



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

**£369 Per Week**

A LUXURY 2 BED 2 BATH CANAL SIDE APARTMENT IN "EXCELSIOR WORKS"

The accommodation is set over a generous 820 square feet and comprises a large bright open plan reception with fully fitted kitchen and access to a canal side balcony. Both bedrooms are doubles and there are 2 luxuriously appointed bathrooms.

Excelsior Works is situated on Hulme Hall Road, just a stone's throw from Manchester City center. 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 31.07.2026

- EXCELSIOR WORKS
- AVAILABLE FROM 31.07.2026
- FURNISHED TO A VERY HIGH STANDARD
- 2 BATHROOMS
- RESIDENTS ROOF TERRACE
- VIEWS OF CANAL FROM BALCONY
- 2 BEDROOMS
- HEART OF MANCHESTER
- OVER 820 SQUARE FEET OF SPACE

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



RECEPTION



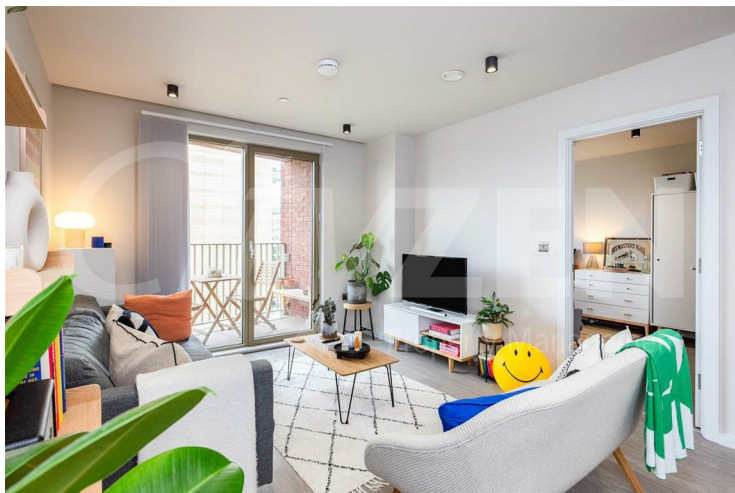
BEDROOM



KITCHEN



EXCELSIOR WORKS



RECEPTION

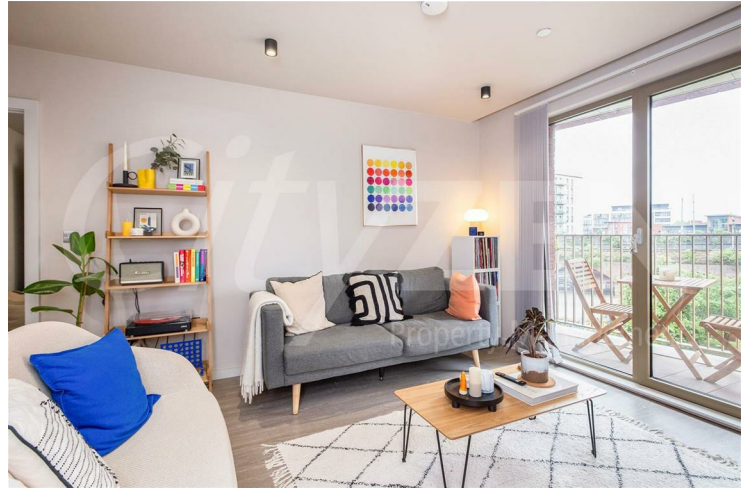


RECEPTION

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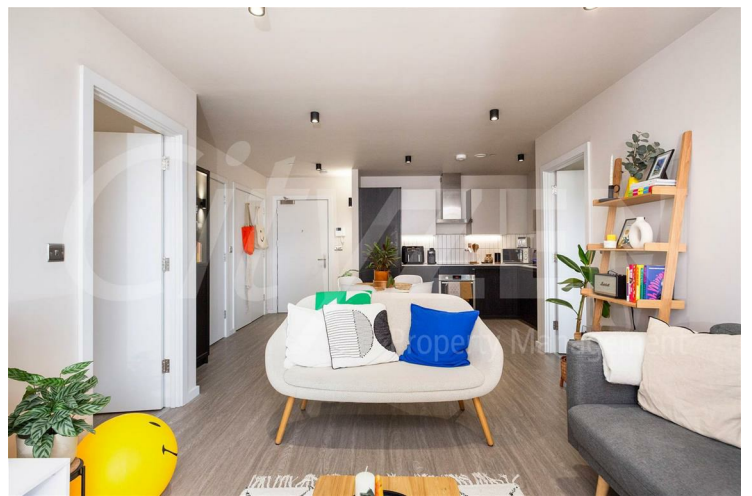
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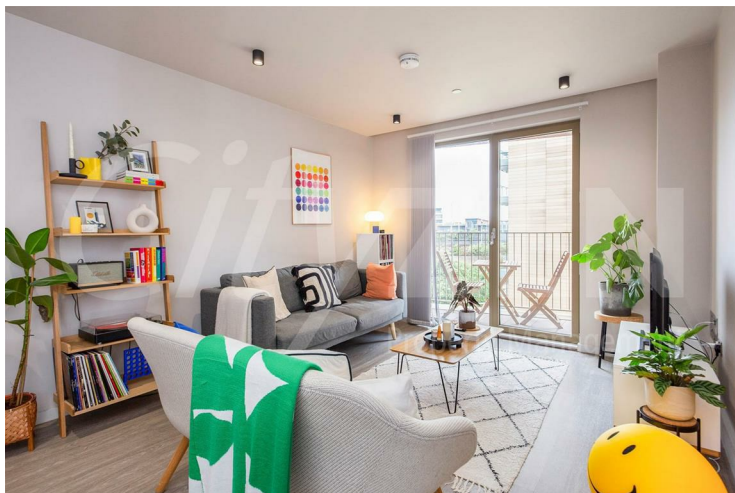
**RECEPTION**



**KITCHEN**



**RECEPTION**



**RECEPTION**



**RECEPTION**

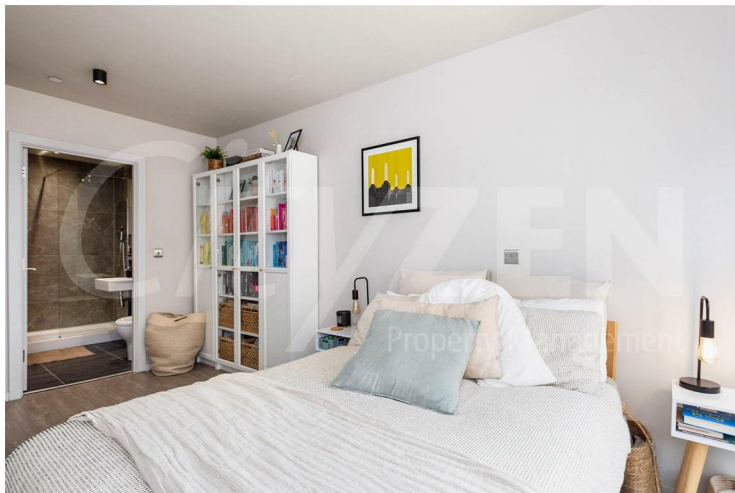
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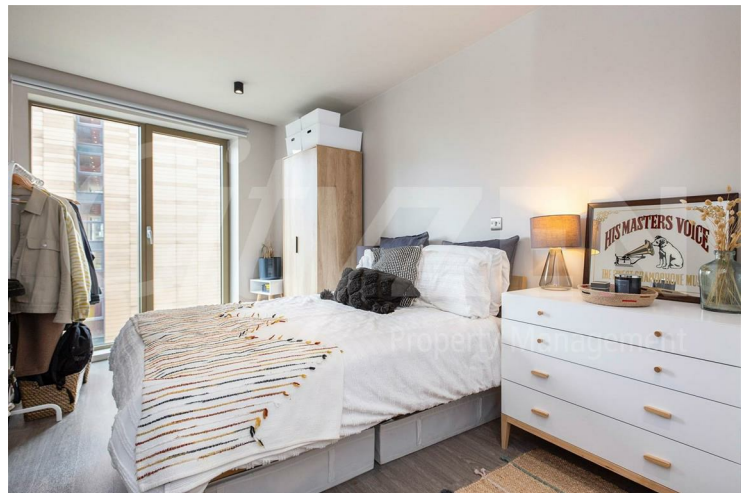
**RECEPTION**



