



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

£295,000

TWO BED/TWO BATH APARTMENT FOR SALE IN 'EXCELSIOR WORKS'

The accommodation is bright and all rooms enjoy a South facing aspect.

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.

GROUND RENT £250 PA / SERVICE CHARGE £2,142 LEASE 999 YEARS FROM OCT 17 *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
- 2 BATHROOMS
- SOUTH FACING ROOMS
- CHAIN FREE
- FOR SALE
- RESIDENTS ROOF TERRACE
- FLOOR TO CEILING WINDOWS
- 2 BEDROOMS
- HEART OF MANCHESTER
- RECENTLY BUILT

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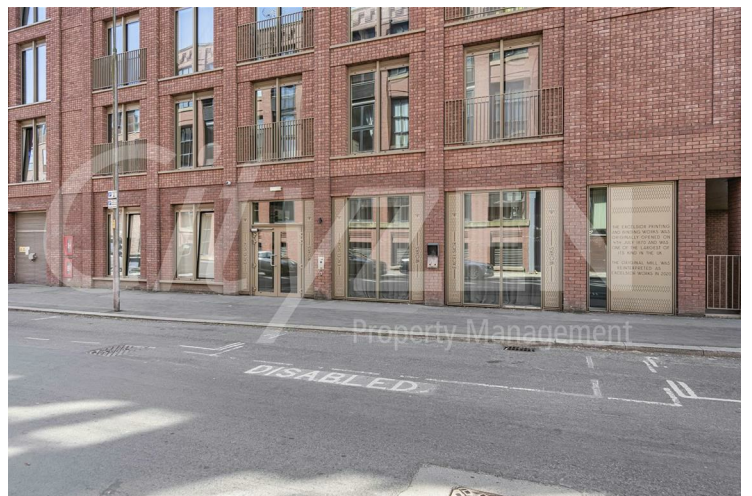
BEDROOM



