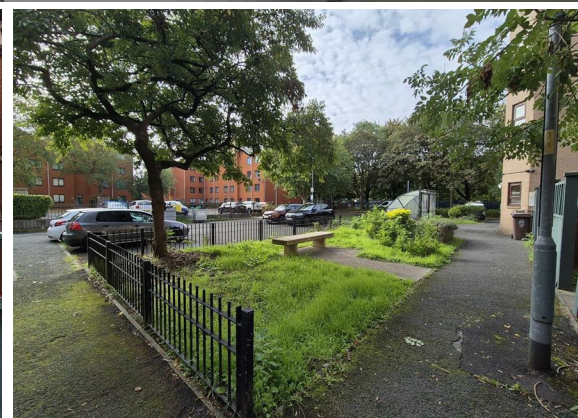




2 Bed
Apartment
located in Hulme

£1,195 Per month

Furnished
Deposit £1,378
1st October 2025
Manchester Council
Band D



MN
MaddoxNoel
ESTATE & LETTINGS AGENTS

- Two spacious double bedrooms with fitted wardrobes
- Generous lounge with electric fire style heater
- Secure gated parking & covered bike storage
- 0.9 miles from Oxford Road Station
- 1.1 miles from Manchester University

- Large modern kitchen with integrated appliances
- Contemporary bathroom with electric shower
- Small paved yard & communal gardens
- 1.3 miles from Manchester Royal Infirmary (MRI)



A very spacious two-bedroom furnished maisonette with secure gated parking, located just minutes from Manchester City Centre. Ideal for professionals, students, or small families seeking comfort, convenience, and connectivity.

Property Details

Occupying the third and fourth floors, this spacious maisonette benefits from its own private entrance, accessed via a small paved yard and external stairs leading to the front door. The lower level features a generous lounge with electric fire style heater and a modern kitchen complete with integrated appliances including a dishwasher and double oven. Upstairs, you'll find two well-sized double bedrooms with fitted wardrobes and a contemporary bathroom with electric shower. The property also offers ample storage throughout, making it ideal for comfortable city living.

Accessibility

Please note: This flat is located on an upper floor and is only accessible via stairs. There is no lift in the building. Prospective tenants or buyers with mobility requirements should consider this when assessing suitability.

Location

Loxford Court is ideally situated in Hulme, just a short distance from Manchester's key landmarks. The property is approximately 0.9 miles from Oxford Road Station, making it perfect for commuters and students. The University of Manchester is just 1.1 miles away, while Manchester Royal Infirmary (MRI) is around 1.3 miles from the property. For shopping and leisure, St Peter's Square, Deansgate, and Manchester Arndale are all within 1.5 to 1.7 miles, offering easy access to restaurants, retail, and cultural attractions.

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

DIRECTIONS

Manchester Oxford Road Station just 0.9 miles away, Deansgate Station at 1.2 miles, Manchester Piccadilly at 1.4 miles, and Manchester Victoria around 2.1 miles. The Cornbrook Tram Stop is only 1.1 miles from the property, and local bus stops are within a 0.2-mile radius, providing frequent services across the city. For drivers, the M602, M60, and A56 motorway networks are easily accessible, making travel in and out of Manchester smooth and efficient.

CONTACT

Colony One
Suite 1.24 1 Silk Street
Ancoats
Manchester
M4 6LZ

E: hello@maddoxnoel.com
T: 0161 543 3406
www.maddoxnoel.com