



Flat 14 3 Hollyhedge Court Road  
Wythenshawe M22 4ZP  
£156,500

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# Flat 14 3 Hollyhedge Court Road Wythenshawe M22 4ZP

£156,500

Offering a safe, modern living space for people over 55 years of age, Village 135 offers impressive communal facilities, including a Bistro Restaurant, a relaxing Spa-Bathroom and a Hair & Beauty salon.

At the heart of Village 135, the Lounge provides a welcoming space where residents can meet friends for coffee, enjoy a meal, or simply socialise. The menu caters to diverse tastes and dietary needs. Alfresco dining is available in the attractive landscaped gardens.

Apartment 14 is located to the second floor of the development, accessed by a choice of stairs or lift. The private entrance to the apartment opens to a wide reception hallway with a large inbuilt storage cupboard.

A spacious open-plan living room/dining kitchen is fitted with modern kitchen units, with electric oven, hob and extractor. The living area has a large glazed window, with a Juliet balcony.

There is a generously-proportioned principal double bedroom with modern fitted wardrobes, a good second bedroom and a spacious wet room with walk-in shower, WC and washbasin.

The development features maintained grounds with large communal car park. The property enjoys excellent public transport links, with the Metrolink tram station just opposite the building.

Tenure: Leasehold  
Council Tax: Manchester B

- Secure door entry system
- CCTV Monitoring
- 24/7 on-site care team
- Emergency Call System
- Bistro, Hair & Beauty Salon, Spa Bathroom
- 2 Multi-Purpose Communal Rooms & Guest Rooms
- Laundry Facilities & Scooter Area
- Sun Rooms/Indoor Gardens
- Roof Garden & Landscaped External Gardens
- No Onward Chain

Communal Entrance  
Secure CCTV monitored entrance.  
Reception area, with Bistro and Communal Lounge beyond.  
Choice of stairs or lifts to the second floor.

Private Apartment Entrance

Entrance Hallway  
11'10 max x 8'9 max  
With deep storage cupboard.

Kitchen/Living/Dining Room  
27'1 red to 22'5 x 11'11 max  
With Juliet balcony overlooking communal gardens.

Bedroom One  
15'3 max x 9'2 max

Bedroom Two  
9'5 max x 8'9 max

Shower Room/WC  
7'6 x 9'2

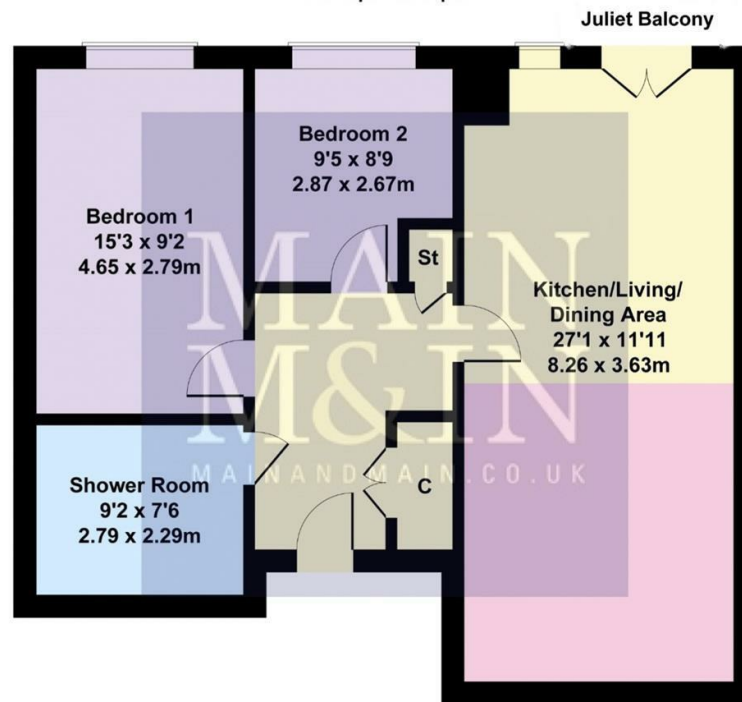
Leasehold Information & Service Charge  
Lease: 116 years remain of a 125 year lease which commenced on 20/03/2017  
Service Charge: £392.04 pcm - No separate Ground Rent.  
NB: Figures are for 2024 -2025 period - 2025 - 2026 figures are TBC by Management Co.