EXCELSIOR WORKS



BEDROOM



EXCELSIOR WORKS



EN-SUITE SHOWER ROOM



EXCELSIOR WORKS

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BEDROOM



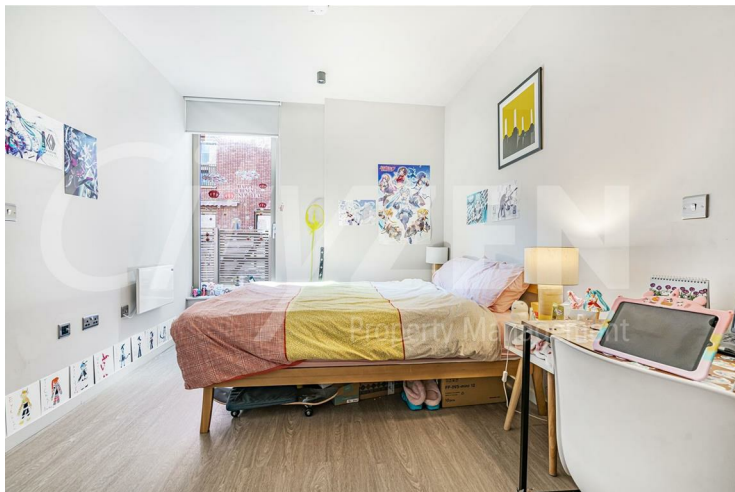
BEDROOM



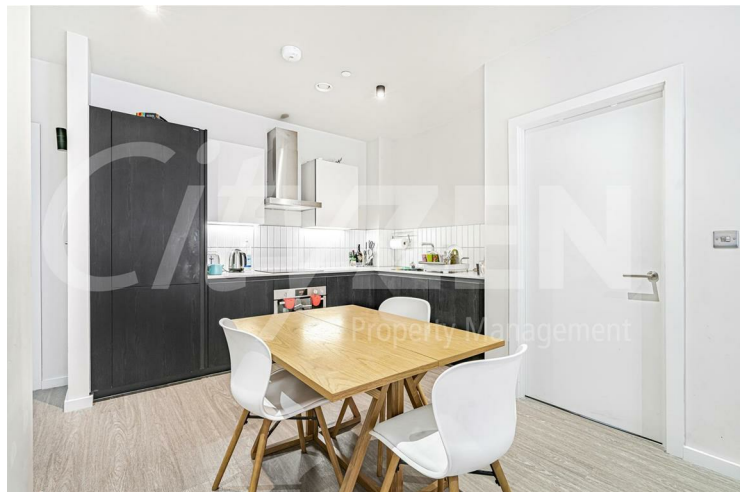
BEDROOM



KITCHEN



BEDROOM



KITCHEN

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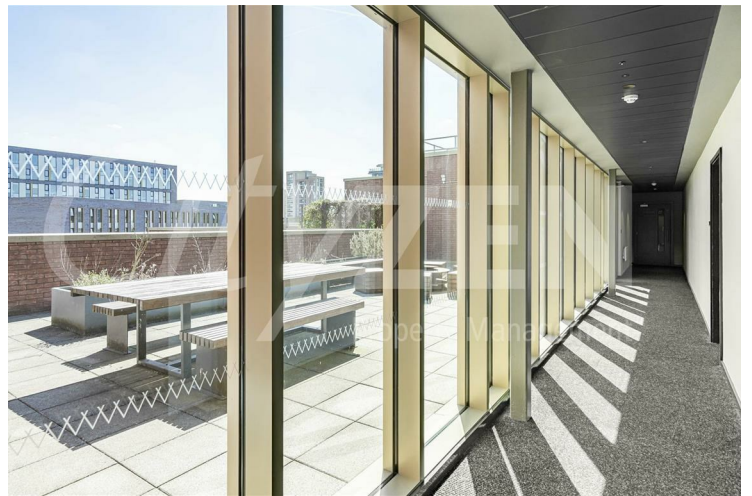
RECEPTION



