

STAMFORD PARK

An
Exclusive
Luxury

Development of Four Stunning
4 Bedroom Family Homes

Kerr
Capital Developments

The background of the image consists of a dark blue color with a pattern of concentric, wavy lines in a slightly lighter shade of blue. These lines are arranged in a way that creates a sense of depth and movement, resembling ripples in water or a topographical map. The lines are more densely packed in some areas and more spread out in others, creating a dynamic and textured effect.

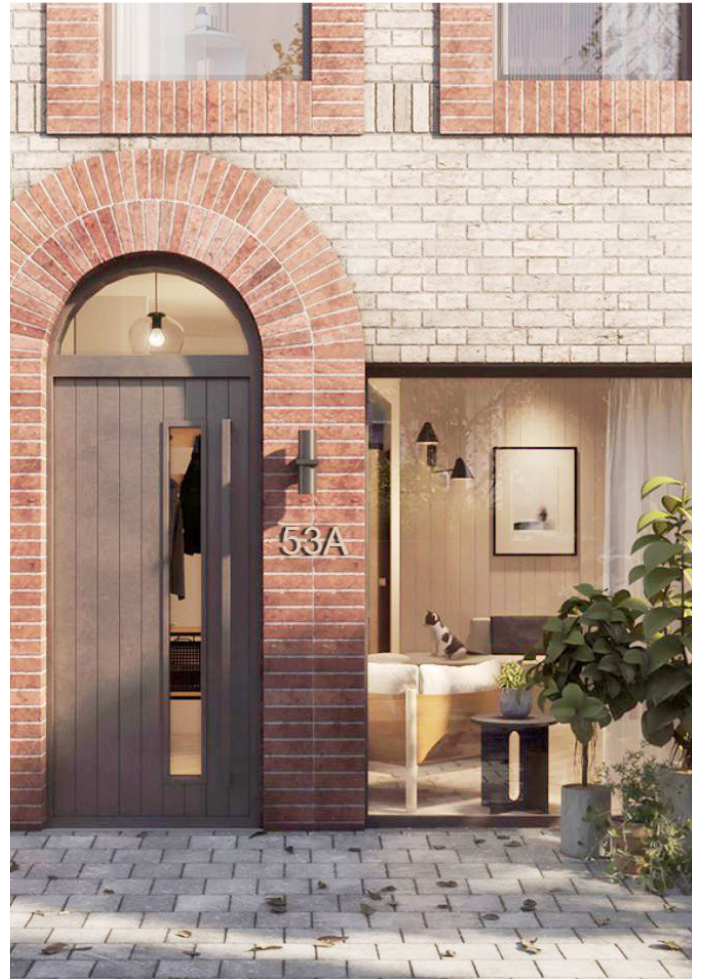
The Perfect Family environment in the heart of Altrinham

Introduction

Our Stamford Park Development is a beautiful new luxury development comprising of four new 4 bedroom homes, situated in central Altrincham, just 2 minute walk to the namesake park, local shopping and leisure activities and only a 10 minute walk to the train station.

Kerr Homes way of Life

This exceptional collection of four bedroom homes will take pride of place in central Altrincham; in a tranquil area. This luxurious development of 4 homes is being crafted with our signature style.



Specification

Kitchen

Contemporary or shaker style kitchen from our signature range, with close runners and doors

Quartz stone work surfaces with matching stone upstands and splash backs

Integrated appliances, including stainless steel multifunction oven, 80cm induction hob, integrated dishwasher, integrated fridge freezer, (Please refer to sales advisors' working drawings for details of each home).

An excellent range of colours and handles will be available to customise your property (subject to build stage).

All homes have Sliding Patio doors to the kitchen/family/garden room. - Please refer to sales advisors' working drawings for details of each home).

Bathrooms and En-suite

Each home will have contemporary white bathroom suites with chrome or brass fittings and towel rails.