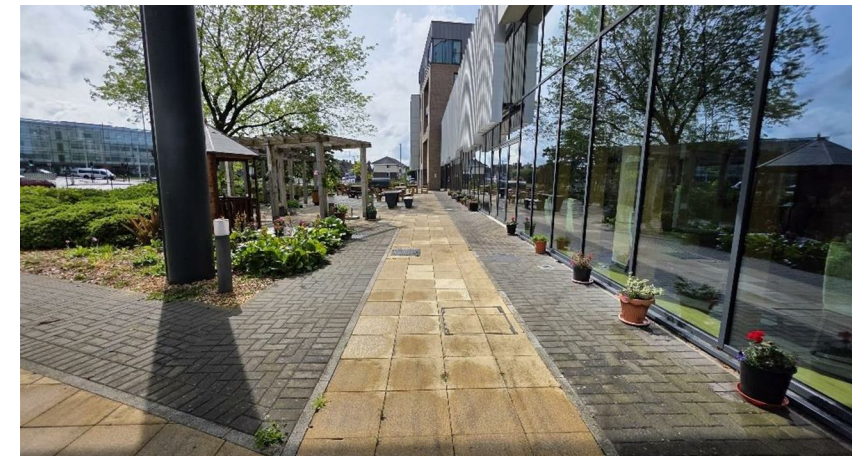
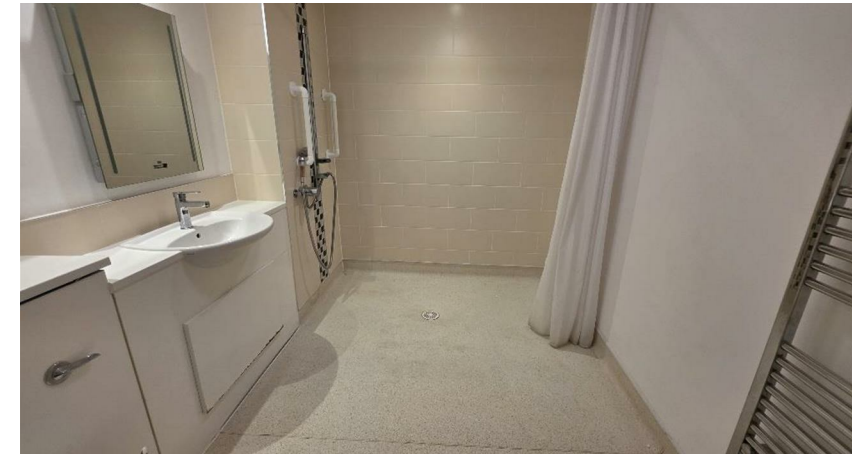


## Flat 14, Village 135

Approximate Gross Internal Area  
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

**Heald Green (Head Office)** 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

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Energy Efficiency Rating	
Very energy efficient - lower running costs	<div> <div>A</div> <div>(92-100)</div> </div>
	<div> <div>B</div> <div>(81-91)</div> </div>
	<div> <div>C</div> <div>(69-80)</div> </div>
	<div> <div>D</div> <div>(55-68)</div> </div>
	<div> <div>E</div> <div>(39-54)</div> </div>
	<div> <div>F</div> <div>(21-38)</div> </div>
	<div> <div>G</div> <div>(1-20)</div> </div>
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental impact (CO <sub>2</sub> ) Rating	
Current	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (92 g/kWh)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-69)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

