



# Hulme Hall Road, Castlefield

£260,000 Leasehold

2 bedroom apartment for sale

## Description

Situated within the sought-after Excelsior Works development, this beautifully finished 2-bedroom, 2-bathroom apartment occupies the 6th floor of a modern building with just 7 floors in total, offering a strong sense of privacy and exclusivity.

The property has been thoughtfully designed and finished to a high standard throughout, featuring a bright and spacious open-plan living, kitchen, and dining area that creates a welcoming and versatile space for both relaxing and entertaining. There are 2 well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite, alongside a contemporary main bathroom finished with quality fittings.

Residents of Excelsior Works enjoy a range of excellent on-site amenities, including a concierge service and a dedicated communal co-working space complete with high-speed Wi-Fi, making it particularly well suited for those working from home. One of the standout features is the impressive rooftop terrace on the 7th floor, offering deck seating and relaxed communal areas with far-reaching views across the city.

The development is ideally positioned in the heart of Castlefield, a highly desirable and well-connected area of Manchester, set right beside the canal with direct walking routes into the city centre - perfect for scenic walks, runs, or peaceful strolls along the water.



A wide range of local amenities can be found nearby, including Regent Retail Park which is home to Sainsbury's, Boots, Costa Coffee, and JD Gyms. For those commuting or heading into the city centre, Cornbrook tram stop is just a short 5-minute walk away, providing quick and convenient access across Manchester.

This property also represents an excellent investment opportunity, with an estimated rental yield of approximately 6.7%, making it attractive to both investors and owner-occupiers.

Council Tax Band: D (Manchester City Council)

Tenure: Leasehold (993 years)

Ground Rent: £0 per year

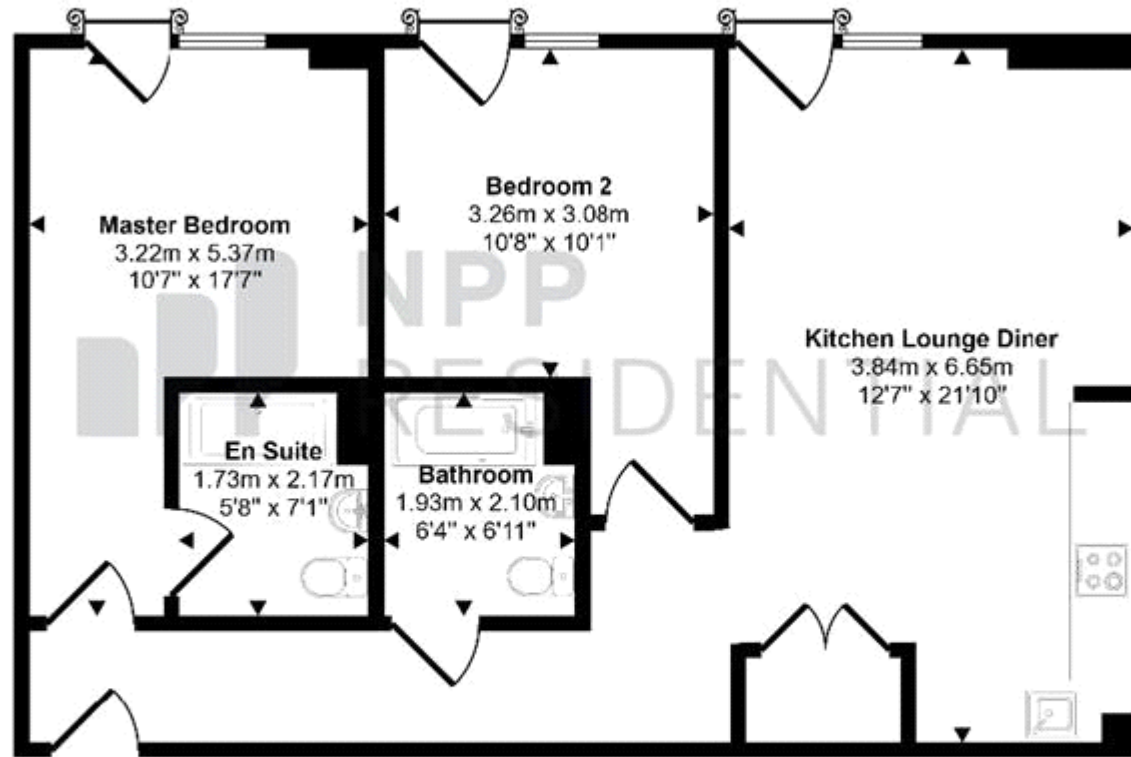
Service Charge: £3,138.23 per year

Garden details: Terrace

## **Tenure**

Leasehold

Approx Gross Internal Area  
70 sq m / 757 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</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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