



**1 Bed
Apartment
located in**

AiHOMES.

Modern 1 Bedroom Apartment | Hulme Hall Road |39785EW



£258,000

Welcome to Excelsior Works, a modern and inviting apartment located at 2 Hulme Hall Road. This first-floor residence boasts a spacious layout, featuring one double bedroom and a well-appointed bathroom. With a total area of 52 square feet, this apartment is designed for contemporary living.

Upon entering, you are greeted by a generous hallway that leads to an open-plan living area, perfect for relaxation and entertainment. The lounge and dining space seamlessly connect to a stylish kitchen, which is equipped with integrated appliances, making it ideal for culinary enthusiasts. The large double bedroom is a highlight, offering ample room for wardrobes and a comfortable work-from-home setup, enhanced by floor-to-ceiling windows that flood the space with natural light. The bathroom features a chic three-piece suite, complete with a shower over the bath.

Residents of Excelsior Works benefit from a shared roof terrace garden, providing a tranquil outdoor space with planted borders and seating, as well as a dedicated co-working area, perfect for those who work remotely. The location in the heart of Castlefield is particularly advantageous, with local amenities such as Morrisons, Tesco Express, and Co-Op just a short stroll away. Additionally, both Combrook and Deansgate Metrolink stations are within walking distance, offering excellent transport links to Manchester city centre, Manchester Airport, and beyond.

For those who enjoy the outdoors, the Bridgewater Canal Towpath is





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130785FW

EPC Rating:
Council Tax Band: C

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

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