BATHROOM



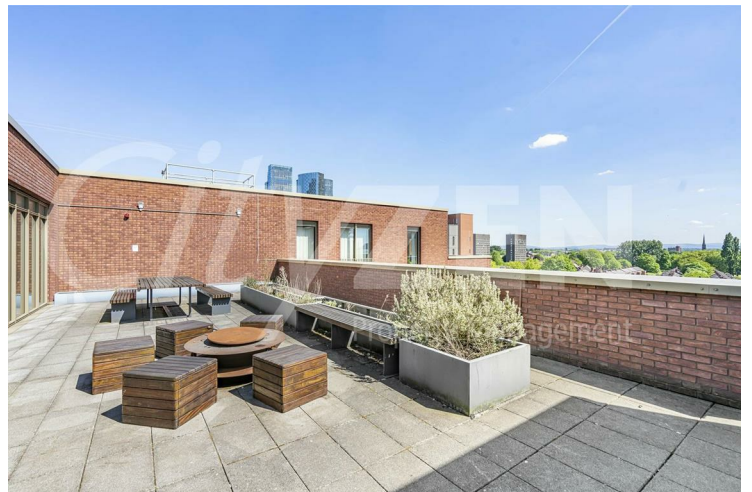
RECEPTION



COMMUNAL TERRACE



RECEPTION



COMMUNAL TERRACE

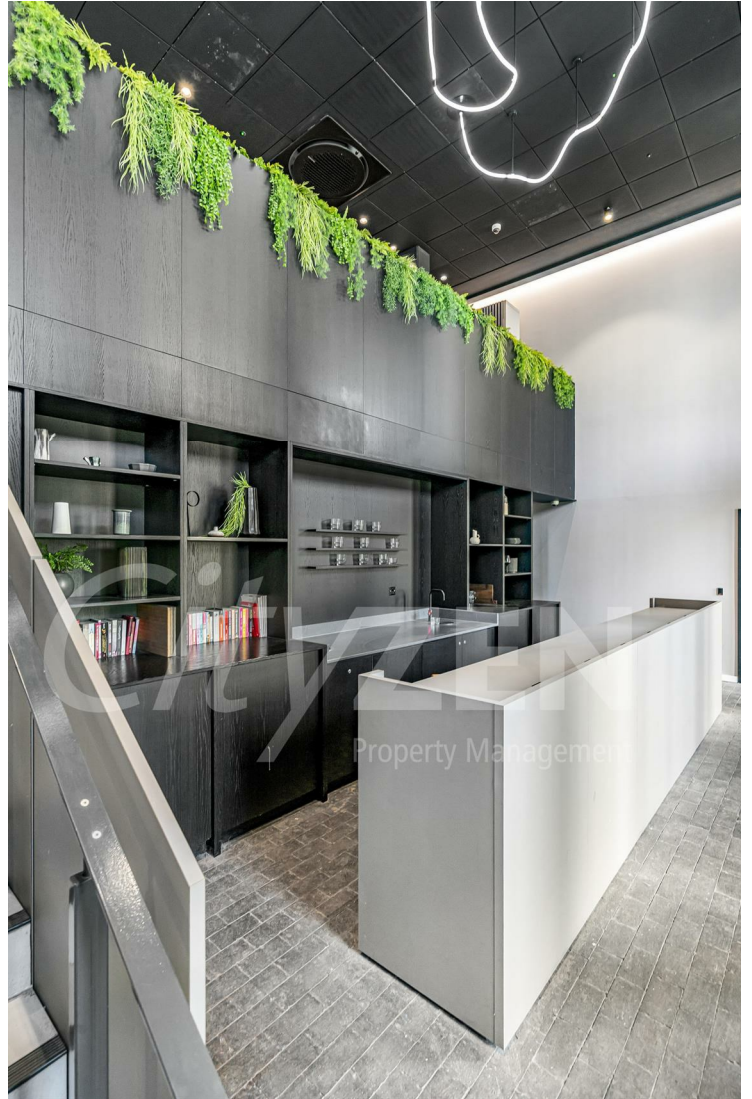
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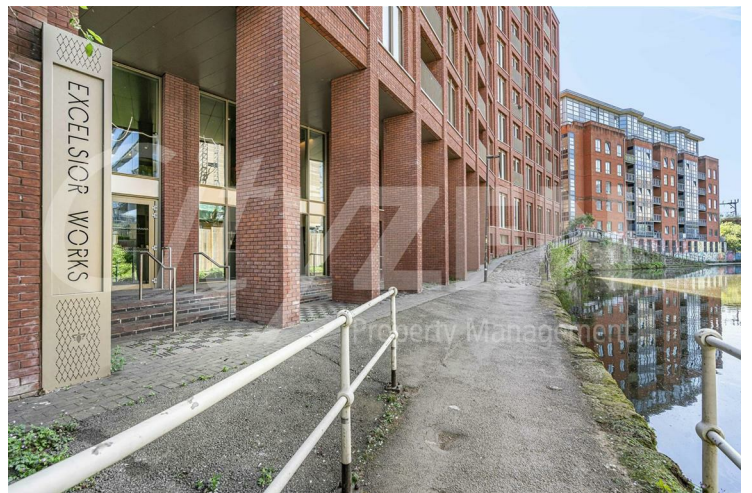
VIEW FROM TERRACE



