



# Excelsior Works, Castlefield, Manchester

£260,000 Leasehold

Two bed city centre apartment

## Description

This 2 bed, 2 bath apartment located on the 2nd floor benefits from an open plan living, kitchen and dining area as well as a fully fitted bathroom and two spacious double bedrooms and one with en-suite.

The building has a concierge, and a communal working space that comes with its very own high-speed Wi-Fi which is great when working from home. There is a communal terrace on the roof of the building which features wonderful relaxing areas and also a fire pit. There are several bike storage facilities which all residents are free to use, and two entrances to Excelsior Works, with one leading directly onto the canal path of the Bridgewater Canal.

The property is situated in the Castlefield area where there are many local amenities. Just a short walk away from Regent Retail Park which has stores such as Sainsburys, Boots, Costa and also JD Gyms. If you do not wish to walk the short distance to the centre of Manchester, where many restaurants and bars are located, you can catch the tram from Cornbrook tram stop which is closely situated a 5-minute walk from the apartment.



\*\*\*Agent note\*\* \*Photos taken before the current tenant moved in.

Council Tax Band: E

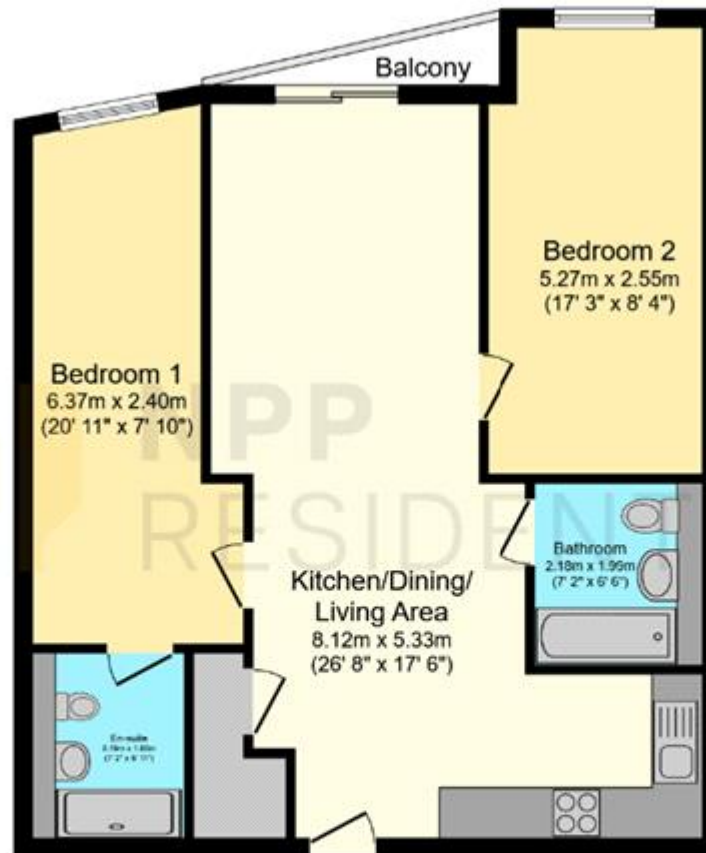
Tenure: Leasehold(996 years)

Ground Rent: £250 per year

Service Charge: £1,805.75 per year

**Tenure**

Leasehold



## Floor Plan

Floor area 70.3 m<sup>2</sup> (756 sq.ft.)

**TOTAL: 70.3 m<sup>2</sup> (756 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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