



## Excelsior Works, Hulme Hall Road, Manchester - Offers Over £300,000

Julie Twist Properties are delighted to bring to the market this bright and airy two-bedroom apartment in Excelsior Works. Positioned on the 5th floor, the apartment offers a fully fitted kitchen with integrated appliances which is open plan to the living area. The living area benefits from floor to ceiling windows allowing for plenty of natural light to fill the room and also has access to a private balcony. There are two incredibly spacious bedrooms, both of which have fitted wardrobes and the main bedroom also has a luxury ensuite shower room. There is also a further three-piece bathroom suite accessed via the living area. The apartment benefits from a secure allocated parking space too.

Excelsior Works is just a short walk from Deansgate train station and Metrolink which means its residents have fantastic transport links in and around the city. Excelsior Works opened its doors in 2020 and since, residents have been able to enjoy the benefits of a beautiful roof terrace, communal co-working spaces and an onsite concierge, as well as being just a short walk away to a vast array of local amenities.

- Two Spacious Bedrooms with Fitted Storage Space
- Two Bathrooms
- Large Open Plan Living & Kitchen Area
- Secure Parking Space
- Private Balcony
- Castlefield Location
- Short Walk to Deansgate
- On-Site Concierge

**GENERAL**

Rental Yield: 6.2% (Based on expected rental price of £1550 pcm)  
 Service Charge: £2429 per annum  
 Ground Rent: £250 per annum  
 Lease: 999 Years from 2017  
 Square Footage: 740 sqft approx  
 Council Tax Band: E  
 Management Company: Property Market Hub

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights.

**LIVING ROOM**

Double glazed doors onto balcony, laminate, wall mounted heater, phone/TV point, intercom entry system and spotlights.

**BEDROOM 1**

Large double glazed windows, fitted wardrobes, laminate flooring, wall mounted heater, phone/TV point and spotlights.

**BEDROOM 2**

Large double glazed windows, laminate flooring, fitted wardrobes with a set of drawers, fitted bedside tables and dressing table, wall mounted heater, phone/TV point, spotlights and entrance to the ensuite.

**ENSUITE**

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

**BATHROOM**

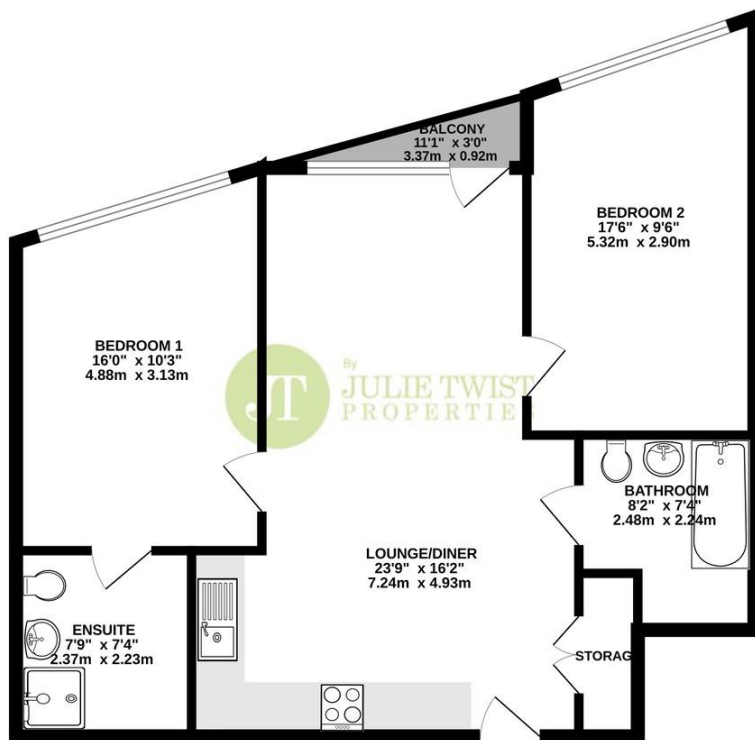
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and spotlights.

**OTHER**

The apartment benefits from a secure allocated parking space.



FIFTH FLOOR  
 739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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