Vanity unit to bathrooms and master en-suites. (Please refer to the Sales Advisors' working drawings).

All homes have wall and floor tiles to bathrooms and en-suites.

External details

Handmade heritage featured bricks with contemporary rendered walls (garden)

Rear Gardens - Patio area. Close board fencing / Walls

Lighting to driveways

Covered Bin Store

Dedicated one parking space at front of property

Plumbing and Heating

Underfloor heating to ground floor areas

Zonal thermostat controls

Electrical

Energy Saving LED recessed downlights with feature pendant locations throughout ground floor and first floor.

External lighting to front and rear of property

External IP rated power socket

Hardwired external car charging point

White electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms.

White downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms. LED feature lighting to lounge, bathroom, or en-suite (Please refer to Sales Advisors' working drawings).

Internal Details and Finishes

Each home will have underfloor heating to the ground floor and conventional radiators to the first floor.

Painted staircase with Glass inserts Moulded Skirting boards with painted finishes (please refer to Sales Advisors' working drawings).

Moulded Skirting boards with painted finishes

Windows and Doors

Sliding doors with white internal and coloured external finish

Heavy weight internal doors with brushed black handles and chrome latches

Composite security doors to front and rear of property with multi-point locking system having white internal and coloured external finish.

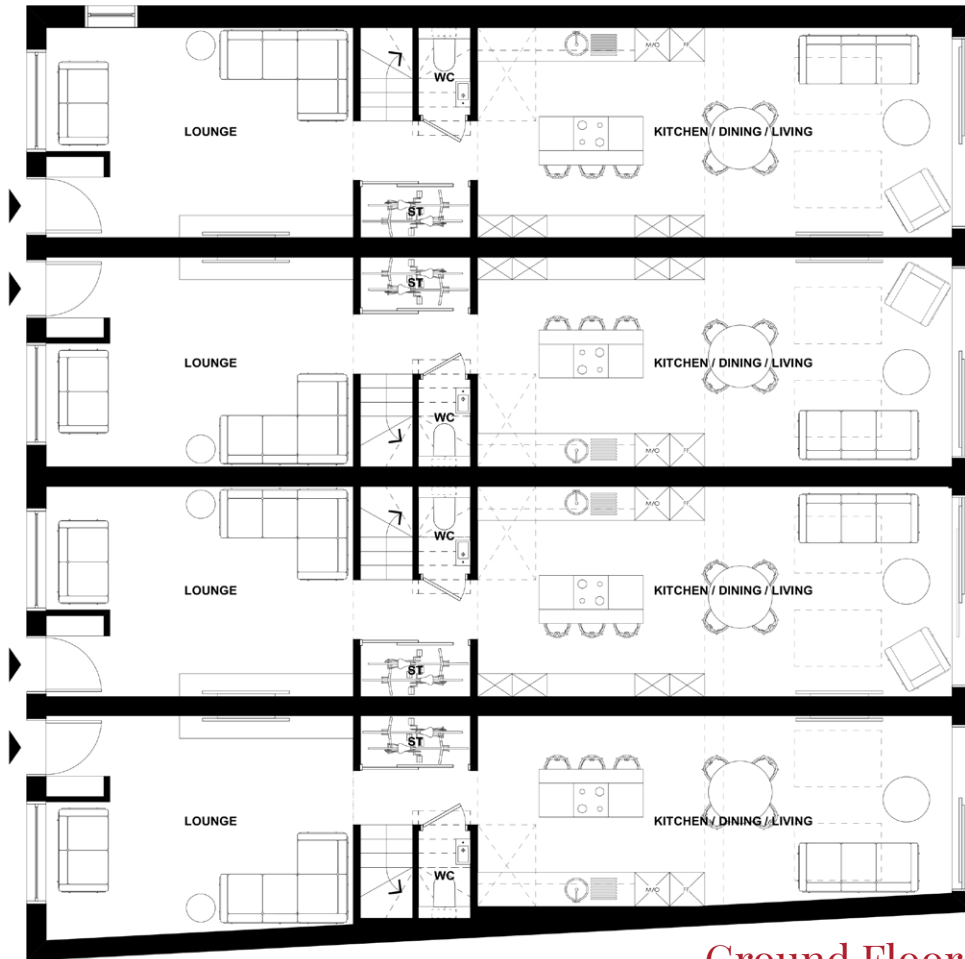
All homes have double-glazed UPVC windows with multi-point locking systems.

