



# Excelsior Works, Hulme Hall Road, Manchester

£1,400 pcm

FULLY FURNISHED TWO BEDROOM CITY CENTRE FLAT

## Description

A stunning 7th-floor apartment in the sought-after Excelsior Works development, Castlefield (70.3 sqm / 756.7 sqft).

This spacious home offers two double bedrooms, a bright open-plan living/dining area with floor-to-ceiling windows, and a high-spec kitchen featuring Bosch integrated appliances. The master bedroom includes an en-suite, with a stylish main bathroom serving the second bedroom.

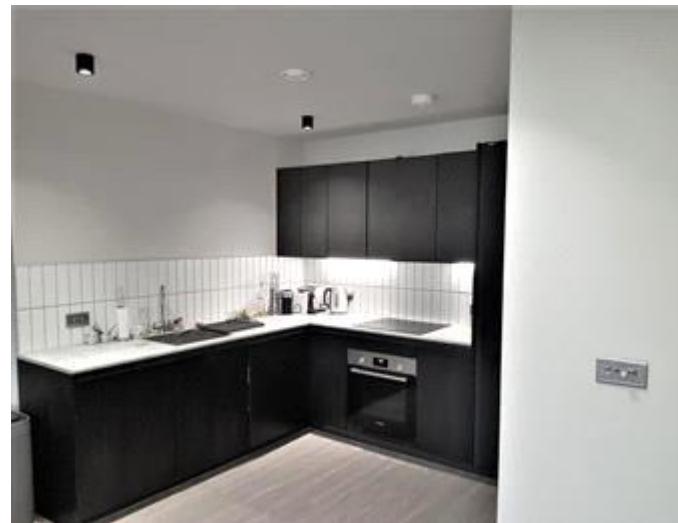
Residents benefit from a concierge service, hotel-style reception, communal lounge, rooftop terrace with panoramic city views and secure cycle storage.

Council Tax Band: E (Manchester city council)

Deposit: £1,700

Holding Deposit: £340





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only

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