COMMUNAL TERRACE

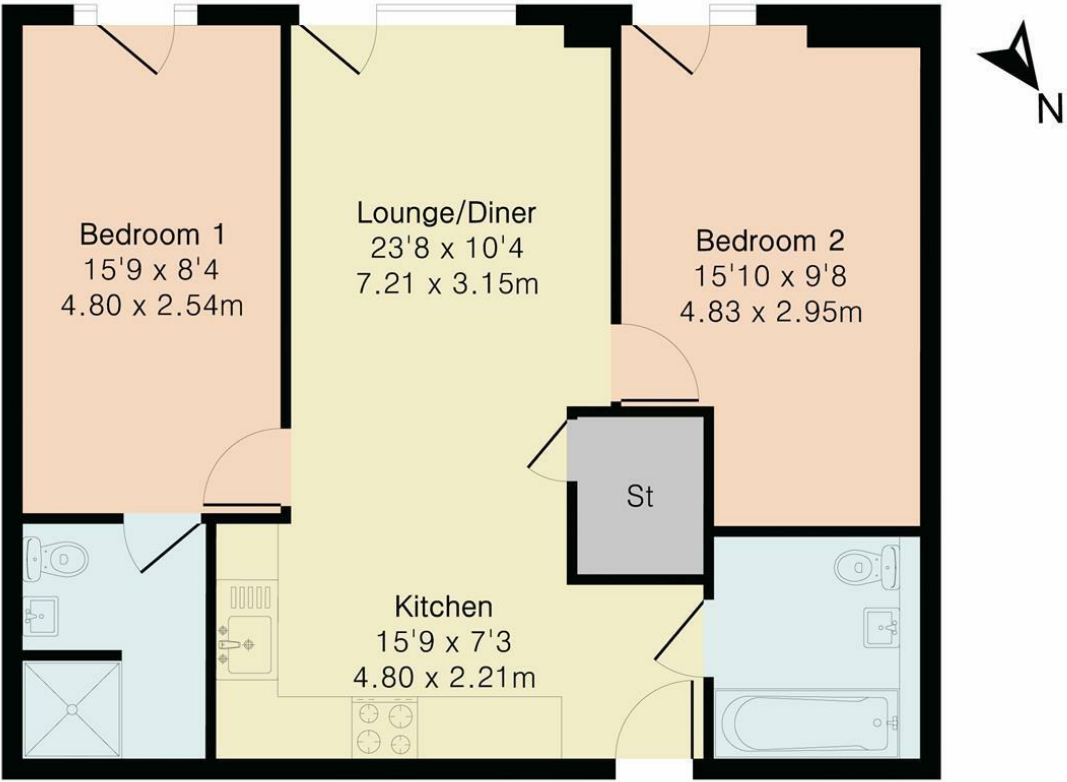


COMMUNAL AREA

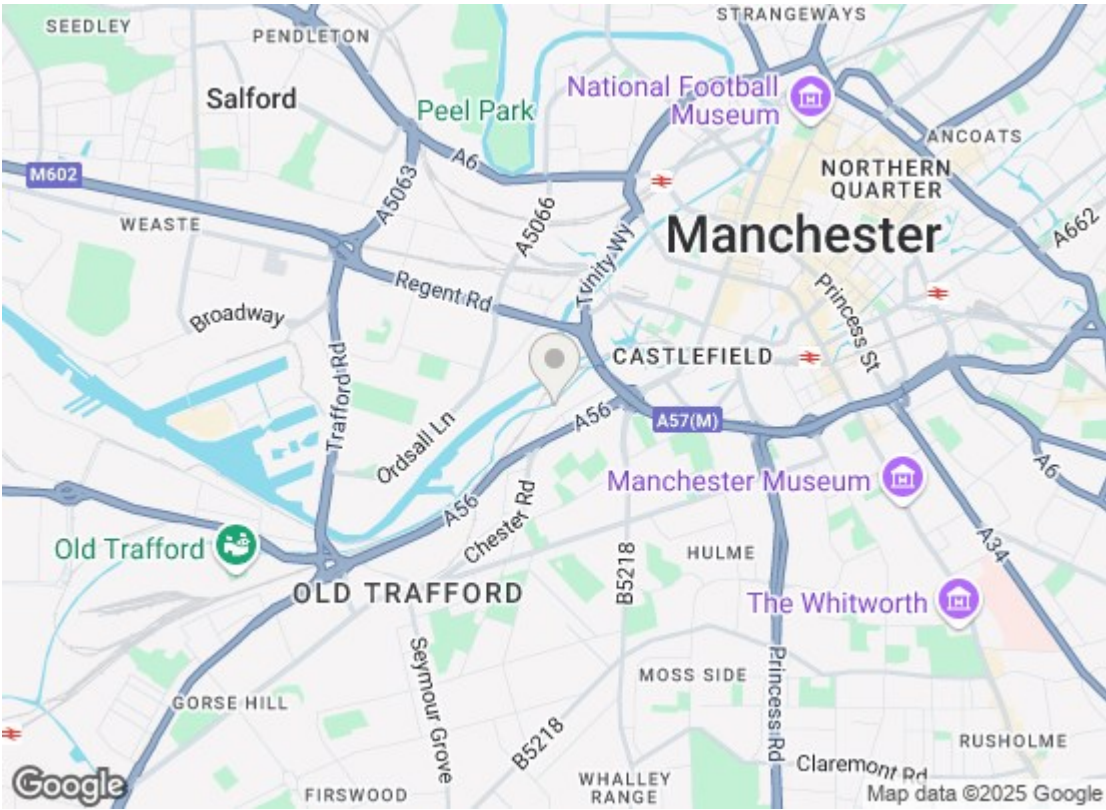


CANAL WALKWAY

Approximate Gross Internal Area 686 sq ft - 64 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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