An aerial photograph of a residential neighborhood. The foreground and middle ground are filled with rows of brick houses with grey roofs. A large, open green field is visible in the background, surrounded by trees. The text is overlaid on the top half of the image.

Warranty

All homes come
with a ten-year
warranty

Floor Plans



Ground Floor



First Floor

Second Floor



Ground Floor

Plots 1, 2, & 3

Lounge	5297mm [17'-4"] x 3753mm [12'-3"]
Kitchen/Living/Dining	3753mm [12'-3"] x 8187mm [26'-10"]
Cloak/WC	925mm [3'] x 1562mm [5'-1"]
Bike Park/Storage	1925mm [6'-3"] x 1023 [3'-4"]
Rear Garden Space	5000mm [16'-4"] x 4250 [13'-11"]

Plot 4

Lounge	3941mm [12'-11"] x 3516mm [11'-6"] x 5297 [17'-4"]
Kitchen/Living/Dining	3344mm [10'-11"] x 2668mm [8'-9"] x 8187 [26'-10"]
Cloak/WC	925mm [3'] x 1562mm [5'-1"]
Bike Park/Storage	1925mm [6'-3"] x 645 [2'-1"]
Rear Garden Space	5000mm [16'- 4"] x 3625 [11'-10"]

Second Floor

Plots 1, 2, & 3

Bedroom 1	5297mm [17'-4"] x 4092 [13'-5"] x 3753mm [12'-3"]
Bedroom 2	3753mm [12'-3"] x 2777mm [9'-1"]
Bathroom	1778mm [5'-10"] x 2385mm [7'-9"]
Laundry Space	3023mm [9'-11"] x 700mm [2'-3"]

First Floor

Plots 1, 2, & 3

Bedroom 1	5297mm [17'-4"] x 4092 [13'-5"] x 3753mm [12'-3"]
Bedroom 2	3753mm [12'-3"] x 2777mm [9'-1"]
Bathroom	1778mm [5'-10"] x 2385mm [7'-9"]
Laundry Space	3023mm [9'-11"] x 700mm [2'-3"]

Plot 4

Bedroom 1	5297mm [17'-4"] x 4092 [13'-5"] x 3753mm [12'-3"]
Bedroom 2	3251mm [10'-8"] x 3027 [9'-11"] x 2792mm [9'-1"]
Bathroom	1778mm [5'-10"] x 2385mm [7'-9"]
Laundry Space	3051mm [10'] x 571mm [1'-10"]

Plots 4

Bedroom 1	5297mm [17'-4"] x 4092 [13'-5"] x 3753mm [12'-3"]
Bedroom 2	3251mm [10'-8"] x 3027 [9'-11"] x 2792mm [9'-1"]
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Begin your story with us

Step 1

Decide on your budget, area and apply for a mortgage in principle

Step 2

Select Development / Plot

Review the site plan, brochure, floor plans and specification and choose your preferred plot.

Step 3

Pay Reservation fee

Once you have found your perfect home, we will ask you to pay a reservation fee to secure it until the exchange of contracts deadline.

Step 4

Appoint Solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Kerr home

Step 5

Full mortgage application - if applicable.

