



Hollyhedge Heights, Hollyhedge Road

£185,000

2 2 1

- TWO BEDROOM APARTMENT
- TOP FLOOR POSITION
- WALKING DISTANCE TO GATLEY
- EN SUITE SHOWER ROOM
- SECURE OFF ROAD PARKING
- LIFT ACCESS
- OPEN PLAN LIVING ACCOMMODATION
- BALCONY
- WELL PROPORTIONED THROUGHOUT
- EPC - TBC

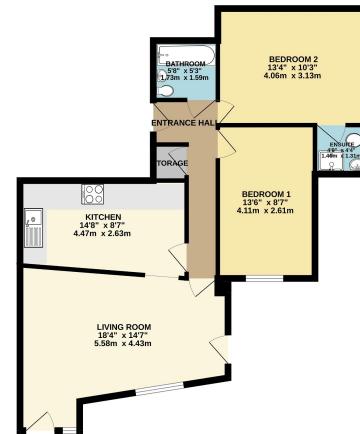


An exceptional apartment with a FEATURE BALCONY and occupying a TOP FLOOR POSITION within a popular modern development located a STONES THROW FROM GATLEY VILLAGE. The accommodation comprises of an entrance hallway with storage, an exceptional open plan living space with julliette balcony and stylish kitchen, two double bedrooms served by a contemporary bathroom and further en suite shower room to the master. Allocated off road parking space in addition to visitor parking. Offered for sale with no onward chain.





GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions contained here, measurements are taken from the property's surveyor and are not to scale. They are for guide and reference only and should be used as such. Any dimensions or areas shown are not to be used for legal documents. This plan is for guide and reference only and should not be used as such. Any dimensions or areas shown are not to be used for legal documents. This plan is for guide and reference only and should not be used as such. Made with Measure 1022.



Energy Efficiency Rating

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

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