

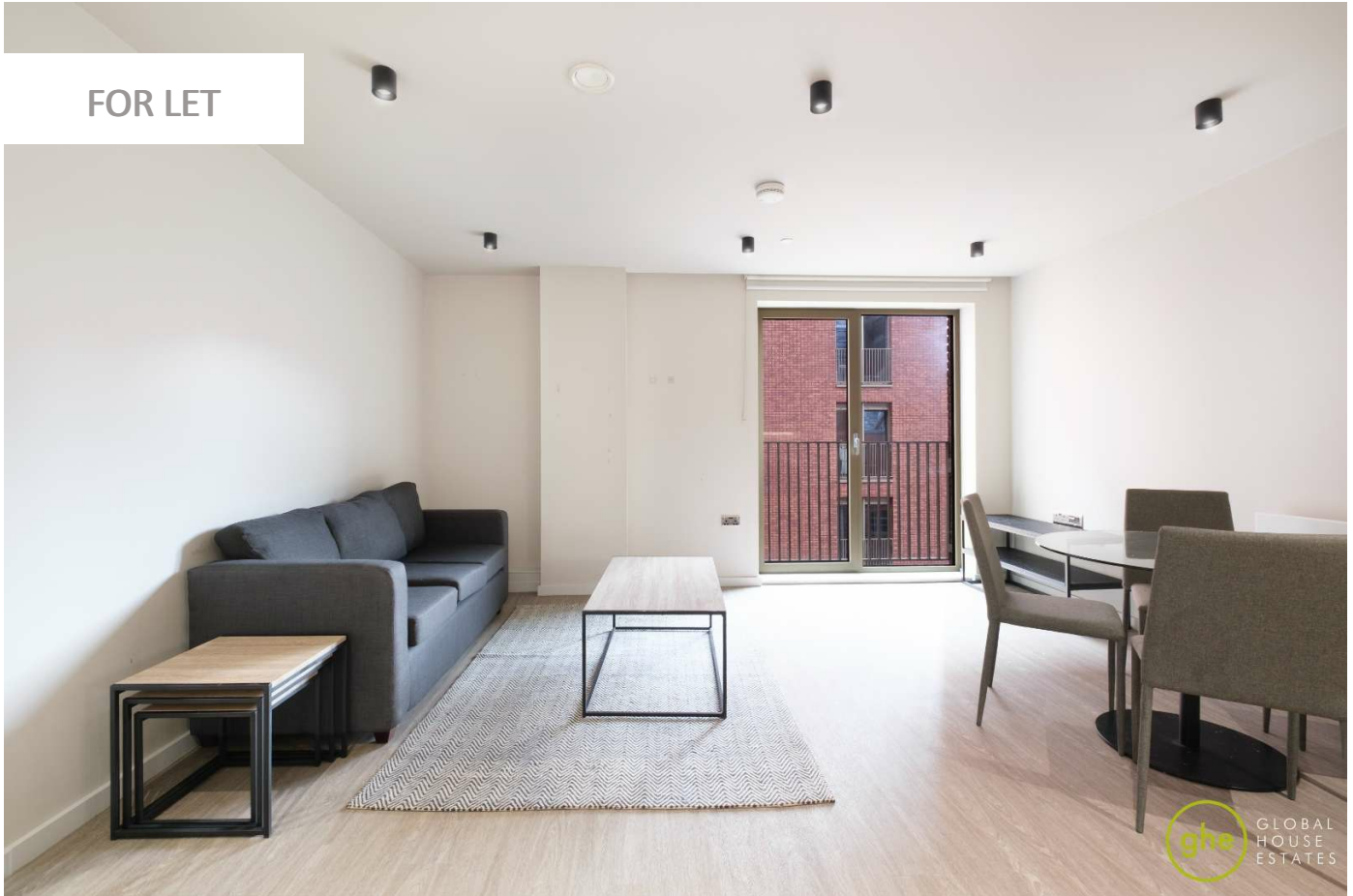
0247 401 2020 | enquiries@globalhouseestates.com

