



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

£320,000

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

The accommodation is bright and spacious and comprises a large bright open plan reception with fully fitted kitchen and doors opening up to a Juliette 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.

CURRENTLY TENANTED ON AN AST UNTIL THE 20TH AUG 2025 & GENERATING AN ANNUAL INCOME OF £16,899.96 PRODUCING A YIELD OF 5.3%

GROUND RENT £250 PA / SERVICE CHARGE £600 PER QUARTER/ LEASE IN EXCESS OF 990 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- EXCELSIOR WORKS
- EXCELLENT LOCATION FOR COMMUTING
- CURRENTLY TENANTED & GENERATING AN INCOME
- TENANTED UNTIL THE 20TH AUGUST 2025
- 2 BATHROOMS
- RESIDENTS ROOF TERRACE
- GENERATING A YIELD OF 5.3%
- 2 BEDROOMS
- HEART OF MANCHESTER
- BRIGHT AND SPACIOUS FLAT

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RECEPTION

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RECEPTION

KITCHEN

KITCHEN

KITCHEN

KITCHEN

BEDROOM

BEDROOM

BEDROOM

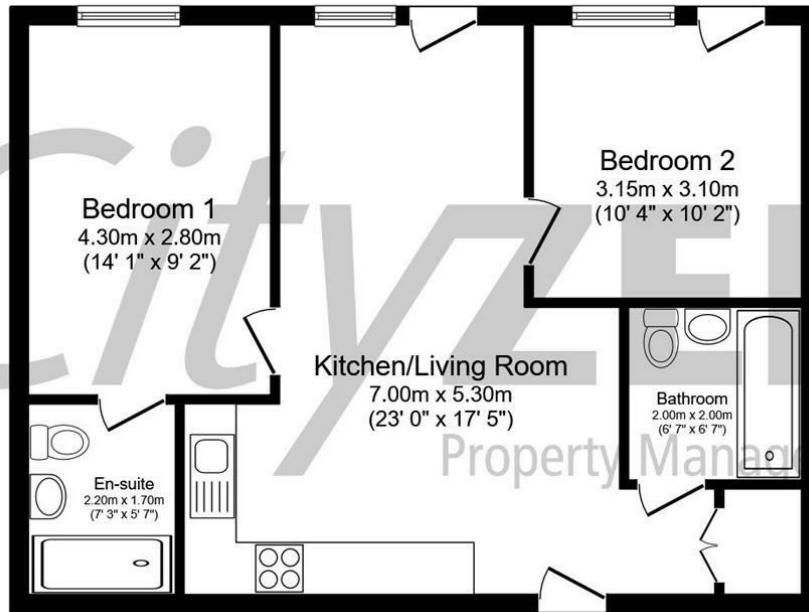
BEDROOM

EN-SUITE

BATHROOM

EXCELSIOR WORKS

LOBBY



Total floor area 58.9 m² (634 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) A		89	89
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.