



Apt 38, 3 Hollyhedge Court Road  
Wythenshawe M22 4ZP  
65% Shared Ownership £107,250





# Apt 38, 3 Hollyhedge Court Road Wythenshawe M15 4SR 65% Shared Ownership £107,250

\*\*\* 65% Shared Ownership for £107,250 plus Monthly Rent, or £165,000 for Full Ownership \*\*\*

Village 135 is a modern development designed for individuals over 55 years of age who require extra care and support. Residents maintain independence in self-contained apartments whilst benefiting from the reassurance of a permanent on-site care team in a safe and secure environment.

The development 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 38 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. There is a spacious open-plan living room/dining kitchen which is fitted with modern kitchen units, with electric oven, hob and extractor. The living area has a large glazed window overlooking the gardens, with a Juliet balcony. There is a generously-proportioned principal double bedroom, a good second bedroom and a spacious wet room with walk-in shower, WC and washbasin.

Just across the communal hallway from the apartment is a pleasant communal lounge area. 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.

This property is available on a 65% shared ownership basis (monthly rent is paid on the un-owned remaining percentage) or the property can be purchased outright, meaning that no rent is payable. For details relating to the service charge, lease and shared ownership information, please see the end of the brochure.

- 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 to the development.

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

10'10 max x 12'1 max  
With deep storage cupboard.

### Kitchen/Living/Dining Room

22'9 x 12'8  
With Juliet balcony overlooking communal gardens.

### Bedroom One

15'4 max x 12'7 max

### Bedroom Two

10'7 x 9'8

### Shower Room/WC

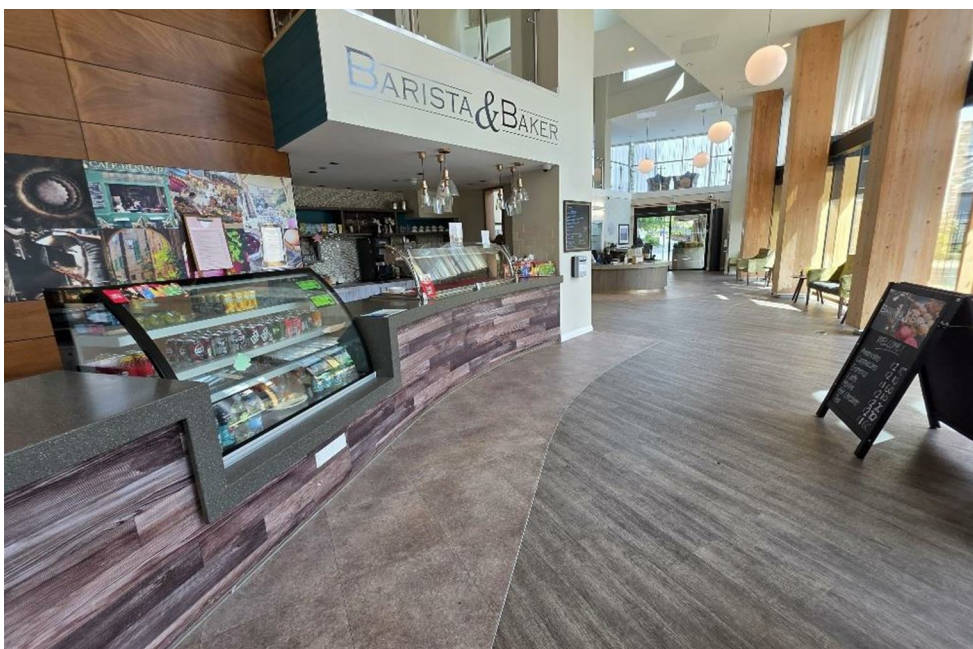
7'6 x 10'2

## Leasehold Information & Service Charge

116 years remain of a 125 year lease which commenced on 20/03/2017.  
Service Charge: £4,704.48 payable per year (£392.04 per calendar month)

## Shared Ownership Information

Rent of £159.07 PCM payable for the remaining 35%.