EXCELSIOR WORKS, HULME, MANCHESTER

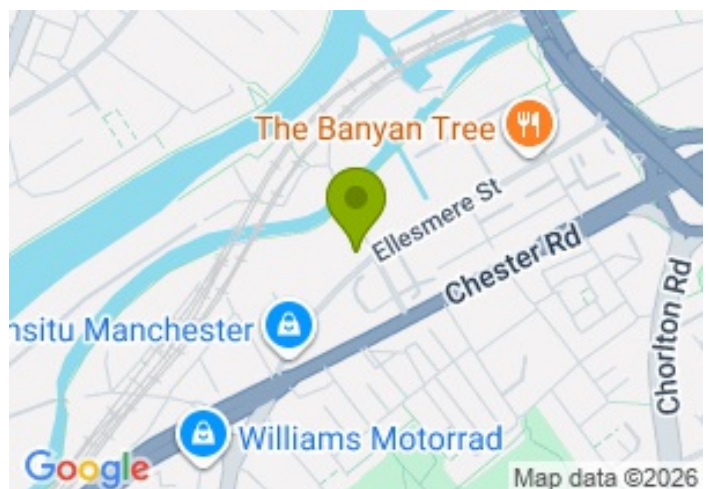
£1,180.00



FOR LET



- Fully furnished one bedroom apartment
- Situated on the banks of the historic Bridgewater Canal
- Fully integrated appliances and sleek finish
- Dedicated resident facilities
- Walking distance from Deansgate, Spinningfields, and Cornbrook Metrolink
- Available now!



Property Description

Built on the site of a historic printing and bookbinding mill, Excelsior Works seamlessly blends industrial heritage with modern architectural elegance. Located on the 3rd floor of this iconic building, the beautifully presented apartment offers contemporary city living with a rich historic backdrop. The development sits directly on the banks of the Bridgewater Canal, with immediate access to the towpath right outside your front door—ideal for walks along the water.

Residents enjoy premium communal amenities including a dedicated resident co-working lounge, secure bicycle storage and a beautifully landscaped communal roof garden overlooking the Manchester skyline.

Open-Plan Living & Dining:

A generous, light-filled living space framed by floor-to-ceiling window. The room offers versatile layouts for relaxing and dining, leading seamlessly into the kitchen area.

Kitchen:

Modern and minimalist design, complemented by sleek worktops, tiled splash backs, and integrated high-end appliances (including fridge/freezer, dishwasher, oven and hob).

Bedroom:

A spacious double bedroom with ample space for wardrobes and benefiting from floor-to-ceiling window.

Bathroom:

A luxuriously appointed bathroom fitted with a modern three-piece suite, including a bath with an shower and integrated mirrored vanity storage.

Utility Room:

The apartment features a utility room, fitted with a washing machine and extra room for storage.

Location & Transport:

Excelsior Works is ideally situated for city professionals. Spinningfields and Deansgate are both under a 15-minute walk away. Easy access to Cornbrook Metrolink and Deansgate Station, offering effortless connections across Greater Manchester, MediaCityUK, and major rail routes.

Please contact GHE to arrange a viewing!

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

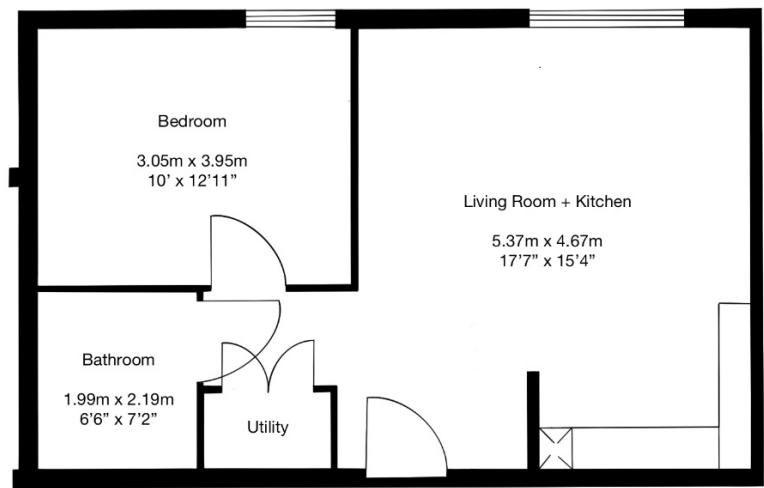
Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

