



## **Excelsior works, Hulme Hall Road, Manchester, Lancashire M15 4LY**

**£276 Per Week**

LARGE FURNISHED ONE BED APARTMENT FOR RENT IN 'EXCELSIOR WORKS'

The accommodation is bright and spacious and comprises a large bright open plan reception with fitted kitchen and doors opening up to a Juliette balcony. The apartment also has a large bedroom with enough room for a vanity corner.

Excelsior Works is situated on Hulme Hall Road, just a stone's throw from Manchester City Centre. Excelsior Works facilitates a friendly and sociable environment in the heart of Manchester. The development has a substantial communal sun terrace, boasting magnificent views.

Comes furnished.

AVAILABLE FROM 07.07.2026

- EXCELSIOR WORKS
- AVAILABLE FROM 07.07.2026
- FURNISHED TO A VERY HIGH STANDARD
- AMPLE STORAGE
- 1 BATHROOM
- RESIDENTS ROOF TERRACE
- WELL FURNISHED
- 1 BEDROOM
- HEART OF MANCHESTER
- BRIGHT AND SPACIOUS FLAT

**Excelsior works, Hulme Hall Road, Manchester, Lancashire M15 4LY**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION / KITCHEN**



**RECEPTION ROOM**

# Excelsior works, Hulme Hall Road, Manchester, Lancashire M15 4LY



RECEPTION ROOM



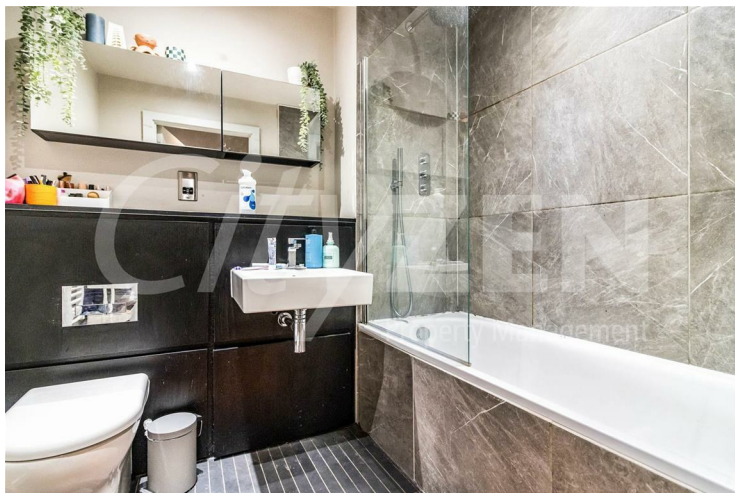
BEDROOM



RECEPTION ROOM



BEDROOM



BATHROOM



BEDROOM

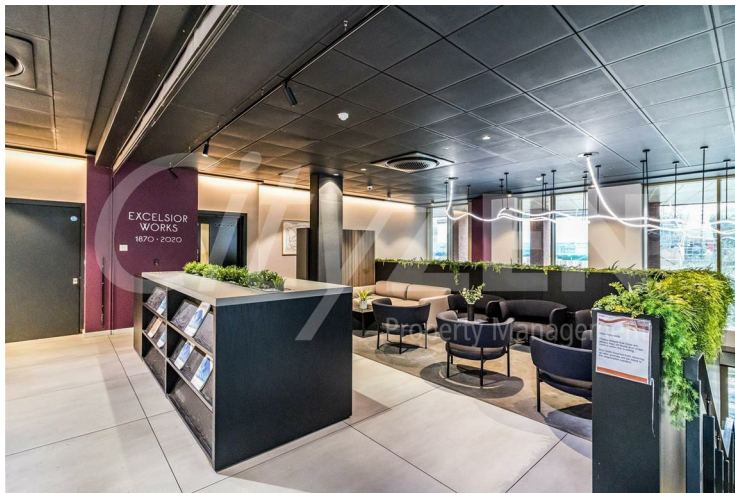
# Excelsior works, Hulme Hall Road, Manchester, Lancashire M15 4LY



