



## 1 bed apartment to buy in M15

Excelsior Works Hulme Hall Road, Hulme,  
Manchester, Greater Manchester, M15  
4LY

**£145,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

 EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric

## Description

Stylish one-bedroom apartment, perfectly positioned in the highly desirable Excelsior Works in Castlefield, Manchester. Offering 508 sq ft of stylish accommodation, the property features an open-plan layout. The contemporary kitchen comes fully fitted with integrated appliances, combining practicality with modern design.

Residents can take full advantage of Castlefield's canal-side setting, excellent amenities, and easy access to both the City Centre and MediaCityUK, making this an ideal base for professionals.

The property has previously been let at £1050 per month..

Viewing is recommended based on the sought-after location and strong rental yield, this apartment won't stay on the market for long. Whether you're a first-time buyer or an investor looking to expand your portfolio, this property offers the perfect mix of contemporary style, security, and growth potential

The agent hasn't inspected the property internally, any potential buyers should carry out their own enquiries before purchase.

### Location

Set in Castlefield, Manchester, residents can enjoy a mix of historic charm and modern convenience. The area offers canal-side walks, independent cafés, and easy access to Deansgate, Spinningfields, and key transport links across Manchester

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 994

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,067.00

Price: Starting Bid £145,000

Property Type: Apartment

Parking: None

Year built: 2020

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No


Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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