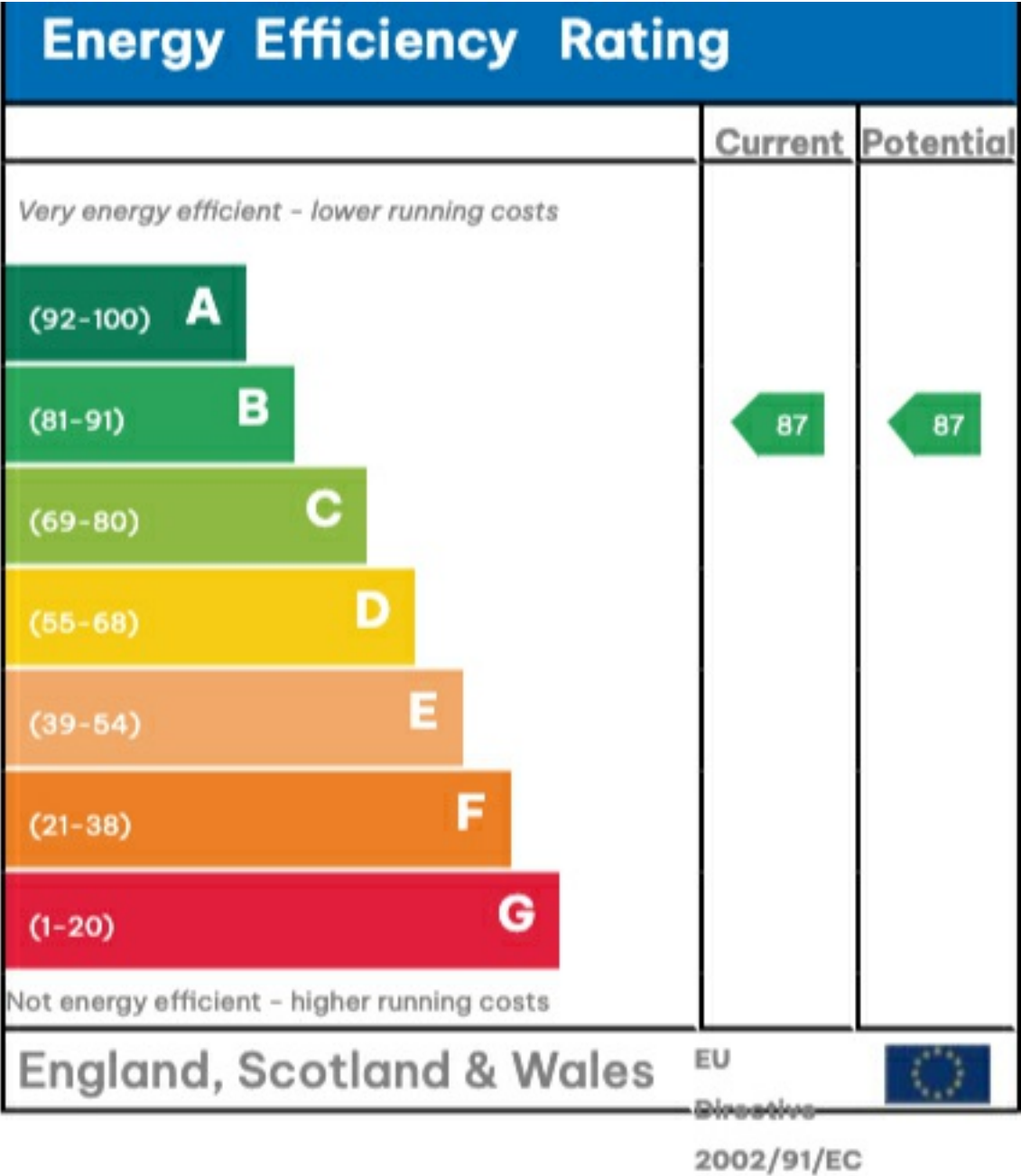
Floor plan

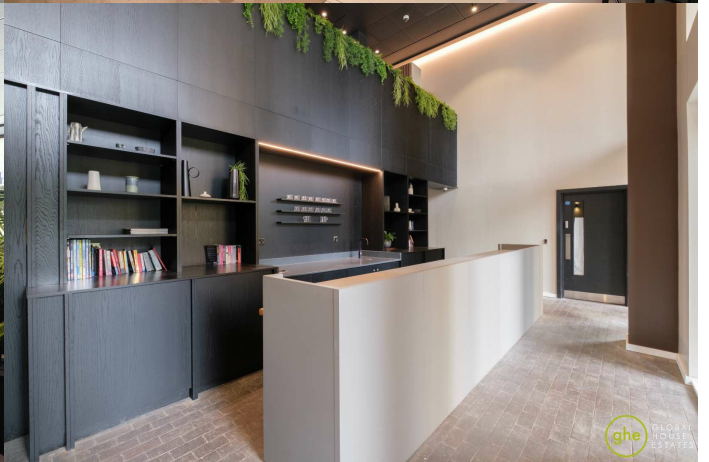
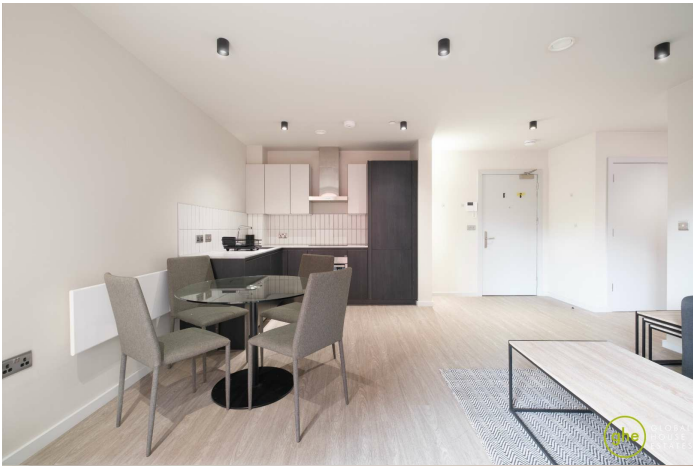
Approx. Total Area
47 sqm / 505 sqft