**BEDROOM**



**BEDROOM**



**BEDROOM**

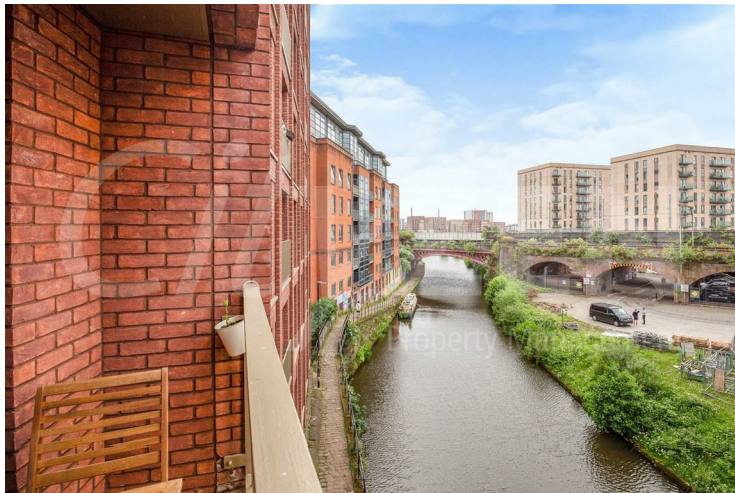


**EN-SUITE**

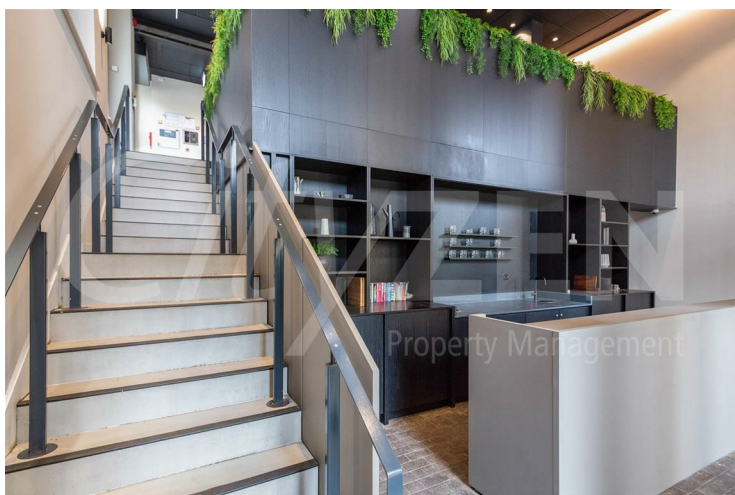


**BATHROOM**

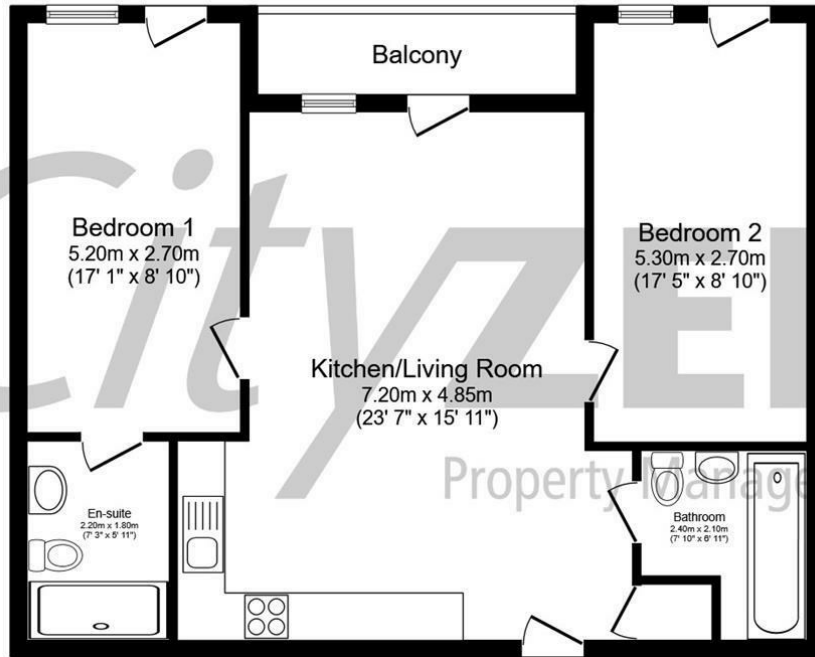
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VIEW FROM BALCONY

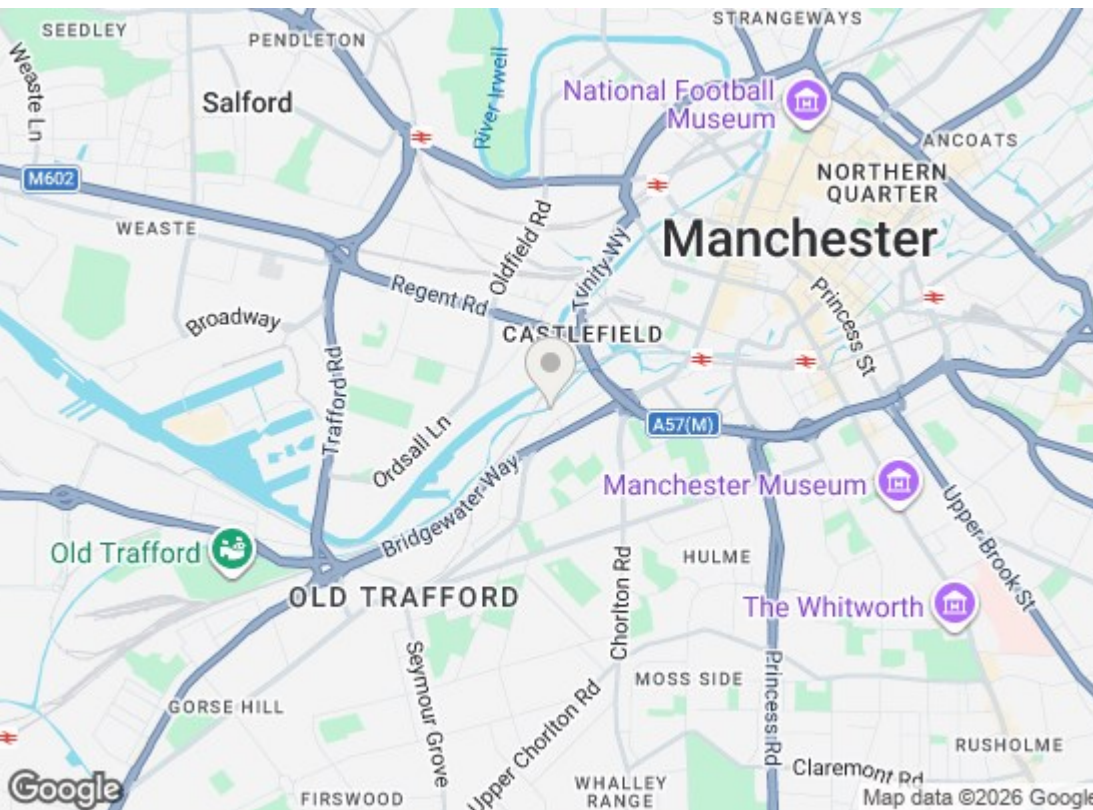


RESIDENTS LOUNGE



Total floor area 76.6 m<sup>2</sup> (825 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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		
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		
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.