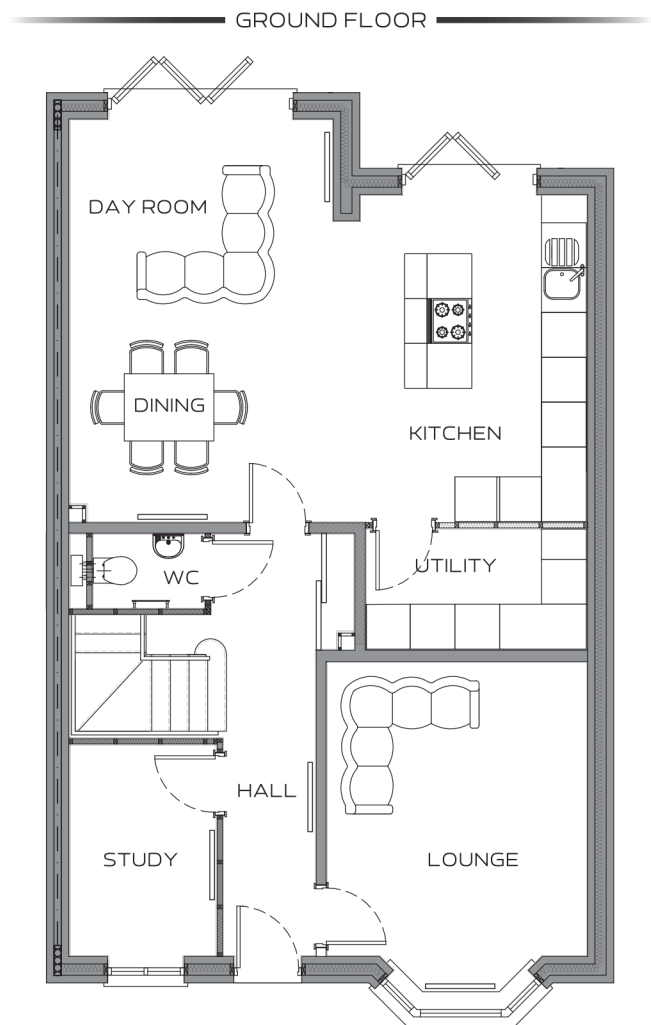
Kitchen	4.32m x 3.40m	Study	2.815m x 1.95m
Dining/Day Room	5.37m x 3.51m	Hall	5.653m x 1.40m
Utility	1.61m x 2.95m	WC	1.79m x 0.99m
Lounge	4.49m x 3.50m		

TOTAL AREA (SQ FT) 1565ft²



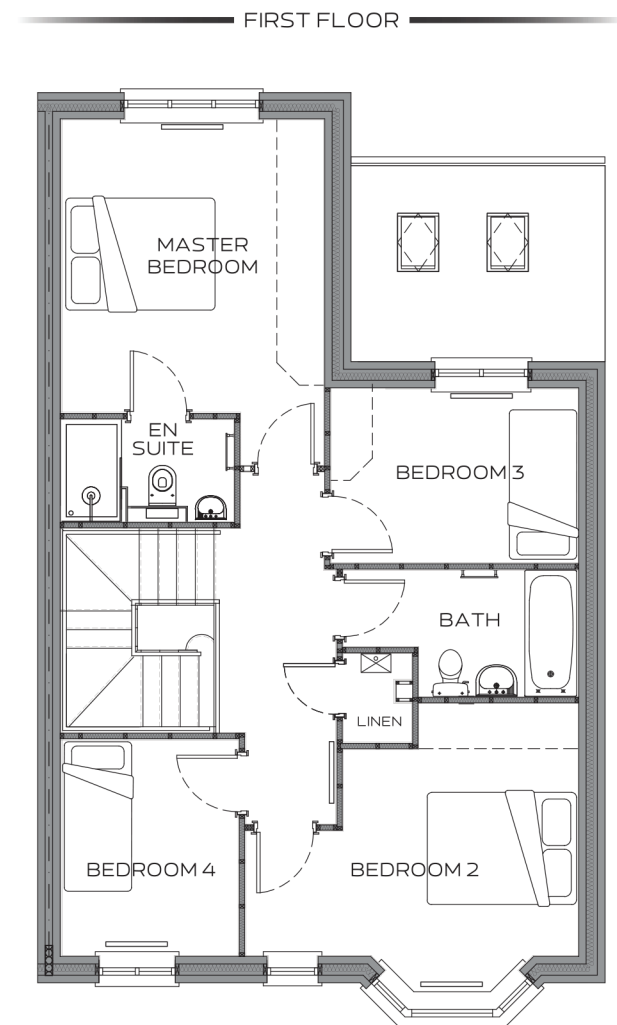
Master Bedroom	4.61m x 3.51m	Bedroom 3	2.36m x 3.29m
Master En Suite	2.31m x 1.36m	Bedroom 4	2.89m x 2.36m
Bedroom 2	4.45m x 3.91m	Bathroom	1.69m x 3.15m

PLOT 1 THE ALLINGHAM
SEMI DETACHED HOUSE



Kitchen	4.32m x 3.40m	Study	2.815m x 1.95m
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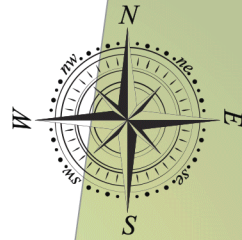


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PLOT 2 THE BRADBURY
SEMI DETACHED HOUSE

SITE PLAN

BOROUGH ROAD



LOCATION

Situated on Borough Road, Stamford Villas are only 100 yards away from the ever popular Stamford Park and within walking distances of both Hale and Altrincham Village. Both villages offer an abundance of stylish restaurants, bars, food markets, gyms, cinema and mainstream shopping facilities. The area also has a choice of 4 local golf courses.

The area benefits from excellent transport links with the M56, M6, M60 and M62 less than 10 minutes' drive away. Manchester airport is less than 3.5 miles away. Both Altrincham Metrolink Station & Altrincham Bus Station are less than 500 metres away. The ever popular Hale Village is also less than 650 metres away. Altrincham has a prevailing sense of community and many young families and professionals live in and around the Stamford Park area.



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For further details please contact



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