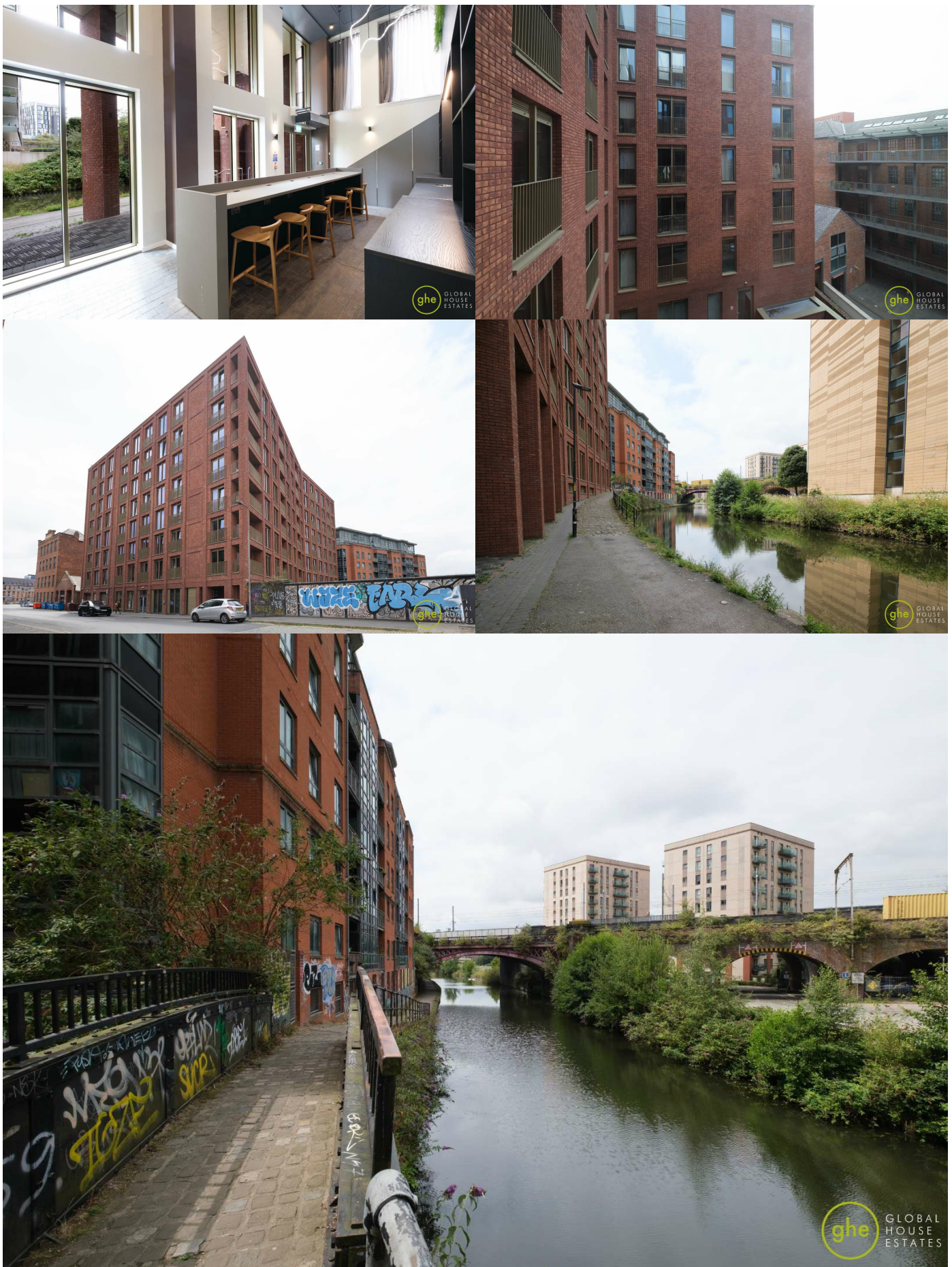


This floor plan is illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must reply upon its own inspection(s).

EPC







35a St Georges Road, London,
SE1 6EW
+44 (0) 207 401 2020

<https://globalhouseestates.com>

Level 24, Lee Garden One,
33 Hysan Ave, Causeway Bay,
Hong Kong
+852 3963 8411