Step 6

Exchange Contract

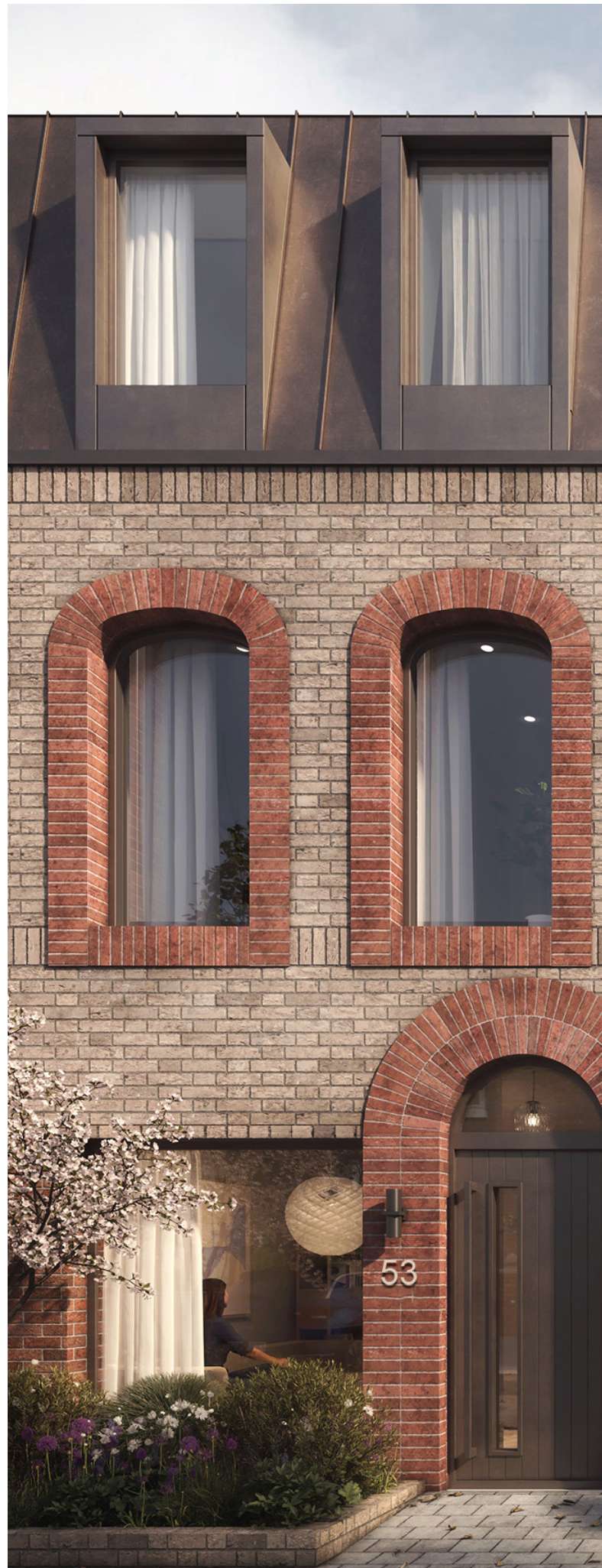
The exchange of the contracts to buy the property is the point where the sale is legally binding. Solicitors for both sides will get the buyer and ourselves to sign a contract. By signing a contract, you agree to the terms of the sale and to buy the property and at this point you will be required to pay a deposit.

Step 7

Moving day

After the final legal tasks are complete, your solicitor will arrange for your mortgage company to pay the rest of the money to our solicitors.

When this is done, the house belongs to you and you can move in on the agreed date. This is called 'completion' and our sales representative will arrange a full handover and you will receive the keys to your new home.



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We are immensely proud to be bringing this remarkable collection of new homes to the market, Each displaying the meticulous craftsmanship and premium quality for which Kerr homes is renowned for.

Questions?

Contact our sale team

Call 07912150140

Email Jan@kerrcapital.co.uk

Or Our Sales Partner

Gascoigne Halman

Call 0161 929 1500

Email altrincham@gascoignealman.co.uk