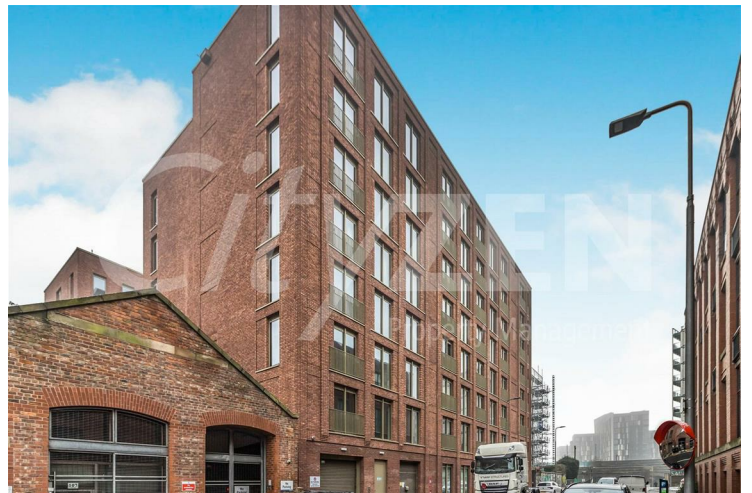
EXCELSIOR WORKS



LOBBY



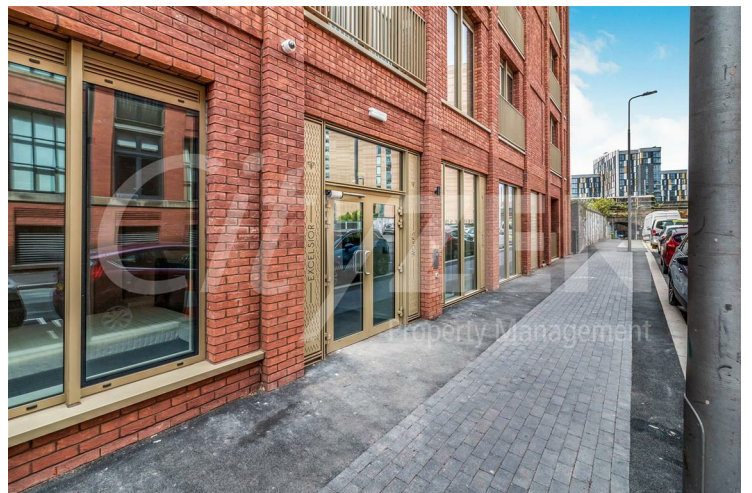
LOBBY



EXCELSIOR WORKS



LOBBY

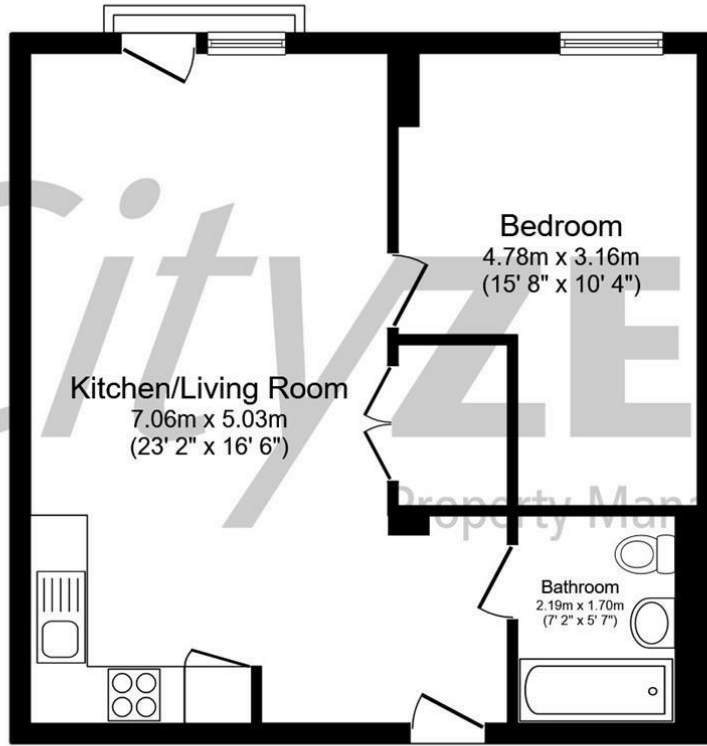


ENTRANCE

# Excelsior works, Hulme Hall Road, Manchester, Lancashire M15 4LY

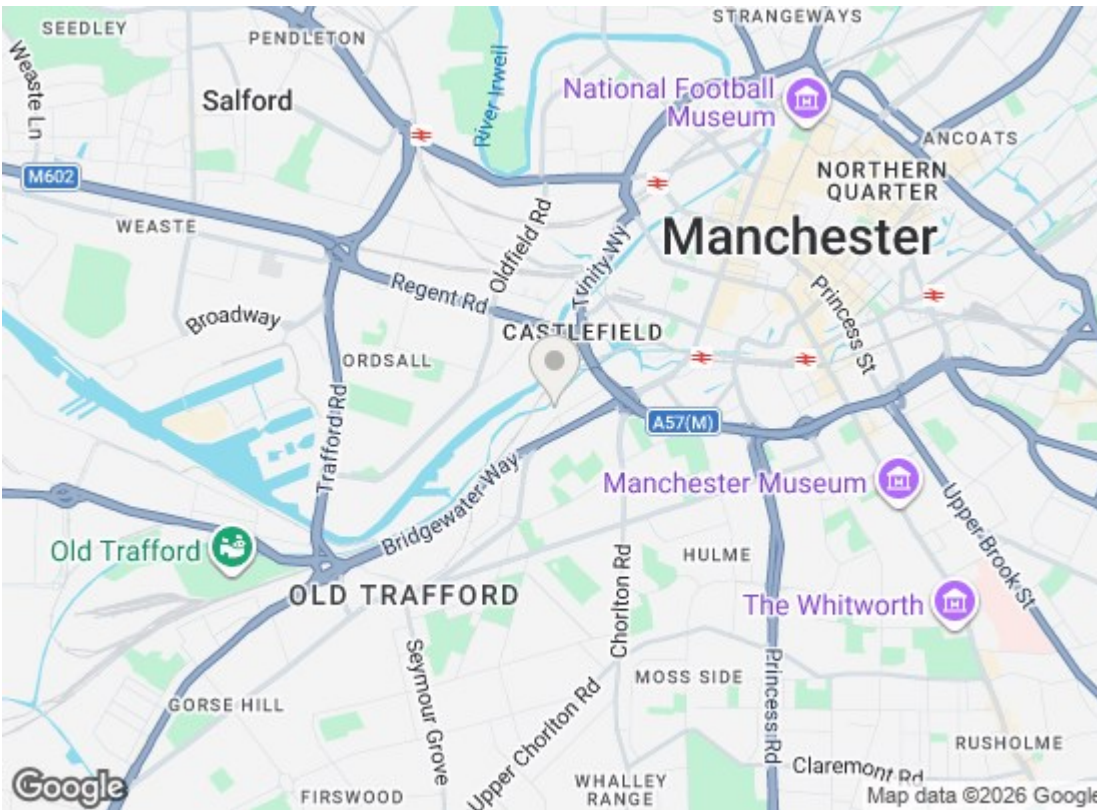


CANAL



Total floor area 49.6 m<sup>2</sup> (534 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.