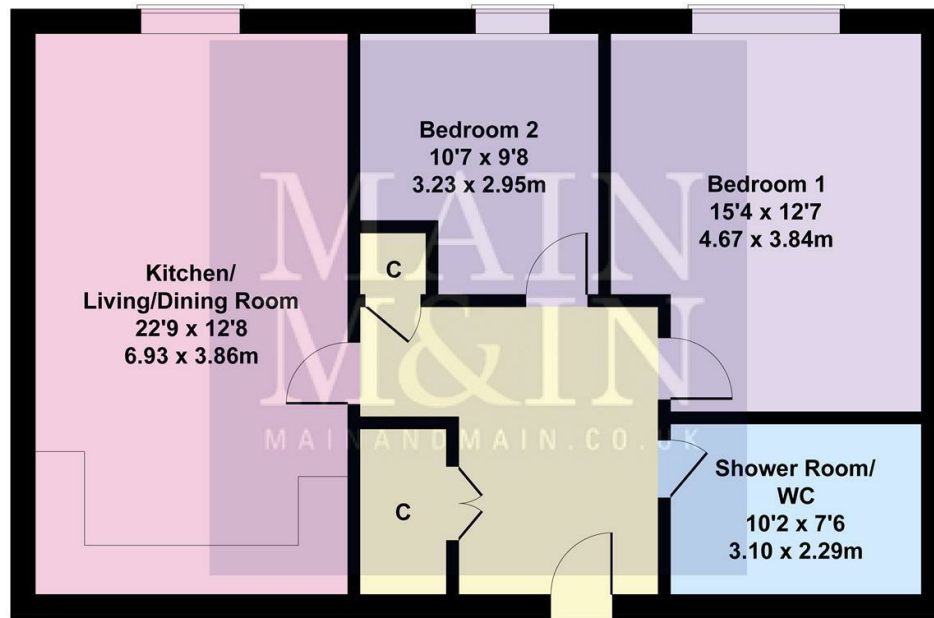
Tenure: Leasehold

Council Tax: Manchester B



## Flat 38, Village 135

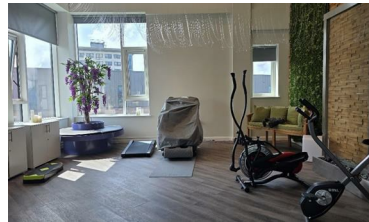
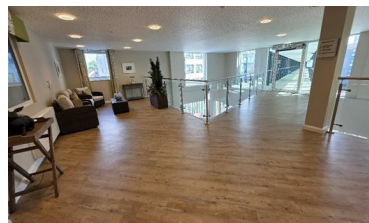
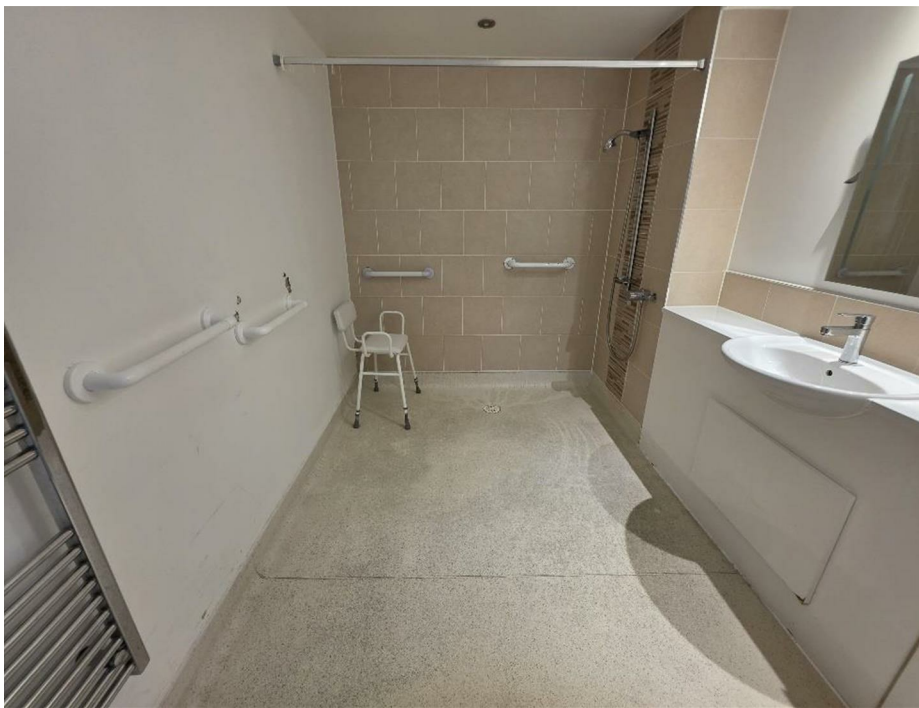
Approximate Gross Internal Area  
817 sq ft - 76 sq m



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



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



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 and is subject to terms and conditions.

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.

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

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	83	83	
England & Wales	EU Directive 2002/91/EC		England & Wales

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Company Registration No. 5615498